

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
December 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.

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

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · BB&T OP2277	59,082.21
Total 1100 · Operating Accounts	59,082.21
1200 · Reserve Accounts	
1210 · BB&T RES2285	34,987.01
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
Total 1200 · Reserve Accounts	72,577.12
Total Checking/Savings	131,659.33
Accounts Receivable	
1300 · Accounts Receivable	(30,080.87)
Total Accounts Receivable	(30,080.87)
Other Current Assets	
1350 · Undeposited Funds	327.79
Total Other Current Assets	327.79
Total Current Assets	101,906.25
TOTAL ASSETS	101,906.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	12,731.16
Total Current Liabilities	12,731.16
Long Term Liabilities	
3500 · Reserve Fund	72,577.12
Total Long Term Liabilities	72,577.12
Total Liabilities	85,308.28
Equity	
3990 · Operating Fund Balance	1,577.84
Net Income	15,020.13
Total Equity	16,597.97
TOTAL LIABILITIES & EQUITY	101,906.25

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance
 December 2020

	Dec 20	Budget	\$ Over Budget	Jan - Dec 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	12,900.00	12,900.00	0.00	169,200.00	172,800.00	(3,600.00)	172,800.00
5012 · Special Assessment Roof	0.00	0.00	0.00	24,000.00	0.00	24,000.00	0.00
5020 · Late Fee Income	0.00	0.00	0.00	(10.00)	0.00	(10.00)	0.00
5030 · Application Fees	0.00	0.00	0.00	603.99	0.00	603.99	0.00
5040 · Reserve Interest	0.30	0.00	0.30	71.82	0.00	71.82	0.00
5045 · Interest	0.38	0.00	0.38	4.51	0.00	4.51	0.00
5050 · Miscellaneous	0.00	416.67	(416.67)	0.00	5,000.00	(5,000.00)	5,000.00
Total Income	12,900.68	13,316.67	(415.99)	193,870.32	177,800.00	16,070.32	177,800.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	25,344.00	25,344.00	0.00	25,344.00
Total Master Assoc. Expense	2,112.00	2,112.00	0.00	25,344.00	25,344.00	0.00	25,344.00
Administration							
7115 · Professional Fees	0.00	25.00	(25.00)	695.00	300.00	395.00	300.00
7120 · Management Fee	700.00	450.00	250.00	7,448.70	5,400.00	2,048.70	5,400.00
7121 · Office Expense	90.85	66.67	24.18	1,415.63	800.00	615.63	800.00
7122 · Fees, Reports, Taxes	0.00	16.67	(16.67)	122.50	200.00	(77.50)	200.00
Total Administration	790.85	558.34	232.51	9,681.83	6,700.00	2,981.83	6,700.00
Building							
7130 · Building Repair/Maint	998.00	500.00	498.00	2,431.85	6,000.00	(3,568.15)	6,000.00
7140 · Pest Control	110.00	208.33	(98.33)	2,290.00	2,500.00	(210.00)	2,500.00
Total Building	1,108.00	708.33	399.67	4,721.85	8,500.00	(3,778.15)	8,500.00
Grounds							
7151 · Grounds Contract	1,085.00	950.00	135.00	13,020.00	11,400.00	1,620.00	11,400.00
7160 · Irrigation	598.50	45.83	552.67	1,878.97	550.00	1,328.97	550.00
7161 · Grounds Repair/Maint	0.00	570.83	(570.83)	1,783.52	6,850.00	(5,066.48)	6,850.00
7162 · Shrub/Mulch Replaceme...	0.00	83.33	(83.33)	2,717.66	1,000.00	1,717.66	1,000.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	200.00	(200.00)	200.00
Total Grounds	1,683.50	1,666.66	16.84	19,400.15	20,000.00	(599.85)	20,000.00
Insurance							
7210 · Wrap/Liability	0.00	320.83	(320.83)	6,184.47	3,850.00	2,334.47	3,850.00
7215 · Flood Insurance	0.00	775.00	(775.00)	6,392.00	9,300.00	(2,908.00)	9,300.00
7220 · Casualty	10,586.50	3,286.33	7,300.17	23,396.90	39,436.00	(16,039.10)	39,436.00
7225 · WC, Mold, Umbrella	0.00	206.25	(206.25)	3,757.74	2,475.00	1,282.74	2,475.00
Total Insurance	10,586.50	4,588.41	5,998.09	39,731.11	55,061.00	(15,329.89)	55,061.00
Other							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	18,000.00	18,000.00	0.00	18,000.00
7990 · Reserve Interest Transfer	0.30	0.00	0.30	71.82	0.00	71.82	0.00
7995 · S/A Transfer to Reserves	0.00	0.00	0.00	24,000.00	0.00	24,000.00	0.00
Total Other	0.30	0.00	0.30	42,071.82	18,000.00	24,071.82	18,000.00
Pool							
7170 · Service Contract	120.00	120.00	0.00	1,440.00	1,440.00	0.00	1,440.00
7171 · Repair & Maintenance	158.16	300.00	(141.84)	886.79	3,600.00	(2,713.21)	3,600.00
7172 · Water & Electric	511.13	416.67	94.46	5,086.34	5,000.00	86.34	5,000.00
7173 · Cleaning	540.00	90.00	450.00	565.00	1,080.00	(515.00)	1,080.00
7174 · Permits	0.00	10.42	(10.42)	0.00	125.00	(125.00)	125.00
Total Pool	1,329.29	937.09	392.20	7,978.13	11,245.00	(3,266.87)	11,245.00
Utilities							
7185 · Electric	65.67	75.00	(9.33)	737.39	900.00	(162.61)	900.00
7190 · Water/Sewer/Trash	1,036.03	1,193.75	(157.72)	12,395.48	14,325.00	(1,929.52)	14,325.00
7191 · Cable TV	1,420.11	1,342.92	77.19	16,788.43	16,115.00	673.43	16,115.00
Total Utilities	2,521.81	2,611.67	(89.86)	29,921.30	31,340.00	(1,418.70)	31,340.00
Total Expense	20,132.25	13,182.50	6,949.75	178,850.19	176,190.00	2,660.19	176,190.00
Net Ordinary Income	(7,231.57)	134.17	(7,365.74)	15,020.13	1,610.00	13,410.13	1,610.00
Net Income	(7,231.57)	134.17	(7,365.74)	15,020.13	1,610.00	13,410.13	1,610.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

December 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		135.73	\$ 47,577.12
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)	135.73	72,577.12

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