

**ROOKERY BAY MAINTENANCE, INC.**  
**FINANCIAL REPORTS**  
**February 28, 2021**

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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 February 28, 2021

	Feb 28, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1100 · Operating Accounts	
1110 · BB&T OP2277	47,216.00
<b>Total 1100 · Operating Accounts</b>	47,216.00
<b>1200 · Reserve Accounts</b>	
1210 · BB&T RES2285	39,807.89
1220 · Res CD 43126446 M&I 7/19	23,920.16
1230 · BankUnited 4584 9/19	6,868.50
1240 · BankUnited 4592 9/19	6,801.45
<b>Total 1200 · Reserve Accounts</b>	77,398.00
<b>Total Checking/Savings</b>	124,614.00
<b>Accounts Receivable</b>	(9,964.11)
<b>Other Current Assets</b>	
1350 · Undeposited Funds	1,952.93
<b>Total Other Current Assets</b>	1,952.93
<b>Total Current Assets</b>	116,602.82
<b>TOTAL ASSETS</b>	<b>116,602.82</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	10,473.41
<b>Other Current Liabilities</b>	
3020 · Accrued Expenses	180.00
3460 · Deferred Assessments	13,993.25
<b>Total Other Current Liabilities</b>	14,173.25
<b>Total Current Liabilities</b>	24,646.66
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	77,398.00
<b>Total Long Term Liabilities</b>	77,398.00
<b>Total Liabilities</b>	102,044.66
<b>Equity</b>	
32000 · Retained Earnings	15,020.13
3990 · Operating Fund Balance	1,577.84
Net Income	(2,039.81)
<b>Total Equity</b>	14,558.16
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>116,602.82</b>

