

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

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 June 30, 2021

	Jun 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · BB&T OP2277	51,800.59
1180 · Due To/From Reserves	(23,539.17)
Total 1100 · Operating Accounts	28,261.42
1200 · Reserve Accounts	
1210 · BB&T RES2285	40,551.11
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	23,539.17
Total 1200 · Reserve Accounts	101,680.39
Total Checking/Savings	129,941.81
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	(24,742.00)
1320 · Special Assessment Receivable	19,000.00
1300 · Accounts Receivable - Other	796.67
Total 1300 · Accounts Receivable	(4,945.33)
Total Accounts Receivable	(4,945.33)
Total Current Assets	124,996.48
TOTAL ASSETS	124,996.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	428.26
Total Accounts Payable	428.26
Other Current Liabilities	
3020 · Accrued Expenses	270.00
Total Other Current Liabilities	270.00
Total Current Liabilities	698.26
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	76,051.06
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	101,680.39
Total Long Term Liabilities	101,680.39
Total Liabilities	102,378.65
Equity	
32000 · Retained Earnings	15,020.13
3990 · Operating Fund Balance	1,577.84
Net Income	6,019.86
Total Equity	22,617.83
TOTAL LIABILITIES & EQUITY	124,996.48

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

June 2021

	<u>Jun 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	13,993.25	13,993.25	0.00	83,959.50	83,959.50	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	0.33	0.00	0.33	1.94	0.00	1.94	0.00
5045 · Interest	0.34	0.00	0.34	2.57	0.00	2.57	0.00
Total Income	13,993.92	13,993.25	0.67	117,936.69	93,600.00	24,336.69	211,200.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	12,672.00	12,672.00	0.00	25,344.00
Total Master Assoc. Expense	2,112.00	2,112.00	0.00	12,672.00	12,672.00	0.00	25,344.00
Administration							
7115 · Professional Fees	175.00	41.67	133.33	175.00	249.98	(74.98)	500.00
7120 · Management Fee	700.00	625.00	75.00	4,200.00	3,750.00	450.00	7,500.00
7121 · Office Expense	173.31	83.33	89.98	1,287.62	500.02	787.60	1,000.00
7122 · Fees, Reports, Taxes	0.00	29.17	(29.17)	281.25	174.98	106.27	350.00
Total Administration	1,048.31	779.17	269.14	5,943.87	4,674.98	1,268.89	9,350.00
Building							
7130 · Building Repair/Maint	0.00	500.00	(500.00)	4,381.86	3,000.00	1,381.86	6,000.00
7140 · Pest Control	0.00	183.33	(183.33)	1,465.25	1,100.02	365.23	2,200.00
Total Building	0.00	683.33	(683.33)	5,847.11	4,100.02	1,747.09	8,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	6,690.00	6,690.00	0.00	13,380.00
7160 · Irrigation	0.00	83.33	(83.33)	706.04	500.02	206.02	1,000.00
7161 · Grounds Repair/Maint	32.16	708.33	(676.17)	6,524.70	4,250.02	2,274.68	8,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	99.98	(99.98)	200.00
Total Grounds	1,147.16	1,923.33	(776.17)	13,920.74	11,540.02	2,380.72	23,080.00
Insurance							
7210 · Wrap/Liability	0.00	450.00	(450.00)	0.00	2,700.00	(2,700.00)	5,400.00
7215 · Flood Insurance	0.00	778.92	(778.92)	6,392.00	4,673.48	1,718.52	9,347.00
7220 · Casualty	0.00	3,713.67	(3,713.67)	10,586.50	22,281.98	(11,695.48)	44,564.00
7225 · WC, Mold, Umbrella	0.00	227.50	(227.50)	0.00	1,365.00	(1,365.00)	2,730.00
Total Insurance	0.00	5,170.09	(5,170.09)	16,978.50	31,020.46	(14,041.96)	62,041.00
Other							
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	0.33	0.00	0.33	1.94	0.00	1.94	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
Total Other	0.33	0.00	0.33	33,642.44	9,640.50	24,001.94	43,281.00
Pool							
7170 · Service Contract	120.00	125.00	(5.00)	720.00	750.00	(30.00)	1,500.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	2,660.27	999.98	1,660.29	2,000.00
7172 · Water & Electric	501.49	429.17	72.32	2,780.05	2,574.98	205.07	5,150.00
7173 · Cleaning	45.00	41.67	3.33	315.00	249.98	65.02	500.00
7174 · Permits	250.18	10.42	239.76	250.18	62.48	187.70	125.00
Total Pool	916.67	772.93	143.74	6,725.50	4,637.42	2,088.08	9,275.00
Utilities							
7185 · Electric	55.03	66.67	(11.64)	372.99	399.98	(26.99)	800.00
7190 · Water/Sewer/Trash	1,167.96	1,069.08	98.88	6,866.66	6,414.52	452.14	12,829.00
7191 · Cable TV	1,491.16	1,416.67	74.49	8,947.02	8,499.98	447.04	17,000.00
Total Utilities	2,714.15	2,552.42	161.73	16,186.67	15,314.48	872.19	30,629.00
Total Expense	7,938.62	13,993.27	(6,054.65)	111,916.83	93,599.88	18,316.95	211,200.00
Net Ordinary Income	6,055.30	(0.02)	6,055.32	6,019.86	0.12	6,019.74	0.00
Net Income	6,055.30	(0.02)	6,055.32	6,019.86	0.12	6,019.74	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

June 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	\$ -	\$ 1.94	\$ 76,051.06
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)	1.94	101,680.39

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