

**ROOKERY BAY MAINTENANCE, INC.**  
**FINANCIAL REPORTS**  
**May 31, 2021**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

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**Prepared By: Sunstate Association Management Group, Inc.**

**Rookery Bay Maintenance Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of May 31, 2021

|                                       | May 31, 21        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| 1100 · Operating Accounts             |                   |
| 1110 · BB&T OP2277                    | 39,633.46         |
| 1180 · Due To/From Reserves           | (24,539.17)       |
| Total 1100 · Operating Accounts       | 15,094.29         |
| 1200 · Reserve Accounts               |                   |
| 1210 · BB&T RES2285                   | 39,550.78         |
| 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                 | 24,539.17         |
| Total 1200 · Reserve Accounts         | 101,680.06        |
| Total Checking/Savings                | 116,774.35        |
| Accounts Receivable                   |                   |
| 1300 · Accounts Receivable            |                   |
| 1310 · Assessment Receivable          | (4,752.85)        |
| 1320 · Special Assessment Receivable  | 20,000.00         |
| 1300 · Accounts Receivable - Other    | 744.65            |
| Total 1300 · Accounts Receivable      | 15,991.80         |
| Total Accounts Receivable             | 15,991.80         |
| Total Current Assets                  | 132,766.15        |
| <b>TOTAL ASSETS</b>                   | <b>132,766.15</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Liabilities                           |                   |
| Current Liabilities                   |                   |
| Accounts Payable                      |                   |
| 3010 · Accounts Payable               | 350.31            |
| Total Accounts Payable                | 350.31            |
| Other Current Liabilities             |                   |
| 3020 · Accrued Expenses               | 180.00            |
| 3460 · Deferred Assessments           | 13,993.25         |
| Total Other Current Liabilities       | 14,173.25         |
| Total Current Liabilities             | 14,523.56         |
| Long Term Liabilities                 |                   |
| 3500 · Reserve Fund                   |                   |
| 3501 · Roofing - Composite Tile       | 76,050.73         |
| 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             | 101,680.06        |
| Total Long Term Liabilities           | 101,680.06        |
| Total Liabilities                     | 116,203.62        |
| Equity                                |                   |
| 32000 · Retained Earnings             | 15,020.13         |
| 3990 · Operating Fund Balance         | 1,577.84          |
| Net Income                            | (35.44)           |
| Total Equity                          | 16,562.53         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>132,766.15</b> |