**Rookery Bay Maintenance Inc.**  
**Revenue & Expense Budget Performance**  
**February 2021**

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Fees	13,993.25	13,993.25	0.00	27,986.50	27,986.50	0.00	167,919.00
5011 · Reserve Fees	0.00	0.00	0.00	4,820.25	4,820.25	0.00	19,281.00
5012 · Special Assessment Roof	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
5020 · Late Fee Income	2.93	0.00	2.93	2.93	0.00	2.93	0.00
5030 · Application Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
5040 · Reserve Interest	0.31	0.00	0.31	0.63	0.00	0.63	0.00
5045 · Interest	0.41	0.00	0.41	0.98	0.00	0.98	0.00
<b>Total Income</b>	<b>14,096.90</b>	<b>13,993.25</b>	<b>103.65</b>	<b>32,911.29</b>	<b>32,806.75</b>	<b>104.54</b>	<b>211,200.00</b>
<b>Expense</b>							
<b>Master Assoc. Expense</b>							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	4,224.00	4,224.00	0.00	25,344.00
<b>Total Master Assoc. Expense</b>	<b>2,112.00</b>	<b>2,112.00</b>	<b>0.00</b>	<b>4,224.00</b>	<b>4,224.00</b>	<b>0.00</b>	<b>25,344.00</b>
<b>Administration</b>							
7115 · Professional Fees	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7120 · Management Fee	700.00	625.00	75.00	1,400.00	1,250.00	150.00	7,500.00
7121 · Office Expense	128.61	83.33	45.28	307.95	166.70	141.25	1,000.00
7122 · Fees, Reports, Taxes	195.00	29.17	165.83	195.00	58.30	136.70	350.00
<b>Total Administration</b>	<b>1,023.61</b>	<b>779.17</b>	<b>244.44</b>	<b>1,902.95</b>	<b>1,558.30</b>	<b>344.65</b>	<b>9,350.00</b>
<b>Building</b>							
7130 · Building Repair/Maint	1,370.00	500.00	870.00	2,738.29	1,000.00	1,738.29	6,000.00
7140 · Pest Control	68.25	183.33	(115.08)	709.00	366.70	342.30	2,200.00
<b>Total Building</b>	<b>1,438.25</b>	<b>683.33</b>	<b>754.92</b>	<b>3,447.29</b>	<b>1,366.70</b>	<b>2,080.59</b>	<b>8,200.00</b>
<b>Grounds</b>							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	2,230.00	2,230.00	0.00	13,380.00
7160 · Irrigation	138.24	83.33	54.91	696.89	166.70	530.19	1,000.00
7161 · Grounds Repair/Maint	5,309.61	708.33	4,601.28	5,309.61	1,416.70	3,892.91	8,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
<b>Total Grounds</b>	<b>6,562.85</b>	<b>1,923.33</b>	<b>4,639.52</b>	<b>8,236.50</b>	<b>3,846.70</b>	<b>4,389.80</b>	<b>23,080.00</b>
<b>Insurance</b>							
7210 · Wrap/Liability	0.00	450.00	(450.00)	0.00	900.00	(900.00)	5,400.00
7215 · Flood Insurance	0.00	778.92	(778.92)	3,196.00	1,557.80	1,638.20	9,347.00
7220 · Casualty	0.00	3,713.67	(3,713.67)	0.00	7,427.30	(7,427.30)	44,564.00
7225 · WC, Mold, Umbrella	0.00	227.50	(227.50)	0.00	455.00	(455.00)	2,730.00
<b>Total Insurance</b>	<b>0.00</b>	<b>5,170.09</b>	<b>(5,170.09)</b>	<b>3,196.00</b>	<b>10,340.10</b>	<b>(7,144.10)</b>	<b>62,041.00</b>
<b>Other</b>							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	4,820.25	4,820.25	0.00	19,281.00
7990 · Reserve Interest Transfer	0.31	0.00	0.31	0.63	0.00	0.63	0.00
7995 · S/A Transfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
<b>Total Other</b>	<b>0.31</b>	<b>0.00</b>	<b>0.31</b>	<b>4,820.88</b>	<b>4,820.25</b>	<b>0.63</b>	<b>43,281.00</b>
<b>Pool</b>							
7170 · Service Contract	120.00	125.00	(5.00)	240.00	250.00	(10.00)	1,500.00
7171 · Repair & Maintenance	2,321.66	166.67	2,154.99	2,532.24	333.30	2,198.94	2,000.00
7172 · Water & Electric	288.40	429.17	(140.77)	903.89	858.30	45.59	5,150.00
7173 · Cleaning	90.00	41.67	48.33	180.00	83.30	96.70	500.00
7174 · Permits	0.00	10.42	(10.42)	0.00	20.80	(20.80)	125.00
<b>Total Pool</b>	<b>2,820.06</b>	<b>772.93</b>	<b>2,047.13</b>	<b>3,856.13</b>	<b>1,545.70</b>	<b>2,310.43</b>	<b>9,275.00</b>
<b>Utilities</b>							
7185 · Electric	65.83	66.67	(0.84)	136.03	133.30	2.73	800.00
7190 · Water/Sewer/Trash	1,060.05	1,069.08	(9.03)	2,148.94	2,138.20	10.74	12,829.00
7191 · Cable TV	1,491.19	1,416.67	74.52	2,982.38	2,833.30	149.08	17,000.00
<b>Total Utilities</b>	<b>2,617.07</b>	<b>2,552.42</b>	<b>64.65</b>	<b>5,267.35</b>	<b>5,104.80</b>	<b>162.55</b>	<b>30,629.00</b>
<b>Total Expense</b>	<b>16,574.15</b>	<b>13,993.27</b>	<b>2,580.88</b>	<b>34,951.10</b>	<b>32,806.55</b>	<b>2,144.55</b>	<b>211,200.00</b>
<b>Net Ordinary Income</b>	<b>(2,477.25)</b>	<b>(0.02)</b>	<b>(2,477.23)</b>	<b>(2,039.81)</b>	<b>0.20</b>	<b>(2,040.01)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(2,477.25)</b>	<b>(0.02)</b>	<b>(2,477.23)</b>	<b>(2,039.81)</b>	<b>0.20</b>	<b>(2,040.01)</b>	<b>0.00</b>

# ROOKERY BAY MAINTENANCE, INC.

## Reserve Balances

February 28, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 47,577.12	\$ 2,236.00	\$ -	\$ -	\$ 0.63	\$ 49,813.75
3502 - Roofing - Flat	-	99.50	-	-	-	99.50
3503 - Building Restoration/Painting	20,000.00	2,319.00	(15,000.00)	-	-	7,319.00
3504 - Pavement	5,000.00	165.75	-	-	-	5,165.75
3505 - Pool Restoration	-	-	15,000.00	-	-	15,000.00
3509 - Capital Improvements	-	-	-	-	-	-
<b>Total Reserves</b>	<b>\$ 72,577.12</b>	<b>4,820.25</b>	<b>-</b>	<b>-</b>	<b>0.63</b>	<b>77,398.00</b>

**Expense Details**

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**Total \$ -**

**Allocation Details**

Allocation completed to establish Pool Restoration account.

Qtrly budget allocations to be ratified Feb 2021 per reserves planning mtg