

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

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**Prepared By: Sunstate Association Management Group, Inc.**

04/21/22

**Rookery Bay Maintenance Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of March 31, 2022

	Mar 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1100 · Operating Accounts	
1110 · TRUIST OP2277	21,801.26
<b>Total 1100 · Operating Accounts</b>	21,801.26
<b>1200 · Reserve Accounts</b>	
1210 · TRUIST RES2285	69,513.57
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
1281 · S/A Funds Due to RES	400,800.00
<b>Total 1200 · Reserve Accounts</b>	507,903.68
<b>Total Checking/Savings</b>	529,704.94
<b>Accounts Receivable</b>	
1300 · Accounts Receivable	
1320 · Special Assessment Receivable	400,800.00
1330 · Shared Expense Receivable	2,038.78
<b>Total 1300 · Accounts Receivable</b>	402,838.78
<b>Total Accounts Receivable</b>	402,838.78
<b>Other Current Assets</b>	
1650 · Prepaid Insurance	57,334.09
<b>Total Other Current Assets</b>	57,334.09
<b>Total Current Assets</b>	989,877.81
<b>TOTAL ASSETS</b>	<b>989,877.81</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	742.25
<b>Other Current Liabilities</b>	
3230 · 2022 Roof S/A Due to Reserves	400,800.00
3015 · Insurance Loan Payable	46,566.66
3020 · Accrued Expenses	90.00
3310 · Prepaid Assessments	13,862.00
<b>Total Other Current Liabilities</b>	461,318.66
<b>Total Current Liabilities</b>	462,060.91
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	507,903.68
<b>Total Long Term Liabilities</b>	507,903.68
<b>Total Liabilities</b>	969,964.59
<b>Equity</b>	19,913.22
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>989,877.81</b>

