

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

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	36,370.15
1180 · Due To/From Reserves	(1,000.00)
Total 1100 · Operating Accounts	35,370.15
1200 · Reserve Accounts	
1210 · TRUIST RES2285	70,393.83
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	108,983.94
Total Checking/Savings	144,354.09
Accounts Receivable	1,518.28
Other Current Assets	
1350 · Undeposited Funds	1,628.00
1650 · Prepaid Insurance	78,834.37
Total Other Current Assets	80,462.37
Total Current Assets	226,334.74
TOTAL ASSETS	226,334.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	3,380.58
Other Current Liabilities	
3015 · Insurance Loan Payable	69,849.99
3020 · Accrued Expenses	90.00
3310 · Prepaid Assessments	13,992.00
Total Other Current Liabilities	83,931.99
Total Current Liabilities	87,312.57
Long Term Liabilities	
3500 · Reserve Fund	108,983.94
Total Long Term Liabilities	108,983.94
Total Liabilities	196,296.51
Equity	
3990 · Operating Fund Balance	16,597.97
Net Income	13,440.26
Total Equity	30,038.23
TOTAL LIABILITIES & EQUITY	226,334.74

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

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	13,993.25	13,993.25	0.00	167,919.00	167,919.00	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	0.62	0.00	0.62	4.99	0.00	4.99	0.00
5045 · Interest	0.30	0.00	0.30	5.15	0.00	5.15	0.00
Total Income	13,994.17	13,993.25	0.92	211,542.32	211,200.00	342.32	211,200.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	25,344.00	25,344.00	0.00	25,344.00
Total Master Assoc. Expense	2,112.00	2,112.00	0.00	25,344.00	25,344.00	0.00	25,344.00
Administration							
7115 · Professional Fees	0.00	41.67	(41.67)	175.00	500.00	(325.00)	500.00
7120 · Management Fee	700.00	625.00	75.00	8,400.00	7,500.00	900.00	7,500.00
7121 · Office Expense	157.36	83.33	74.03	1,911.31	1,000.00	911.31	1,000.00
7122 · Fees, Reports, Taxes	370.69	29.17	341.52	651.94	350.00	301.94	350.00
Total Administration	1,228.05	779.17	448.88	11,138.25	9,350.00	1,788.25	9,350.00
Building							
7130 · Building Repair/Maint	0.00	500.00	(500.00)	11,311.61	6,000.00	5,311.61	6,000.00
7140 · Pest Control	0.00	183.33	(183.33)	2,860.00	2,200.00	660.00	2,200.00
Total Building	0.00	683.33	(683.33)	14,171.61	8,200.00	5,971.61	8,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	13,380.00	13,380.00	0.00	13,380.00
7160 · Irrigation	0.00	83.33	(83.33)	1,357.98	1,000.00	357.98	1,000.00
7161 · Grounds Repair/Maint	2,808.75	708.33	2,100.42	10,052.04	8,500.00	1,552.04	8,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	200.00	(200.00)	200.00
Total Grounds	3,923.75	1,923.33	2,000.42	24,790.02	23,080.00	1,710.02	23,080.00
Insurance							
7210 · Wrap/Liability	(537.52)	450.00	(987.52)	1,152.48	5,400.00	(4,247.52)	5,400.00
7215 · Flood Insurance	0.00	778.92	(778.92)	9,158.00	9,347.00	(189.00)	9,347.00
7220 · Casualty	(2,354.83)	3,713.67	(6,068.50)	26,636.50	44,564.00	(17,927.50)	44,564.00
7225 · WC, Mold, Umbrella	(417.56)	227.50	(645.06)	198.44	2,730.00	(2,531.56)	2,730.00
Total Insurance	(3,309.91)	5,170.09	(8,480.00)	37,145.42	62,041.00	(24,895.58)	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	0.62	0.00	0.62	4.99	0.00	4.99	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	0.62	0.00	0.62	43,285.99	43,281.00	4.99	43,281.00
Pool							
7170 · Service Contract	120.00	125.00	(5.00)	1,440.00	1,500.00	(60.00)	1,500.00
7171 · Repair & Maintenance	10.08	166.67	(156.59)	3,081.14	2,000.00	1,081.14	2,000.00
7172 · Water & Electric	252.23	429.17	(176.94)	4,618.91	5,150.00	(531.09)	5,150.00
7173 · Cleaning	45.00	41.67	3.33	540.00	500.00	40.00	500.00
7174 · Permits	0.00	10.42	(10.42)	250.18	125.00	125.18	125.00
Total Pool	427.31	772.93	(345.62)	9,930.23	9,275.00	655.23	9,275.00
Utilities							
7185 · Electric	65.54	66.67	(1.13)	720.38	800.00	(79.62)	800.00
7190 · Water/Sewer/Trash	1,128.45	1,069.08	59.37	13,612.46	12,829.00	783.46	12,829.00
7191 · Cable TV	1,502.78	1,416.67	86.11	17,963.70	17,000.00	963.70	17,000.00
Total Utilities	2,696.77	2,552.42	144.35	32,296.54	30,629.00	1,667.54	30,629.00
Total Expense	7,078.59	13,993.27	(6,914.68)	198,102.06	211,200.00	(13,097.94)	211,200.00
Net Ordinary Income	6,915.58	(0.02)	6,915.60	13,440.26	0.00	13,440.26	0.00
Net Income	6,915.58	(0.02)	6,915.60	13,440.26	0.00	13,440.26	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

December 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	\$ -	\$ 4.99	\$ 80,526.11
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	-	(2,340.00)	-	\$ 3,323.00
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	(6,879.17)	4.99	108,983.94

Expense Details

3504 - Pavement

12/1/21 - Anderson Asphalt - Seal/stripping	\$ 2,340.00
Total	\$ 2,340.00

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