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

|                                    | <u>May 21</u>    | <u>Budget</u>    | <u>\$ Over Budget</u> | <u>Jan - May 21</u> | <u>YTD Budget</u> | <u>\$ Over Budget</u> | <u>Annual Budget</u> |
|------------------------------------|------------------|------------------|-----------------------|---------------------|-------------------|-----------------------|----------------------|
| <b>Ordinary Income/Expense</b>     |                  |                  |                       |                     |                   |                       |                      |
| <b>Income</b>                      |                  |                  |                       |                     |                   |                       |                      |
| 5010 · Maintenance Fees            | 13,993.25        | 13,993.25        | 0.00                  | 69,966.25           | 69,966.25         | 0.00                  | 167,919.00           |
| 5011 · Reserve Fees                | 0.00             | 0.00             | 0.00                  | 9,640.50            | 9,640.50          | 0.00                  | 19,281.00            |
| 5012 · Special Assessment Roof     | 0.00             | 0.00             | 0.00                  | 24,000.00           | 0.00              | 24,000.00             | 24,000.00            |
| 5020 · Late Fee Income             | 0.00             | 0.00             | 0.00                  | 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                  | 1.61                | 0.00              | 1.61                  | 0.00                 |
| 5045 · Interest                    | 0.39             | 0.00             | 0.39                  | 2.23                | 0.00              | 2.23                  | 0.00                 |
| <b>Total Income</b>                | <b>13,993.96</b> | <b>13,993.25</b> | <b>0.71</b>           | <b>103,942.77</b>   | <b>79,606.75</b>  | <b>24,336.02</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                  | 10,560.00           | 10,560.00         | 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>10,560.00</b>    | <b>10,560.00</b>  | <b>0.00</b>           | <b>25,344.00</b>     |
| <b>Administration</b>              |                  |                  |                       |                     |                   |                       |                      |
| 7115 · Professional Fees           | 0.00             | 41.67            | (41.67)               | 0.00                | 208.31            | (208.31)              | 500.00               |
| 7120 · Management Fee              | 700.00           | 625.00           | 75.00                 | 3,500.00            | 3,125.00          | 375.00                | 7,500.00             |
| 7121 · Office Expense              | 95.13            | 83.33            | 11.80                 | 1,114.31            | 416.69            | 697.62                | 1,000.00             |
| 7122 · Fees, Reports, Taxes        | 25.00            | 29.17            | (4.17)                | 281.25              | 145.81            | 135.44                | 350.00               |
| <b>Total Administration</b>        | <b>820.13</b>    | <b>779.17</b>    | <b>40.96</b>          | <b>4,895.56</b>     | <b>3,895.81</b>   | <b>999.75</b>         | <b>9,350.00</b>      |
| <b>Building</b>                    |                  |                  |                       |                     |                   |                       |                      |
| 7130 · Building Repair/Maint       | 255.00           | 500.00           | (245.00)              | 4,381.86            | 2,500.00          | 1,881.86              | 6,000.00             |
| 7140 · Pest Control                | 0.00             | 183.33           | (183.33)              | 1,465.25            | 916.69            | 548.56                | 2,200.00             |
| <b>Total Building</b>              | <b>255.00</b>    | <b>683.33</b>    | <b>(428.33)</b>       | <b>5,847.11</b>     | <b>3,416.69</b>   | <b>2,430.42</b>       | <b>8,200.00</b>      |
| <b>Grounds</b>                     |                  |                  |                       |                     |                   |                       |                      |
| 7151 · Grounds Contract            | 1,115.00         | 1,115.00         | 0.00                  | 5,575.00            | 5,575.00          | 0.00                  | 13,380.00            |
| 7160 · Irrigation                  | 0.00             | 83.33            | (83.33)               | 706.04              | 416.69            | 289.35                | 1,000.00             |
| 7161 · Grounds Repair/Maint        | 350.31           | 708.33           | (358.02)              | 6,492.54            | 3,541.69          | 2,950.85              | 8,500.00             |
| 7163 · Backflow Testing            | 0.00             | 16.67            | (16.67)               | 0.00                | 83.31             | (83.31)               | 200.00               |
| <b>Total Grounds</b>               | <b>1,465.31</b>  | <b>1,923.33</b>  | <b>(458.02)</b>       | <b>12,773.58</b>    | <b>9,616.69</b>   | <b>3,156.89</b>       | <b>23,080.00</b>     |
| <b>Insurance</b>                   |                  |                  |                       |                     |                   |                       |                      |
| 7210 · Wrap/Liability              | 0.00             | 450.00           | (450.00)              | 0.00                | 2,250.00          | (2,250.00)            | 5,400.00             |
