

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
April 30, 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 April 30, 2021

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · BB&T OP2277	48,024.85
1180 · Due To/From Reserves	(28,539.17)
Total 1100 · Operating Accounts	19,485.68
1200 · Reserve Accounts	
1210 · BB&T RES2285	35,550.46
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
1280 · Due To/From OP	28,539.17
Total 1200 · Reserve Accounts	101,679.74
Total Checking/Savings	121,165.42
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	(2,326.45)
1320 · Special Assessment Receivable	22,000.00
1300 · Accounts Receivable - Other	29.25
Total 1300 · Accounts Receivable	19,702.80
Total Accounts Receivable	19,702.80
Total Current Assets	140,868.22
TOTAL ASSETS	140,868.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	462.75
Total Accounts Payable	462.75
Other Current Liabilities	
3020 · Accrued Expenses	90.00
3460 · Deferred Assessments	27,986.50
Total Other Current Liabilities	28,076.50
Total Current Liabilities	28,539.25
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	76,050.41
3502 · Roofing - Flat	199.00
3503 · Building Restoration/Painting	9,638.00
3504 · Pavement	5,331.50
3505 · Pool Restoration	10,460.83
Total 3500 · Reserve Fund	101,679.74
Total Long Term Liabilities	101,679.74
Total Liabilities	130,218.99
Equity	
32000 · Retained Earnings	15,020.13
3990 · Operating Fund Balance	1,577.84
Net Income	(5,948.74)
Total Equity	10,649.23
TOTAL LIABILITIES & EQUITY	140,868.22

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	13,993.25	13,993.25	0.00	55,973.00	55,973.00	0.00	167,919.00
5011 · Reserve Fees	4,820.25	4,820.25	0.00	9,640.50	9,640.50	0.00	19,281.00
5012 · Special Assessment Roof	24,000.00	0.00	24,000.00	24,000.00	0.00	24,000.00	24,000.00
5020 · Late Fee Income	29.25	0.00	29.25	32.18	0.00	32.18	0.00
5030 · Application Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
5040 · Reserve Interest	0.32	0.00	0.32	1.29	0.00	1.29	0.00
5045 · Interest	0.46	0.00	0.46	1.84	0.00	1.84	0.00
Total Income	42,843.53	18,813.50	24,030.03	89,948.81	65,613.50	24,335.31	211,200.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	8,448.00	8,448.00	0.00	25,344.00
Total Master Assoc. Expense	2,112.00	2,112.00	0.00	8,448.00	8,448.00	0.00	25,344.00
Administration							
7115 · Professional Fees	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7120 · Management Fee	700.00	625.00	75.00	2,800.00	2,500.00	300.00	7,500.00
7121 · Office Expense	223.56	83.33	140.23	1,019.18	333.36	685.82	1,000.00
7122 · Fees, Reports, Taxes	61.25	29.17	32.08	256.25	116.64	139.61	350.00
Total Administration	984.81	779.17	205.64	4,075.43	3,116.64	958.79	9,350.00
Building							
7130 · Building Repair/Maint	738.17	500.00	238.17	4,126.86	2,000.00	2,126.86	6,000.00
7140 · Pest Control	640.75	183.33	457.42	1,465.25	733.36	731.89	2,200.00
Total Building	1,378.92	683.33	695.59	5,592.11	2,733.36	2,858.75	8,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	4,460.00	4,460.00	0.00	13,380.00
7160 · Irrigation	0.00	83.33	(83.33)	706.04	333.36	372.68	1,000.00
7161 · Grounds Repair/Maint	0.00	708.33	(708.33)	6,142.23	2,833.36	3,308.87	8,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	66.64	(66.64)	200.00
Total Grounds	1,115.00	1,923.33	(808.33)	11,308.27	7,693.36	3,614.91	23,080.00
Insurance							
7210 · Wrap/Liability	0.00	450.00	(450.00)	0.00	1,800.00	(1,800.00)	5,400.00
7215 · Flood Insurance	3,196.00	778.92	2,417.08	6,392.00	3,115.64	3,276.36	9,347.00
7220 · Casualty	0.00	3,713.67	(3,713.67)	10,586.50	14,854.64	(4,268.14)	44,564.00
7225 · WC, Mold, Umbrella	0.00	227.50	(227.50)	0.00	910.00	(910.00)	2,730.00
Total Insurance	3,196.00	5,170.09	(1,974.09)	16,978.50	20,680.28	(3,701.78)	62,041.00
Other							
7980 · Reserve Budgeted Tran...	4,820.25	4,820.25	0.00	9,640.50	9,640.50	0.00	19,281.00
7990 · Reserve Interest Transfer	0.32	0.00	0.32	1.29	0.00	1.29	0.00
7995 · S/A Transfer to Reserves	24,000.00	0.00	24,000.00	24,000.00	0.00	24,000.00	24,000.00
Total Other	28,820.57	4,820.25	24,000.32	33,641.79	9,640.50	24,001.29	43,281.00
Pool							
7170 · Service Contract	120.00	125.00	(5.00)	480.00	500.00	(20.00)	1,500.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	2,532.24	666.64	1,865.60	2,000.00
7172 · Water & Electric	476.39	429.17	47.22	1,803.91	1,716.64	87.27	5,150.00
7173 · Cleaning	90.00	41.67	48.33	360.00	166.64	193.36	500.00
7174 · Permits	0.00	10.42	(10.42)	0.00	41.64	(41.64)	125.00
Total Pool	686.39	772.93	(86.54)	5,176.15	3,091.56	2,084.59	9,275.00
Utilities							
7185 · Electric	58.02	66.67	(8.65)	253.94	266.64	(12.70)	800.00
7190 · Water/Sewer/Trash	1,216.02	1,069.08	146.94	4,458.66	4,276.36	182.30	12,829.00
7191 · Cable TV	1,491.16	1,416.67	74.49	5,964.70	5,666.64	298.06	17,000.00
Total Utilities	2,765.20	2,552.42	212.78	10,677.30	10,209.64	467.66	30,629.00
Total Expense	41,058.89	18,813.52	22,245.37	95,897.55	65,613.34	30,284.21	211,200.00
Net Ordinary Income	1,784.64	(0.02)	1,784.66	(5,948.74)	0.16	(5,948.90)	0.00
Net Income	1,784.64	(0.02)	1,784.66	(5,948.74)	0.16	(5,948.90)	0.00

ROOKERY BAY MAINTENANCE, INC.
Reserve Balances
April 30, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 47,577.12	\$ 4,472.00	\$ 24,000.00	\$ -	\$ 1.29	\$ 76,050.41
3502 - Roofing - Flat	-	199.00	-	-	-	\$ 199.00
3503 - Building Restoration/Painting	20,000.00	4,638.00	(15,000.00)	-	-	\$ 9,638.00
3504 - Pavement	5,000.00	331.50	-	-	-	\$ 5,331.50
3505 - Pool Restoration	-	-	15,000.00	(4,539.17)	-	\$ 10,460.83
3509 - Capital Improvements	-	-	-	-	-	\$ -
Total Reserves	\$ 72,577.12	9,640.50	24,000.00	(4,539.17)	1.29	101,679.74

Expense Details

3505 - Pool Restoration

4/19/21 Galaxy Pools Renovation Deposit	\$ 9,078.34
4/21 - The Pointe's share of reno deposit	\$ (4,539.17)
Total	\$ 4,539.17

Allocation Details

Allocation completed to establish Pool Restoration account.

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

3501 - Roofing - Composite Tile

4/21 - Special Assessment for Roofing - \$24,000