

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
October 31, 2020

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE
COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

11/06/20

Rookery Bay Maintenance Inc.
Statement of Assets, Liabilities, & Fund Balance
As of October 31, 2020

	Oct 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · BB&T OP2277	86,335.08
1180 · Due To/From Reserves	(24,000.00)
Total 1100 · Operating Accounts	62,335.08
1200 · Reserve Accounts	
1210 · BB&T RES2285	10,986.46
1220 · Res CD 43126446 M&I 7/19	23,920.16
1230 · BankUnited 4584 9/19	6,868.50
1240 · Bank United 4592 9/19	6,801.45
1280 · Due To/From OP	24,000.00
Total 1200 · Reserve Accounts	72,576.57
Total Checking/Savings	134,911.65
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	302.53
1320 · Special Assessment Receivable	1,000.00
Total 1300 · Accounts Receivable	1,302.53
Total Accounts Receivable	1,302.53
Total Current Assets	136,214.18
TOTAL ASSETS	136,214.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	13,306.37
Other Current Liabilities	
3460 · Deferred Assessments	25,800.00
Total Other Current Liabilities	25,800.00
Total Current Liabilities	39,106.37
Long Term Liabilities	
3500 · Reserve Fund	72,576.57
Total Long Term Liabilities	72,576.57
Total Liabilities	111,682.94
Equity	
3990 · Operating Fund Balance	1,577.84
Net Income	22,953.40
Total Equity	24,531.24
TOTAL LIABILITIES & EQUITY	136,214.18

