

**ROOKERY BAY MAINTENANCE, INC.**  
**FINANCIAL REPORTS**  
**September 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 September 30, 2021

	Sep 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1100 · Operating Accounts	
1110 · BB&T OP2277	49,025.44
1180 · Due To/From Reserves	(12,000.00)
<b>Total 1100 · Operating Accounts</b>	37,025.44
1200 · Reserve Accounts	
1210 · BB&T RES2285	56,911.82
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	12,000.00
<b>Total 1200 · Reserve Accounts</b>	106,501.93
<b>Total Checking/Savings</b>	143,527.37
<b>Accounts Receivable</b>	
1300 · Accounts Receivable	
1310 · Assessment Receivable	(17,242.00)
1320 · Special Assessment Receivable	5,000.00
1300 · Accounts Receivable - Other	763.22
<b>Total 1300 · Accounts Receivable</b>	(11,478.78)
<b>Total Accounts Receivable</b>	(11,478.78)
<b>Total Current Assets</b>	132,048.59
<b>TOTAL ASSETS</b>	<b>132,048.59</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	41.00
<b>Other Current Liabilities</b>	
3020 · Accrued Expenses	180.00
<b>Total Other Current Liabilities</b>	180.00
<b>Total Current Liabilities</b>	221.00
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	106,501.93
<b>Total Long Term Liabilities</b>	106,501.93
<b>Total Liabilities</b>	106,722.93
<b>Equity</b>	
3990 · Operating Fund Balance	16,597.97
Net Income	8,727.69
<b>Total Equity</b>	25,325.66
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>132,048.59</b>

