

**ROOKERY BAY MAINTENANCE, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2022**

**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 January 31, 2022

	Jan 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1100 · Operating Accounts	
1110 · TRUIST OP2277	51,006.68
<b>Total 1100 · Operating Accounts</b>	51,006.68
<b>1200 · Reserve Accounts</b>	
1210 · TRUIST RES2285	77,840.71
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
<b>Total 1200 · Reserve Accounts</b>	115,430.82
<b>Total Checking/Savings</b>	166,437.50
<b>Accounts Receivable</b>	4,431.93
<b>Other Current Assets</b>	
1650 · Prepaid Insurance	71,667.61
<b>Total Other Current Assets</b>	71,667.61
<b>Total Current Assets</b>	242,537.04
<b>TOTAL ASSETS</b>	<b>242,537.04</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	1,350.00
<b>Other Current Liabilities</b>	
3015 · Insurance Loan Payable	62,088.88
3020 · Accrued Expenses	180.00
3310 · Prepaid Assessments	7,882.00
3460 · Deferred Assessments	28,982.50
<b>Total Other Current Liabilities</b>	99,133.38
<b>Total Current Liabilities</b>	100,483.38
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	115,430.82
<b>Total Long Term Liabilities</b>	115,430.82
<b>Total Liabilities</b>	215,914.20
<b>Equity</b>	
32000 · Retained Earnings	13,440.26
3990 · Operating Fund Balance	16,597.97
Net Income	(3,415.39)
<b>Total Equity</b>	26,622.84
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>242,537.04</b>

