

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
October 31, 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.

11/14/21

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

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · BB&T OP2277	56,882.88
1180 · Due To/From Reserves	(1,000.00)
Total 1100 · Operating Accounts	55,882.88
1200 · Reserve Accounts	
1210 · BB&T RES2285	72,732.61
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	1,000.00
Total 1200 · Reserve Accounts	111,322.72
Total Checking/Savings	167,205.60
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	(1,642.00)
1320 · Special Assessment Receivable	1,000.00
1300 · Accounts Receivable - Other	877.50
Total 1300 · Accounts Receivable	235.50
Total Accounts Receivable	235.50
Total Current Assets	167,441.10
TOTAL ASSETS	167,441.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	1,651.67
Other Current Liabilities	
3020 · Accrued Expenses	90.00
3460 · Deferred Assessments	27,986.50
Total Other Current Liabilities	28,076.50
Total Current Liabilities	29,728.17
Long Term Liabilities	
3500 · Reserve Fund	111,322.72
Total Long Term Liabilities	111,322.72
Total Liabilities	141,050.89
Equity	
3990 · Operating Fund Balance	16,597.97
Net Income	9,792.24
Total Equity	26,390.21
TOTAL LIABILITIES & EQUITY	167,441.10

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	13,993.25	13,993.25	0.00	139,932.50	139,932.50	0.00	167,919.00
5011 · Reserve Fees	4,820.25	4,820.25	0.00	19,281.00	19,281.00	0.00	19,281.00
5012 · Special Assessment Roof	0.00	0.00	0.00	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	0.54	0.00	0.54	3.77	0.00	3.77	0.00
5045 · Interest	0.59	0.00	0.59	4.43	0.00	4.43	0.00
Total Income	18,814.63	18,813.50	1.13	183,553.88	183,213.50	340.38	211,200.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	21,120.00	21,120.00	0.00	25,344.00
Total Master Assoc. Expense	2,112.00	2,112.00	0.00	21,120.00	21,120.00	0.00	25,344.00
Administration							
7115 · Professional Fees	0.00	41.67	(41.67)	175.00	416.66	(241.66)	500.00
7120 · Management Fee	700.00	625.00	75.00	7,000.00	6,250.00	750.00	7,500.00
7121 · Office Expense	133.42	83.33	50.09	1,692.46	833.34	859.12	1,000.00
7122 · Fees, Reports, Taxes	0.00	29.17	(29.17)	281.25	291.66	(10.41)	350.00
Total Administration	833.42	779.17	54.25	9,148.71	7,791.66	1,357.05	9,350.00
Building							
7130 · Building Repair/Maint	1,750.00	500.00	1,250.00	11,181.22	5,000.00	6,181.22	6,000.00
7140 · Pest Control	572.25	183.33	388.92	2,860.00	1,833.34	1,026.66	2,200.00
Total Building	2,322.25	683.33	1,638.92	14,041.22	6,833.34	7,207.88	8,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	11,150.00	11,150.00	0.00	13,380.00
7160 · Irrigation	70.82	83.33	(12.51)	850.02	833.34	16.68	1,000.00
7161 · Grounds Repair/Maint	0.00	708.33	(708.33)	7,243.29	7,083.34	159.95	8,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	166.66	(166.66)	200.00
Total Grounds	1,185.82	1,923.33	(737.51)	19,243.31	19,233.34	9.97	23,080.00
Insurance							
7210 · Wrap/Liability	0.00	450.00	(450.00)	0.00	4,500.00	(4,500.00)	5,400.00
7215 · Flood Insurance	2,766.00	778.92	1,987.08	9,158.00	7,789.16	1,368.84	9,347.00
7220 · Casualty	0.00	3,713.67	(3,713.67)	21,173.00	37,136.66	(15,963.66)	44,564.00
7225 · WC, Mold, Umbrella	616.00	227.50	388.50	616.00	2,275.00	(1,659.00)	2,730.00
Total Insurance	3,382.00	5,170.09	(1,788.09)	30,947.00	51,700.82	(20,753.82)	62,041.00
Other							
7980 · Reserve Budgeted Tran...	4,820.25	4,820.25	0.00	19,281.00	19,281.00	0.00	19,281.00
7990 · Reserve Interest Transfer	0.54	0.00	0.54	3.77	0.00	3.77	0.00
7995 · S/A Transfer to Reserves	0.00	0.00	0.00	24,000.00	24,000.00	0.00	24,000.00
Total Other	4,820.79	4,820.25	0.54	43,284.77	43,281.00	3.77	43,281.00
Pool							
7170 · Service Contract	120.00	125.00	(5.00)	1,200.00	1,250.00	(50.00)	1,500.00
7171 · Repair & Maintenance	85.21	166.67	(81.46)	3,025.95	1,666.66	1,359.29	2,000.00
7172 · Water & Electric	241.54	429.17	(187.63)	4,176.05	4,291.66	(115.61)	5,150.00
7173 · Cleaning	0.00	41.67	(41.67)	495.00	416.66	78.34	500.00
7174 · Permits	0.00	10.42	(10.42)	250.18	104.16	146.02	125.00
Total Pool	446.75	772.93	(326.18)	9,147.18	7,729.14	1,418.04	9,275.00
Utilities							
7185 · Electric	55.03	66.67	(11.64)	594.16	666.66	(72.50)	800.00
7190 · Water/Sewer/Trash	1,089.24	1,069.08	20.16	11,277.15	10,690.84	586.31	12,829.00
7191 · Cable TV	1,502.78	1,416.67	86.11	14,958.14	14,166.66	791.48	17,000.00
Total Utilities	2,647.05	2,552.42	94.63	26,829.45	25,524.16	1,305.29	30,629.00
Total Expense	17,750.08	18,813.52	(1,063.44)	173,761.64	183,213.46	(9,451.82)	211,200.00
Net Ordinary Income	1,064.55	(0.02)	1,064.57	9,792.24	0.04	9,792.20	0.00
Net Income	1,064.55	(0.02)	1,064.57	9,792.24	0.04	9,792.20	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

October 31, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 47,577.12	\$ 8,944.00	\$ 24,000.00	\$ -	\$ 3.77	\$ 80,524.89
3502 - Roofing - Flat	-	398.00	-	-	-	\$ 398.00
3503 - Building Restoration/Painting	20,000.00	9,276.00	(15,000.00)	-	-	\$ 14,276.00
3504 - Pavement	5,000.00	663.00	-	-	-	\$ 5,663.00
3505 - Pool Restoration	-	-	15,000.00	(4,539.17)	-	\$ 10,460.83
3509 - Capital Improvements	-	-	-	-	-	\$ -
Total Reserves	\$ 72,577.12	19,281.00	24,000.00	(4,539.17)	3.77	111,322.72

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