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

	Sep 21	Budget	\$ Over Budget	Jan - Sep 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	125,939.25	125,939.25	0.00	167,919.00
5011 · Reserve Fees	0.00	0.00	0.00	14,460.75	14,460.75	0.00	19,281.00
5012 · Special Assessment Roof	0.00	24,000.00	(24,000.00)	24,000.00	24,000.00	0.00	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	0.46	0.00	0.46	3.23	0.00	3.23	0.00
5045 · Interest	0.35	0.00	0.35	3.84	0.00	3.84	0.00
<b>Total Income</b>	<b>13,994.06</b>	<b>37,993.25</b>	<b>(23,999.19)</b>	<b>164,739.25</b>	<b>164,400.00</b>	<b>339.25</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	19,008.00	19,008.00	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>19,008.00</b>	<b>19,008.00</b>	<b>0.00</b>	<b>25,344.00</b>
<b>Administration</b>							
7115 · Professional Fees	0.00	41.67	(41.67)	175.00	374.99	(199.99)	500.00
7120 · Management Fee	700.00	625.00	75.00	6,300.00	5,625.00	675.00	7,500.00
7121 · Office Expense	61.33	83.33	(22.00)	1,559.04	750.01	809.03	1,000.00
7122 · Fees, Reports, Taxes	0.00	29.17	(29.17)	281.25	262.49	18.76	350.00
<b>Total Administration</b>	<b>761.33</b>	<b>779.17</b>	<b>(17.84)</b>	<b>8,315.29</b>	<b>7,012.49</b>	<b>1,302.80</b>	<b>9,350.00</b>
<b>Building</b>							
7130 · Building Repair/Maint	1,695.08	500.00	1,195.08	9,431.22	4,500.00	4,931.22	6,000.00
7140 · Pest Control	0.00	183.33	(183.33)	2,287.75	1,650.01	637.74	2,200.00
<b>Total Building</b>	<b>1,695.08</b>	<b>683.33</b>	<b>1,011.75</b>	<b>11,718.97</b>	<b>6,150.01</b>	<b>5,568.96</b>	<b>8,200.00</b>
<b>Grounds</b>							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	10,035.00	10,035.00	0.00	13,380.00
7160 · Irrigation	41.00	83.33	(42.33)	779.20	750.01	29.19	1,000.00
7161 · Grounds Repair/Maint	750.75	708.33	42.42	7,243.29	6,375.01	868.28	8,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	149.99	(149.99)	200.00
<b>Total Grounds</b>	<b>1,906.75</b>	<b>1,923.33</b>	<b>(16.58)</b>	<b>18,057.49</b>	<b>17,310.01</b>	<b>747.48</b>	<b>23,080.00</b>
<b>Insurance</b>							
7210 · Wrap/Liability	0.00	450.00	(450.00)	0.00	4,050.00	(4,050.00)	5,400.00
7215 · Flood Insurance	0.00	778.92	(778.92)	6,392.00	7,010.24	(618.24)	9,347.00
7220 · Casualty	0.00	3,713.67	(3,713.67)	21,173.00	33,422.99	(12,249.99)	44,564.00
7225 · WC, Mold, Umbrella	0.00	227.50	(227.50)	0.00	2,047.50	(2,047.50)	2,730.00
<b>Total Insurance</b>	<b>0.00</b>	<b>5,170.09</b>	<b>(5,170.09)</b>	<b>27,565.00</b>	<b>46,530.73</b>	<b>(18,965.73)</b>	<b>62,041.00</b>
<b>Other</b>							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	14,460.75	14,460.75	0.00	19,281.00
7990 · Reserve Interest Transfer	0.46	0.00	0.46	3.23	0.00	3.23	0.00
7995 · S/A Transfer to Reserves	0.00	24,000.00	(24,000.00)	24,000.00	24,000.00	0.00	24,000.00
<b>Total Other</b>	<b>0.46</b>	<b>24,000.00</b>	<b>(23,999.54)</b>	<b>38,463.98</b>	<b>38,460.75</b>	<b>3.23</b>	<b>43,281.00</b>
<b>Pool</b>							
7170 · Service Contract	120.00	125.00	(5.00)	1,080.00	1,125.00	(45.00)	1,500.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	2,940.74	1,499.99	1,440.75	2,000.00
7172 · Water & Electric	302.47	429.17	(126.70)	3,934.51	3,862.49	72.02	5,150.00
7173 · Cleaning	90.00	41.67	48.33	495.00	374.99	120.01	500.00
7174 · Permits	0.00	10.42	(10.42)	250.18	93.74	156.44	125.00
<b>Total Pool</b>	<b>512.47</b>	<b>772.93</b>	<b>(260.46)</b>	<b>8,700.43</b>	<b>6,956.21</b>	<b>1,744.22</b>	<b>9,275.00</b>
<b>Utilities</b>							
7185 · Electric	54.92	66.67	(11.75)	539.13	599.99	(60.86)	800.00
7190 · Water/Sewer/Trash	1,076.65	1,069.08	7.57	10,187.91	9,621.76	566.15	12,829.00
7191 · Cable TV	1,502.78	1,416.67	86.11	13,455.36	12,749.99	705.37	17,000.00
<b>Total Utilities</b>	<b>2,634.35</b>	<b>2,552.42</b>	<b>81.93</b>	<b>24,182.40</b>	<b>22,971.74</b>	<b>1,210.66</b>	<b>30,629.00</b>
<b>Total Expense</b>	<b>9,622.44</b>	<b>37,993.27</b>	<b>(28,370.83)</b>	<b>156,011.56</b>	<b>164,399.94</b>	<b>(8,388.38)</b>	<b>211,200.00</b>
<b>Net Ordinary Income</b>	<b>4,371.62</b>	<b>(0.02)</b>	<b>4,371.64</b>	<b>8,727.69</b>	<b>0.06</b>	<b>8,727.63</b>	<b>0.00</b>
<b>Net Income</b>	<b>4,371.62</b>	<b>(0.02)</b>	<b>4,371.64</b>	<b>8,727.69</b>	<b>0.06</b>	<b>8,727.63</b>	<b>0.00</b>

# ROOKERY BAY MAINTENANCE, INC.

## Reserve Balances

September 30, 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	\$ -	\$ 3.23	\$ 78,288.35
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	-	-	-	-	-	\$ -
<b>Total Reserves</b>	<b>\$ 72,577.12</b>	<b>14,460.75</b>	<b>24,000.00</b>	<b>(4,539.17)</b>	<b>3.23</b>	<b>106,501.93</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>\$</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