**Rookery Bay Maintenance Inc.**  
**Revenue & Expense Budget Performance**  
**January 2022**

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	14,491.25	14,491.25	0.00	173,895.00
5011 · Reserve Fees	6,446.25	6,446.25	0.00	6,446.25	6,446.25	0.00	25,785.00
5012 · Special Assessment Roof	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
5040 · Reserve Interest	0.63	0.00	0.63	0.63	0.00	0.63	0.00
5045 · Interest	0.53	0.00	0.53	0.53	0.00	0.53	0.00
<b>Total Income</b>	<b>20,938.66</b>	<b>20,937.50</b>	<b>1.16</b>	<b>20,938.66</b>	<b>20,937.50</b>	<b>1.16</b>	<b>223,680.00</b>
<b>Expense</b>							
<b>Master Assoc. Expense</b>							
7110 · Perico Bay Club Associ...	2,352.00	2,352.00	0.00	2,352.00	2,352.00	0.00	28,224.00
<b>Total Master Assoc. Expense</b>	<b>2,352.00</b>	<b>2,352.00</b>	<b>0.00</b>	<b>2,352.00</b>	<b>2,352.00</b>	<b>0.00</b>	<b>28,224.00</b>
<b>Administration</b>							
7115 · Professional Fees	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
7120 · Management Fee	750.00	750.00	0.00	750.00	750.00	0.00	9,000.00
7121 · Office Expense	464.69	184.38	280.31	464.69	184.38	280.31	2,213.00
7122 · Fees, Reports, Taxes	169.09	33.37	135.72	169.09	33.37	135.72	400.00
<b>Total Administration</b>	<b>1,383.78</b>	<b>1,001.12</b>	<b>382.66</b>	<b>1,383.78</b>	<b>1,001.12</b>	<b>382.66</b>	<b>12,013.00</b>
<b>Building</b>							
7130 · Building Repair/Maint	0.00	583.37	(583.37)	0.00	583.37	(583.37)	7,000.00
7140 · Pest Control	600.86	238.37	362.49	600.86	238.37	362.49	2,860.00
<b>Total Building</b>	<b>600.86</b>	<b>821.74</b>	<b>(220.88)</b>	<b>600.86</b>	<b>821.74</b>	<b>(220.88)</b>	<b>9,860.00</b>
<b>Grounds</b>							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	1,115.00	1,115.00	0.00	13,380.00
7160 · Irrigation	0.00	92.50	(92.50)	0.00	92.50	(92.50)	1,110.00
7161 · Grounds Repair/Maint	1,350.00	541.63	808.37	1,350.00	541.63	808.37	6,500.00
7163 · Backflow Testing	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
<b>Total Grounds</b>	<b>2,465.00</b>	<b>1,765.76</b>	<b>699.24</b>	<b>2,465.00</b>	<b>1,765.76</b>	<b>699.24</b>	<b>21,190.00</b>
<b>Insurance</b>							
7210 · Wrap/Liability	1,123.61	145.87	977.74	1,123.61	145.87	977.74	1,750.00
7215 · Flood Insurance	0.00	795.38	(795.38)	0.00	795.38	(795.38)	9,545.00
7220 · Casualty	5,905.90	3,750.00	2,155.90	5,905.90	3,750.00	2,155.90	45,000.00
7225 · WC, Mold, Umbrella	154.14	313.13	(158.99)	154.14	313.13	(158.99)	3,758.00
<b>Total Insurance</b>	<b>7,183.65</b>	<b>5,004.38</b>	<b>2,179.27</b>	<b>7,183.65</b>	<b>5,004.38</b>	<b>2,179.27</b>	<b>60,053.00</b>
<b>Other</b>							
7980 · Reserve Budgeted Tran...	6,446.25	6,446.25	0.00	6,446.25	6,446.25	0.00	25,785.00
7990 · Reserve Interest Transfer	0.63	0.00	0.63	0.63	0.00	0.63	0.00
7995 · S/A Transfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
<b>Total Other</b>	<b>6,446.88</b>	<b>6,446.25</b>	<b>0.63</b>	<b>6,446.88</b>	<b>6,446.25</b>	<b>0.63</b>	<b>49,785.00</b>
<b>Pool</b>							
7170 · Service Contract	135.00	120.00	15.00	135.00	120.00	15.00	1,440.00
7171 · Repair & Maintenance	122.52	166.63	(44.11)	122.52	166.63	(44.11)	2,000.00
7172 · Water & Electric	726.11	470.87	255.24	726.11	470.87	255.24	5,650.00
7173 · Cleaning	90.00	45.00	45.00	90.00	45.00	45.00	540.00
7174 · Permits	0.00	10.38	(10.38)	0.00	10.38	(10.38)	125.00
<b>Total Pool</b>	<b>1,073.63</b>	<b>812.88</b>	<b>260.75</b>	<b>1,073.63</b>	<b>812.88</b>	<b>260.75</b>	<b>9,755.00</b>
<b>Utilities</b>							
7185 · Electric	78.29	66.63	11.66	78.29	66.63	11.66	800.00
7190 · Water/Sewer/Trash	1,192.16	1,166.63	25.53	1,192.16	1,166.63	25.53	14,000.00
7191 · Cable TV	1,577.80	1,500.00	77.80	1,577.80	1,500.00	77.80	18,000.00
<b>Total Utilities</b>	<b>2,848.25</b>	<b>2,733.26</b>	<b>114.99</b>	<b>2,848.25</b>	<b>2,733.26</b>	<b>114.99</b>	<b>32,800.00</b>
<b>Total Expense</b>	<b>24,354.05</b>	<b>20,937.39</b>	<b>3,416.66</b>	<b>24,354.05</b>	<b>20,937.39</b>	<b>3,416.66</b>	<b>223,680.00</b>
<b>Net Ordinary Income</b>	<b>(3,415.39)</b>	<b>0.11</b>	<b>(3,415.50)</b>	<b>(3,415.39)</b>	<b>0.11</b>	<b>(3,415.50)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(3,415.39)</b>	<b>0.11</b>	<b>(3,415.50)</b>	<b>(3,415.39)</b>	<b>0.11</b>	<b>(3,415.50)</b>	<b>0.00</b>

# ROOKERY BAY MAINTENANCE, INC.

## Reserve Balances

January 31, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 80,526.11	\$ 5,417.00	\$ -	\$ -	\$ 0.63	\$ 85,943.74
3502 - Roofing - Flat	398.00	16.00	-	-	-	\$ 414.00
3503 - Building Restoration/Painting	14,276.00	941.25	-	-	-	\$ 15,217.25
3504 - Pavement	3,323.00	27.75	-	-	-	\$ 3,350.75
3505 - Pool Restoration	10,460.83	44.25	-	-	-	\$ 10,505.08
3509 - Capital Improvements	-	-	-	-	-	\$ -
<b>Total Reserves</b>	<b>\$ 108,983.94</b>	<b>6,446.25</b>	<b>-</b>	<b>-</b>	<b>0.63</b>	<b>115,430.82</b>

Expense Details

---

Allocation Details

---



---

Total \$ -

---