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

October 2020

	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	17,400.00	17,400.00	0.00	143,400.00	147,000.00	(3,600.00)	172,800.00
5012 · Special Assessment Roof	2,000.00	0.00	2,000.00	24,000.00	0.00	24,000.00	0.00
5020 · Late Fee Income	0.00	0.00	0.00	40.00	0.00	40.00	0.00
5030 · Application Fees	0.00	0.00	0.00	603.99	0.00	603.99	0.00
5040 · Reserve Interest	0.06	0.00	0.06	71.27	0.00	71.27	0.00
5045 · Interest	0.78	0.00	0.78	3.65	0.00	3.65	0.00
5050 · Miscellaneous	0.00	416.67	(416.67)	0.00	4,166.66	(4,166.66)	5,000.00
Total Income	19,400.84	17,816.67	1,584.17	168,118.91	151,166.66	16,952.25	177,800.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	21,120.00	21,120.00	0.00	25,344.00
Total Master Assoc. Expense	2,112.00	2,112.00	0.00	21,120.00	21,120.00	0.00	25,344.00
Administration							
7115 · Professional Fees	0.00	25.00	(25.00)	695.00	250.00	445.00	300.00
7120 · Management Fee	700.00	450.00	250.00	6,048.70	4,500.00	1,548.70	5,400.00
7121 · Office Expense	9.90	66.67	(56.77)	1,222.63	666.66	555.97	800.00
7122 · Fees, Reports, Taxes	0.00	16.67	(16.67)	122.50	166.66	(44.16)	200.00
Total Administration	709.90	558.34	151.56	8,088.83	5,583.32	2,505.51	6,700.00
Building							
7130 · Building Repair/Maint	350.05	500.00	(149.95)	1,018.85	5,000.00	(3,981.15)	6,000.00
7140 · Pest Control	610.00	208.33	401.67	2,180.00	2,083.34	96.66	2,500.00
Total Building	960.05	708.33	251.72	3,198.85	7,083.34	(3,884.49)	8,500.00
Grounds							
7151 · Grounds Contract	1,085.00	950.00	135.00	10,850.00	9,500.00	1,350.00	11,400.00
7160 · Irrigation	154.94	45.83	109.11	1,162.47	458.34	704.13	550.00
7161 · Grounds Repair/Maint	32.00	570.83	(538.83)	1,685.21	5,708.34	(4,023.13)	6,850.00
7162 · Shrub/Mulch Replaceme...	11.00	83.33	(72.33)	2,323.50	833.34	1,490.16	1,000.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	166.66	(166.66)	200.00
Total Grounds	1,282.94	1,666.66	(383.72)	16,021.18	16,666.68	(645.50)	20,000.00
Insurance							
7210 · Wrap/Liability	0.00	320.83	(320.83)	4,438.47	3,208.34	1,230.13	3,850.00
7215 · Flood Insurance	3,196.00	775.00	2,421.00	6,392.00	7,750.00	(1,358.00)	9,300.00
7220 · Casualty	12,810.40	3,286.33	9,524.07	12,810.40	32,863.34	(20,052.94)	39,436.00
7225 · WC, Mold, Umbrella	0.00	206.25	(206.25)	0.00	2,062.50	(2,062.50)	2,475.00
Total Insurance	16,006.40	4,588.41	11,417.99	23,640.87	45,884.18	(22,243.31)	55,061.00
Other							
7980 · Reserve Budgeted Tran...	4,500.00	4,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
7990 · Reserve Interest Transfer	0.06	0.00	0.06	71.27	0.00	71.27	0.00
7995 · S/A Transfer to Reserves	24,000.00	0.00	24,000.00	24,000.00	0.00	24,000.00	0.00
Total Other	28,500.06	4,500.00	24,000.06	42,071.27	18,000.00	24,071.27	18,000.00
Pool							
7170 · Service Contract	120.00	120.00	0.00	1,200.00	1,200.00	0.00	1,440.00
7171 · Repair & Maintenance	0.00	300.00	(300.00)	728.63	3,000.00	(2,271.37)	3,600.00
7172 · Water & Electric	81.96	416.67	(334.71)	4,136.95	4,166.66	(29.71)	5,000.00
7173 · Cleaning	0.00	90.00	(90.00)	0.00	900.00	(900.00)	1,080.00
7174 · Permits	0.00	10.42	(10.42)	0.00	104.16	(104.16)	125.00
Total Pool	201.96	937.09	(735.13)	6,065.58	9,370.82	(3,305.24)	11,245.00
Utilities							
7185 · Electric	59.16	75.00	(15.84)	610.40	750.00	(139.60)	900.00
7190 · Water/Sewer/Trash	973.55	1,193.75	(220.20)	10,400.32	11,937.50	(1,537.18)	14,325.00
7191 · Cable TV	1,420.11	1,342.92	77.19	13,948.21	13,429.16	519.05	16,115.00
Total Utilities	2,452.82	2,611.67	(158.85)	24,958.93	26,116.66	(1,157.73)	31,340.00
Total Expense	52,226.13	17,682.50	34,543.63	145,165.51	149,825.00	(4,659.49)	176,190.00
Net Ordinary Income	(32,825.29)	134.17	(32,959.46)	22,953.40	1,341.66	21,611.74	1,610.00
Net Income	(32,825.29)	134.17	(32,959.46)	22,953.40	1,341.66	21,611.74	1,610.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

October 31, 2020

	Balance 1/1/20	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ -	\$ 24,000.00	\$ 23,441.39		135.18	\$ 47,576.57
3502 - Roofing - Flat	-	-	-			-
3503 - Building Restoration/Painting	-	-	20,000.00			20,000.00
3504 - Pavement	-	-	5,000.00			5,000.00
3505 - Capital Improvements	54,877.39	18,000.00	(48,441.39)	(24,436.00)		-
Total Reserves	\$ 54,877.39	42,000.00	-	(24,436.00)	135.18	72,576.57

Expense Details

1/17/20 West Bay	\$ 5,365.00
1/27/20 La Pensee	\$ 13,663.00
2/25/20 Shewski Roofing - Roof Repairs	\$ 5,408.00
Total	\$ 24,436.00

Allocation Details

10/31/20 - allocations completed to establish proper reserve categories