

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

	Nov 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	41,158.73
1180 · Due To/From Reserves	(1,000.00)
Total 1100 · Operating Accounts	40,158.73
1200 · Reserve Accounts	
1210 · TRUIST RES2285	72,733.21
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	111,323.32
Total Checking/Savings	151,482.05
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	(3,592.00)
1320 · Special Assessment Receivable	1,000.00
1300 · Accounts Receivable - Other	369.74
Total 1300 · Accounts Receivable	(2,222.26)
Total Accounts Receivable	(2,222.26)
Total Current Assets	149,259.79
TOTAL ASSETS	149,259.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	820.57
Other Current Liabilities	
3460 · Deferred Assessments	13,993.25
Total Other Current Liabilities	13,993.25
Total Current Liabilities	14,813.82
Long Term Liabilities	
3500 · Reserve Fund	111,323.32
Total Long Term Liabilities	111,323.32
Total Liabilities	126,137.14
Equity	
3990 · Operating Fund Balance	16,597.97
Net Income	6,524.68
Total Equity	23,122.65
TOTAL LIABILITIES & EQUITY	149,259.79

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance
 November 2021

	Nov 21	Budget	\$ Over Budget	Jan - Nov 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	13,993.25	13,993.25	0.00	153,925.75	153,925.75	0.00	167,919.00
5011 · Reserve Fees	0.00	0.00	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	0.60	0.00	0.60	4.37	0.00	4.37	0.00
5045 · Interest	0.42	0.00	0.42	4.85	0.00	4.85	0.00
Total Income	13,994.27	13,993.25	1.02	197,548.15	197,206.75	341.40	211,200.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	23,232.00	23,232.00	0.00	25,344.00
Total Master Assoc. Expense	2,112.00	2,112.00	0.00	23,232.00	23,232.00	0.00	25,344.00
Administration							
7115 · Professional Fees	0.00	41.67	(41.67)	175.00	458.33	(283.33)	500.00
7120 · Management Fee	700.00	625.00	75.00	7,700.00	6,875.00	825.00	7,500.00
7121 · Office Expense	61.49	83.33	(21.84)	1,753.95	916.67	837.28	1,000.00
7122 · Fees, Reports, Taxes	0.00	29.17	(29.17)	281.25	320.83	(39.58)	350.00
Total Administration	761.49	779.17	(17.68)	9,910.20	8,570.83	1,339.37	9,350.00
Building							
7130 · Building Repair/Maint	130.39	500.00	(369.61)	11,311.61	5,500.00	5,811.61	6,000.00
7140 · Pest Control	0.00	183.33	(183.33)	2,860.00	2,016.67	843.33	2,200.00
Total Building	130.39	683.33	(552.94)	14,171.61	7,516.67	6,654.94	8,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	12,265.00	12,265.00	0.00	13,380.00
7160 · Irrigation	507.96	83.33	424.63	1,357.98	916.67	441.31	1,000.00
7161 · Grounds Repair/Maint	0.00	708.33	(708.33)	7,243.29	7,791.67	(548.38)	8,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	183.33	(183.33)	200.00
Total Grounds	1,622.96	1,923.33	(300.37)	20,866.27	21,156.67	(290.40)	23,080.00
Insurance							
7210 · Wrap/Liability	1,690.00	450.00	1,240.00	1,690.00	4,950.00	(3,260.00)	5,400.00
7215 · Flood Insurance	0.00	778.92	(778.92)	9,158.00	8,568.08	589.92	9,347.00
7220 · Casualty	7,818.33	3,713.67	4,104.66	28,991.33	40,850.33	(11,859.00)	44,564.00
7225 · WC, Mold, Umbrella	0.00	227.50	(227.50)	616.00	2,502.50	(1,886.50)	2,730.00
Total Insurance	9,508.33	5,170.09	4,338.24	40,455.33	56,870.91	(16,415.58)	62,041.00
Other							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	19,281.00	19,281.00	0.00	19,281.00
7990 · Reserve Interest Transfer	0.60	0.00	0.60	4.37	0.00	4.37	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	0.60	0.00	0.60	43,285.37	43,281.00	4.37	43,281.00
Pool							
7170 · Service Contract	120.00	125.00	(5.00)	1,320.00	1,375.00	(55.00)	1,500.00
7171 · Repair & Maintenance	45.11	166.67	(121.56)	3,071.06	1,833.33	1,237.73	2,000.00
7172 · Water & Electric	190.63	429.17	(238.54)	4,366.68	4,720.83	(354.15)	5,150.00
7173 · Cleaning	0.00	41.67	(41.67)	495.00	458.33	36.67	500.00
7174 · Permits	0.00	10.42	(10.42)	250.18	114.58	135.60	125.00
Total Pool	355.74	772.93	(417.19)	9,502.92	8,502.07	1,000.85	9,275.00
Utilities							
7185 · Electric	60.68	66.67	(5.99)	654.84	733.33	(78.49)	800.00
7190 · Water/Sewer/Trash	1,206.86	1,069.08	137.78	12,484.01	11,759.92	724.09	12,829.00
7191 · Cable TV	1,502.78	1,416.67	86.11	16,460.92	15,583.33	877.59	17,000.00
Total Utilities	2,770.32	2,552.42	217.90	29,599.77	28,076.58	1,523.19	30,629.00
Total Expense	17,261.83	13,993.27	3,268.56	191,023.47	197,206.73	(6,183.26)	211,200.00
Net Ordinary Income	(3,267.56)	(0.02)	(3,267.54)	6,524.68	0.02	6,524.66	0.00
Net Income	(3,267.56)	(0.02)	(3,267.54)	6,524.68	0.02	6,524.66	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

November 30, 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	\$ -	\$ 4.37	\$ 80,525.49
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)	4.37	111,323.32

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