

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
February 28, 2022

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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 February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	15,283.84
1180 · Due To/From Reserves	8,328.33
Total 1100 · Operating Accounts	23,612.17
1200 · Reserve Accounts	
1210 · TRUIST RES2285	77,841.31
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	(8,328.33)
Total 1200 · Reserve Accounts	107,103.09
Total Checking/Savings	130,715.26
Accounts Receivable	10,901.41
Other Current Assets	
1650 · Prepaid Insurance	64,500.85
Total Other Current Assets	64,500.85
Total Current Assets	206,117.52
TOTAL ASSETS	206,117.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	498.42
Other Current Liabilities	
3015 · Insurance Loan Payable	54,327.77
3020 · Accrued Expenses	90.00
3310 · Prepaid Assessments	7,882.00
3460 · Deferred Assessments	14,491.25
Total Other Current Liabilities	76,791.02
Total Current Liabilities	77,289.44
Long Term Liabilities	
3500 · Reserve Fund	107,103.09
Total Long Term Liabilities	107,103.09
Total Liabilities	184,392.53
Equity	
32000 · Retained Earnings	13,440.26
3990 · Operating Fund Balance	16,597.97
Net Income	(8,313.24)
Total Equity	21,724.99
TOTAL LIABILITIES & EQUITY	206,117.52

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance
February 2022

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	28,982.50	28,982.50	0.00	173,895.00
5011 · Reserve Fees	0.00	0.00	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	0.60	0.00	0.60	1.23	0.00	1.23	0.00
5045 · Interest	0.35	0.00	0.35	0.88	0.00	0.88	0.00
Total Income	14,492.20	14,491.25	0.95	35,430.86	35,428.75	2.11	223,680.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,352.00	2,352.00	0.00	4,704.00	4,704.00	0.00	28,224.00
Total Master Assoc. Expense	2,352.00	2,352.00	0.00	4,704.00	4,704.00	0.00	28,224.00
Administration							
7115 · Professional Fees	0.00	33.33	(33.33)	0.00	66.70	(66.70)	400.00
7120 · Management Fee	750.00	750.00	0.00	1,500.00	1,500.00	0.00	9,000.00
7121 · Office Expense	163.93	184.42	(20.49)	628.62	368.80	259.82	2,213.00
7122 · Fees, Reports, Taxes	364.09	33.33	330.76	533.18	66.70	466.48	400.00
Total Administration	1,278.02	1,001.08	276.94	2,661.80	2,002.20	659.60	12,013.00
Building							
7130 · Building Repair/Maint	232.53	583.33	(350.80)	232.53	1,166.70	(934.17)	7,000.00
7140 · Pest Control	250.00	238.33	11.67	850.86	476.70	374.16	2,860.00
Total Building	482.53	821.66	(339.13)	1,083.39	1,643.40	(560.01)	9,860.00
Grounds							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	2,230.00	2,230.00	0.00	13,380.00
7160 · Irrigation	0.00	92.50	(92.50)	0.00	185.00	(185.00)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	1,083.30	266.70	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
Total Grounds	1,115.00	1,765.84	(650.84)	3,580.00	3,531.60	48.40	21,190.00
Insurance							
7210 · Wrap/Liability	1,123.61	145.83	977.78	2,247.22	291.70	1,955.52	1,750.00
7215 · Flood Insurance	3,470.00	795.42	2,674.58	3,470.00	1,590.80	1,879.20	9,545.00
7220 · Casualty	5,575.15	3,750.00	1,825.15	11,481.05	7,500.00	3,981.05	45,000.00
7225 · WC, Mold, Umbrella	154.14	313.17	(159.03)	308.28	626.30	(318.02)	3,758.00
Total Insurance	10,322.90	5,004.42	5,318.48	17,506.55	10,008.80	7,497.75	60,053.00
Other							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	6,446.25	6,446.25	0.00	25,785.00
7990 · Reserve Interest Transfer	0.60	0.00	0.60	1.23	0.00	1.23	0.00
7995 · S/A Transfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
Total Other	0.60	0.00	0.60	6,447.48	6,446.25	1.23	49,785.00
Pool							
7170 · Service Contract	135.00	120.00	15.00	270.00	240.00	30.00	1,440.00
7171 · Repair & Maintenance	161.55	166.67	(5.12)	284.07	333.30	(49.23)	2,000.00
7172 · Water & Electric	669.54	470.83	198.71	1,395.65	941.70	453.95	5,650.00
7173 · Cleaning	0.00	45.00	(45.00)	90.00	90.00	0.00	540.00
7174 · Permits	0.00	10.42	(10.42)	0.00	20.80	(20.80)	125.00
Total Pool	966.09	812.92	153.17	2,039.72	1,625.80	413.92	9,755.00
Utilities							
7185 · Electric	83.35	66.67	16.68	161.64	133.30	28.34	800.00
7190 · Water/Sewer/Trash	1,211.76	1,166.67	45.09	2,403.92	2,333.30	70.62	14,000.00
7191 · Cable TV	1,577.80	1,500.00	77.80	3,155.60	3,000.00	155.60	18,000.00
Total Utilities	2,872.91	2,733.34	139.57	5,721.16	5,466.60	254.56	32,800.00
Total Expense	19,390.05	14,491.26	4,898.79	43,744.10	35,428.65	8,315.45	223,680.00
Net Ordinary Income	(4,897.85)	(0.01)	(4,897.84)	(8,313.24)	0.10	(8,313.34)	0.00
Net Income	(4,897.85)	(0.01)	(4,897.84)	(8,313.24)	0.10	(8,313.34)	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

February 28, 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	\$ -	\$ -	\$ 1.23	\$ 85,944.34
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	-	(8,328.33)	-	\$ 2,176.75
3509 - Capital Improvements	-	-	-	-	-	\$ -
Total Reserves	\$ 108,983.94	6,446.25	-	(8,328.33)	1.23	107,103.09

Expense Details

3505 - Pool Restoration

2/25/22 Galaxy Pools Renovation	\$ 18,156.67
2/25/22 Galaxy Pools Damages Credit	\$ (1,500.00)
2/22 - The Pointe's share of reno expenses	\$ (8,328.34)
Total	\$ 8,328.33

Allocation Details