| 7215 · Flood Insurance             | 0.00             | 778.92           | (778.92)              | 6,392.00            | 3,894.56          | 2,497.44              | 9,347.00             |
| 7220 · Casualty                    | 0.00             | 3,713.67         | (3,713.67)            | 10,586.50           | 18,568.31         | (7,981.81)            | 44,564.00            |
| 7225 · WC, Mold, Umbrella          | 0.00             | 227.50           | (227.50)              | 0.00                | 1,137.50          | (1,137.50)            | 2,730.00             |
| <b>Total Insurance</b>             | <b>0.00</b>      | <b>5,170.09</b>  | <b>(5,170.09)</b>     | <b>16,978.50</b>    | <b>25,850.37</b>  | <b>(8,871.87)</b>     | <b>62,041.00</b>     |
| <b>Other</b>                       |                  |                  |                       |                     |                   |                       |                      |
| 7980 · Reserve Budgeted Tran...    | 0.00             | 0.00             | 0.00                  | 9,640.50            | 9,640.50          | 0.00                  | 19,281.00            |
| 7990 · Reserve Interest Transfer   | 0.32             | 0.00             | 0.32                  | 1.61                | 0.00              | 1.61                  | 0.00                 |
| 7995 · S/A Transfer to Reserves    | 0.00             | 0.00             | 0.00                  | 24,000.00           | 0.00              | 24,000.00             | 24,000.00            |
| <b>Total Other</b>                 | <b>0.32</b>      | <b>0.00</b>      | <b>0.32</b>           | <b>33,642.11</b>    | <b>9,640.50</b>   | <b>24,001.61</b>      | <b>43,281.00</b>     |
| <b>Pool</b>                        |                  |                  |                       |                     |                   |                       |                      |
| 7170 · Service Contract            | 120.00           | 125.00           | (5.00)                | 600.00              | 625.00            | (25.00)               | 1,500.00             |
| 7171 · Repair & Maintenance        | 128.03           | 166.67           | (38.64)               | 2,660.27            | 833.31            | 1,826.96              | 2,000.00             |
| 7172 · Water & Electric            | 474.65           | 429.17           | 45.48                 | 2,278.56            | 2,145.81          | 132.75                | 5,150.00             |
| 7173 · Cleaning                    | (90.00)          | 41.67            | (131.67)              | 270.00              | 208.31            | 61.69                 | 500.00               |
| 7174 · Permits                     | 0.00             | 10.42            | (10.42)               | 0.00                | 52.06             | (52.06)               | 125.00               |
| <b>Total Pool</b>                  | <b>632.68</b>    | <b>772.93</b>    | <b>(140.25)</b>       | <b>5,808.83</b>     | <b>3,864.49</b>   | <b>1,944.34</b>       | <b>9,275.00</b>      |
| <b>Utilities</b>                   |                  |                  |                       |                     |                   |                       |                      |
| 7185 · Electric                    | 64.02            | 66.67            | (2.65)                | 317.96              | 333.31            | (15.35)               | 800.00               |
| 7190 · Water/Sewer/Trash           | 1,240.04         | 1,069.08         | 170.96                | 5,698.70            | 5,345.44          | 353.26                | 12,829.00            |
| 7191 · Cable TV                    | 1,491.16         | 1,416.67         | 74.49                 | 7,455.86            | 7,083.31          | 372.55                | 17,000.00            |
| <b>Total Utilities</b>             | <b>2,795.22</b>  | <b>2,552.42</b>  | <b>242.80</b>         | <b>13,472.52</b>    | <b>12,762.06</b>  | <b>710.46</b>         | <b>30,629.00</b>     |
| <b>Total Expense</b>               | <b>8,080.66</b>  | <b>13,993.27</b> | <b>(5,912.61)</b>     | <b>103,978.21</b>   | <b>79,606.61</b>  | <b>24,371.60</b>      | <b>211,200.00</b>    |
| <b>Net Ordinary Income</b>         | <b>5,913.30</b>  | <b>(0.02)</b>    | <b>5,913.32</b>       | <b>(35.44)</b>      | <b>0.14</b>       | <b>(35.58)</b>        | <b>0.00</b>          |
| <b>Net Income</b>                  | <b>5,913.30</b>  | <b>(0.02)</b>    | <b>5,913.32</b>       | <b>(35.44)</b>      | <b>0.14</b>       | <b>(35.58)</b>        | <b>0.00</b>          |

**ROOKERY BAY MAINTENANCE, INC.**  
**Reserve Balances**  
**May 31, 2021**

|                                      | Balance<br>1/1/21   | YTD<br>Contribution | YTD<br>Allocation | YTD<br>Expense    | YTD<br>Interest | Current<br>Balance |
|--------------------------------------|---------------------|---------------------|-------------------|-------------------|-----------------|--------------------|
| 3501 - Roofing - Composite Tile      | \$ 47,577.12        | \$ 4,472.00         | \$ 24,000.00      | \$ -              | \$ 1.61         | \$ 76,050.73       |
| 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          | -                   | -                   | -                 | -                 | -               | \$ -               |
| <b>Total Reserves</b>                | <b>\$ 72,577.12</b> | <b>9,640.50</b>     | <b>24,000.00</b>  | <b>(4,539.17)</b> | <b>1.61</b>     | <b>101,680.06</b>  |

**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)      |
| <b>Total</b>                              | <b>\$ 4,539.17</b> |

**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