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

March 2022

	Mar 22	Budget	\$ Over Budget	Jan - Mar 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	43,473.75	43,473.75	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	400,800.00	0.00	400,800.00	400,800.00	0.00	400,800.00	24,000.00
5040 · Reserve Interest	0.59	0.00	0.59	1.82	0.00	1.82	0.00
5045 · Interest	0.31	0.00	0.31	1.19	0.00	1.19	0.00
<b>Total Income</b>	<b>415,292.15</b>	<b>14,491.25</b>	<b>400,800.90</b>	<b>450,723.01</b>	<b>49,920.00</b>	<b>400,803.01</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	7,056.00	7,056.00	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>7,056.00</b>	<b>7,056.00</b>	<b>0.00</b>	<b>28,224.00</b>
<b>Administration</b>							
7115 · Professional Fees	550.00	33.33	516.67	550.00	100.03	449.97	400.00
7120 · Management Fee	750.00	750.00	0.00	2,250.00	2,250.00	0.00	9,000.00
7121 · Office Expense	354.15	184.42	169.73	982.77	553.22	429.55	2,213.00
7122 · Fees, Reports, Taxes	230.34	33.33	197.01	763.52	100.03	663.49	400.00
<b>Total Administration</b>	<b>1,884.49</b>	<b>1,001.08</b>	<b>883.41</b>	<b>4,546.29</b>	<b>3,003.28</b>	<b>1,543.01</b>	<b>12,013.00</b>
<b>Building</b>							
7130 · Building Repair/Maint	0.00	583.33	(583.33)	232.53	1,750.03	(1,517.50)	7,000.00
7140 · Pest Control	0.00	238.33	(238.33)	850.86	715.03	135.83	2,860.00
<b>Total Building</b>	<b>0.00</b>	<b>821.66</b>	<b>(821.66)</b>	<b>1,083.39</b>	<b>2,465.06</b>	<b>(1,381.67)</b>	<b>9,860.00</b>
<b>Grounds</b>							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	3,345.00	3,345.00	0.00	13,380.00
7160 · Irrigation	361.23	92.50	268.73	361.23	277.50	83.73	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	1,624.97	(274.97)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	49.97	(49.97)	200.00
<b>Total Grounds</b>	<b>1,476.23</b>	<b>1,765.84</b>	<b>(289.61)</b>	<b>5,056.23</b>	<b>5,297.44</b>	<b>(241.21)</b>	<b>21,190.00</b>
<b>Insurance</b>							
7210 · Wrap/Liability	1,123.61	145.83	977.78	3,370.83	437.53	2,933.30	1,750.00
7215 · Flood Insurance	0.00	795.42	(795.42)	3,470.00	2,386.22	1,083.78	9,545.00
7220 · Casualty	5,575.15	3,750.00	1,825.15	17,056.20	11,250.00	5,806.20	45,000.00
7225 · WC, Mold, Umbrella	154.14	313.17	(159.03)	462.42	939.47	(477.05)	3,758.00
<b>Total Insurance</b>	<b>6,852.90</b>	<b>5,004.42</b>	<b>1,848.48</b>	<b>24,359.45</b>	<b>15,013.22</b>	<b>9,346.23</b>	<b>60,053.00</b>
<b>Other</b>							
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	0.59	0.00	0.59	1.82	0.00	1.82	0.00
7995 · S/A Transfer to Reserves	400,800.00	0.00	400,800.00	400,800.00	0.00	400,800.00	24,000.00
<b>Total Other</b>	<b>400,800.59</b>	<b>0.00</b>	<b>400,800.59</b>	<b>407,248.07</b>	<b>6,446.25</b>	<b>400,801.82</b>	<b>49,785.00</b>
<b>Pool</b>							
7170 · Service Contract	135.00	120.00	15.00	405.00	360.00	45.00	1,440.00
7171 · Repair & Maintenance	10.70	166.67	(155.97)	294.77	499.97	(205.20)	2,000.00
7172 · Water & Electric	597.67	470.83	126.84	1,993.32	1,412.53	580.79	5,650.00
7173 · Cleaning	45.00	45.00	0.00	135.00	135.00	0.00	540.00
7174 · Permits	0.00	10.42	(10.42)	0.00	31.22	(31.22)	125.00
<b>Total Pool</b>	<b>788.37</b>	<b>812.92</b>	<b>(24.55)</b>	<b>2,828.09</b>	<b>2,438.72</b>	<b>389.37</b>	<b>9,755.00</b>
<b>Utilities</b>							
7185 · Electric	81.34	66.67	14.67	242.98	199.97	43.01	800.00
7190 · Water/Sewer/Trash	1,290.18	1,166.67	123.51	3,694.10	3,499.97	194.13	14,000.00
7191 · Cable TV	1,577.82	1,500.00	77.82	4,733.42	4,500.00	233.42	18,000.00
<b>Total Utilities</b>	<b>2,949.34</b>	<b>2,733.34</b>	<b>216.00</b>	<b>8,670.50</b>	<b>8,199.94</b>	<b>470.56</b>	<b>32,800.00</b>
<b>Total Expense</b>	<b>417,103.92</b>	<b>14,491.26</b>	<b>402,612.66</b>	<b>460,848.02</b>	<b>49,919.91</b>	<b>410,928.11</b>	<b>223,680.00</b>
<b>Net Ordinary Income</b>	<b>(1,811.77)</b>	<b>(0.01)</b>	<b>(1,811.76)</b>	<b>(10,125.01)</b>	<b>0.09</b>	<b>(10,125.10)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(1,811.77)</b>	<b>(0.01)</b>	<b>(1,811.76)</b>	<b>(10,125.01)</b>	<b>0.09</b>	<b>(10,125.10)</b>	<b>0.00</b>

## ROOKERY BAY MAINTENANCE, INC.

### Reserve Balances

March 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	\$ 400,800.00	\$ -	\$ 1.82	\$ 486,744.93
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	-	-	-	-	-	\$ -
<b>Total Reserves</b>	<b>\$ 108,983.94</b>	<b>6,446.25</b>	<b>400,800.00</b>	<b>(8,328.33)</b>	<b>1.82</b>	<b>507,903.68</b>

#### 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)
<b>Total</b>	<b>\$ 8,328.33</b>

#### Allocation Details

##### 3501 - Roofing - Composite Tile

3/22 - Special Assessment for Roofing - \$400,800