

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
July 31, 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 July 31, 2021

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · BB&T OP2277	52,477.79
1180 · Due To/From Reserves	(18,000.00)
Total 1100 · Operating Accounts	34,477.79
1200 · Reserve Accounts	
1210 · BB&T RES2285	50,910.91
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	18,000.00
Total 1200 · Reserve Accounts	106,501.02
Total Checking/Savings	140,978.81
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	(5,242.00)
1320 · Special Assessment Receivable	17,000.00
1300 · Accounts Receivable - Other	461.83
Total 1300 · Accounts Receivable	12,219.83
Total Accounts Receivable	12,219.83
Total Current Assets	153,198.64
TOTAL ASSETS	153,198.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,019.08
Total Accounts Payable	1,019.08
Other Current Liabilities	
3020 · Accrued Expenses	360.00
3460 · Deferred Assessments	27,986.50
Total Other Current Liabilities	28,346.50
Total Current Liabilities	29,365.58
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	78,287.44
3502 · Roofing - Flat	298.50
3503 · Building Restoration/Painting	11,957.00
3504 · Pavement	5,497.25
3505 · Pool Restoration	10,460.83
Total 3500 · Reserve Fund	106,501.02
Total Long Term Liabilities	106,501.02
Total Liabilities	135,866.60
Equity	
32000 · Retained Earnings	15,020.13
3990 · Operating Fund Balance	1,577.84
Net Income	734.07
Total Equity	17,332.04
TOTAL LIABILITIES & EQUITY	153,198.64

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	13,993.25	13,993.25	0.00	97,952.75	97,952.75	0.00	167,919.00
5011 · Reserve Fees	4,820.25	4,820.25	0.00	14,460.75	14,460.75	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	0.38	0.00	0.38	2.32	0.00	2.32	0.00
5045 · Interest	0.54	0.00	0.54	3.11	0.00	3.11	0.00
Total Income	18,814.42	18,813.50	0.92	136,751.11	112,413.50	24,337.61	211,200.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	14,784.00	14,784.00	0.00	25,344.00
Total Master Assoc. Expense	2,112.00	2,112.00	0.00	14,784.00	14,784.00	0.00	25,344.00
Administration							
7115 · Professional Fees	0.00	41.67	(41.67)	175.00	291.65	(116.65)	500.00
7120 · Management Fee	700.00	625.00	75.00	4,900.00	4,375.00	525.00	7,500.00
7121 · Office Expense	148.76	83.33	65.43	1,436.38	583.35	853.03	1,000.00
7122 · Fees, Reports, Taxes	0.00	29.17	(29.17)	281.25	204.15	77.10	350.00
Total Administration	848.76	779.17	69.59	6,792.63	5,454.15	1,338.48	9,350.00
Building							
7130 · Building Repair/Maint	450.00	500.00	(50.00)	4,831.86	3,500.00	1,331.86	6,000.00
7140 · Pest Control	822.50	183.33	639.17	2,287.75	1,283.35	1,004.40	2,200.00
Total Building	1,272.50	683.33	589.17	7,119.61	4,783.35	2,336.26	8,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	7,805.00	7,805.00	0.00	13,380.00
7160 · Irrigation	32.16	83.33	(51.17)	738.20	583.35	154.85	1,000.00
7161 · Grounds Repair/Maint	(32.16)	708.33	(740.49)	6,492.54	4,958.35	1,534.19	8,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	116.65	(116.65)	200.00
Total Grounds	1,115.00	1,923.33	(808.33)	15,035.74	13,463.35	1,572.39	23,080.00
Insurance							
7210 · Wrap/Liability	0.00	450.00	(450.00)	0.00	3,150.00	(3,150.00)	5,400.00
7215 · Flood Insurance	0.00	778.92	(778.92)	6,392.00	5,452.40	939.60	9,347.00
7220 · Casualty	10,586.50	3,713.67	6,872.83	21,173.00	25,995.65	(4,822.65)	44,564.00
7225 · WC, Mold, Umbrella	0.00	227.50	(227.50)	0.00	1,592.50	(1,592.50)	2,730.00
Total Insurance	10,586.50	5,170.09	5,416.41	27,565.00	36,190.55	(8,625.55)	62,041.00
Other							
7980 · Reserve Budgeted Tran...	4,820.25	4,820.25	0.00	14,460.75	14,460.75	0.00	19,281.00
7990 · Reserve Interest Transfer	0.38	0.00	0.38	2.32	0.00	2.32	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	4,820.63	4,820.25	0.38	38,463.07	14,460.75	24,002.32	43,281.00
Pool							
7170 · Service Contract	120.00	125.00	(5.00)	840.00	875.00	(35.00)	1,500.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	2,660.27	1,166.65	1,493.62	2,000.00
7172 · Water & Electric	461.82	429.17	32.65	3,241.87	3,004.15	237.72	5,150.00
7173 · Cleaning	90.00	41.67	48.33	405.00	291.65	113.35	500.00
7174 · Permits	0.00	10.42	(10.42)	250.18	72.90	177.28	125.00
Total Pool	671.82	772.93	(101.11)	7,397.32	5,410.35	1,986.97	9,275.00
Utilities							
7185 · Electric	55.13	66.67	(11.54)	428.12	466.65	(38.53)	800.00
7190 · Water/Sewer/Trash	1,115.09	1,069.08	46.01	7,981.75	7,483.60	498.15	12,829.00
7191 · Cable TV	1,502.78	1,416.67	86.11	10,449.80	9,916.65	533.15	17,000.00
Total Utilities	2,673.00	2,552.42	120.58	18,859.67	17,866.90	992.77	30,629.00
Total Expense	24,100.21	18,813.52	5,286.69	136,017.04	112,413.40	23,603.64	211,200.00
Net Ordinary Income	(5,285.79)	(0.02)	(5,285.77)	734.07	0.10	733.97	0.00
Net Income	(5,285.79)	(0.02)	(5,285.77)	734.07	0.10	733.97	0.00

ROOKERY BAY MAINTENANCE, INC.
Reserve Balances
July 31, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 47,577.12	\$ 6,708.00	\$ 24,000.00	\$ -	\$ 2.32	\$ 78,287.44
3502 - Roofing - Flat	-	298.50	-	-	-	\$ 298.50
3503 - Building Restoration/Painting	20,000.00	6,957.00	(15,000.00)	-	-	\$ 11,957.00
3504 - Pavement	5,000.00	497.25	-	-	-	\$ 5,497.25
3505 - Pool Restoration	-	-	15,000.00	(4,539.17)	-	\$ 10,460.83
3509 - Capital Improvements	-	-	-	-	-	\$ -
Total Reserves	\$ 72,577.12	14,460.75	24,000.00	(4,539.17)	2.32	106,501.02

Expense Details

<u>3505 - Pool Restoration</u>	
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