

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
April 30, 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 April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	39,948.76
Total 1100 · Operating Accounts	39,948.76
1200 · Reserve Accounts	
1210 · TRUIST RES2285	75,960.41
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
Total 1200 · Reserve Accounts	514,350.52
Total Checking/Savings	554,299.28
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	2,371.20
1320 · Special Assessment Receivable	400,800.00
1330 · Shared Expense Receivable	2,695.11
Total 1300 · Accounts Receivable	405,866.31
Total Accounts Receivable	405,866.31
Other Current Assets	
1650 · Prepaid Insurance	50,167.33
Total Other Current Assets	50,167.33
Total Current Assets	1,010,332.92
TOTAL ASSETS	1,010,332.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	983.00
Other Current Liabilities	
3230 · 2022 Roof S/A Due to Reserves	400,800.00
3015 · Insurance Loan Payable	38,805.55
3025 · Suspense	616.00
3310 · Prepaid Assessments	7,882.00
3460 · Deferred Assessments	28,982.50
Total Other Current Liabilities	477,086.05
Total Current Liabilities	478,069.05
Long Term Liabilities	
3500 · Reserve Fund	514,350.52
Total Long Term Liabilities	514,350.52
Total Liabilities	992,419.57
Equity	
3990 · Operating Fund Balance	30,038.23
Net Income	(12,124.88)
Total Equity	17,913.35
TOTAL LIABILITIES & EQUITY	1,010,332.92

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

April 2022

	Apr 22	Budget	\$ Over Budget	Jan - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	57,965.00	57,965.00	0.00	173,895.00
5011 · Reserve Fees	6,446.25	6,446.25	0.00	12,892.50	12,892.50	0.00	25,785.00
5012 · Special Assessment Roof	0.00	0.00	0.00	400,800.00	0.00	400,800.00	24,000.00
5020 · Late Fee Income	31.20	0.00	31.20	31.20	0.00	31.20	0.00
5040 · Reserve Interest	0.59	0.00	0.59	2.41	0.00	2.41	0.00
5045 · Interest	0.39	0.00	0.39	1.58	0.00	1.58	0.00
Total Income	20,969.68	20,937.50	32.18	471,692.69	70,857.50	400,835.19	223,680.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,352.00	2,352.00	0.00	9,408.00	9,408.00	0.00	28,224.00
Total Master Assoc. Expense	2,352.00	2,352.00	0.00	9,408.00	9,408.00	0.00	28,224.00
Administration							
7115 · Professional Fees	165.00	33.33	131.67	715.00	133.36	581.64	400.00
7120 · Management Fee	750.00	750.00	0.00	3,000.00	3,000.00	0.00	9,000.00
7121 · Office Expense	310.92	184.42	126.50	1,293.69	737.64	556.05	2,213.00
7122 · Fees, Reports, Taxes	169.09	33.33	135.76	932.61	133.36	799.25	400.00
Total Administration	1,395.01	1,001.08	393.93	5,941.30	4,004.36	1,936.94	12,013.00
Building							
7130 · Building Repair/Maint	638.00	583.33	54.67	870.53	2,333.36	(1,462.83)	7,000.00
7140 · Pest Control	600.86	238.33	362.53	1,451.72	953.36	498.36	2,860.00
Total Building	1,238.86	821.66	417.20	2,322.25	3,286.72	(964.47)	9,860.00
Grounds							
7151 · Grounds Contract	1,150.00	1,115.00	35.00	4,495.00	4,460.00	35.00	13,380.00
7160 · Irrigation	0.00	92.50	(92.50)	361.23	370.00	(8.77)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	2,166.64	(816.64)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	66.64	(66.64)	200.00
Total Grounds	1,150.00	1,765.84	(615.84)	6,206.23	7,063.28	(857.05)	21,190.00
Insurance							
7210 · Wrap/Liability	1,123.61	145.83	977.78	4,494.44	583.36	3,911.08	1,750.00
7215 · Flood Insurance	0.00	795.42	(795.42)	3,470.00	3,181.64	288.36	9,545.00
7220 · Casualty	5,575.15	3,750.00	1,825.15	22,631.35	15,000.00	7,631.35	45,000.00
7225 · WC, Mold, Umbrella	154.14	313.17	(159.03)	616.56	1,252.64	(636.08)	3,758.00
Total Insurance	6,852.90	5,004.42	1,848.48	31,212.35	20,017.64	11,194.71	60,053.00
Other							
7980 · Reserve Budgeted Tran...	6,446.25	6,446.25	0.00	12,892.50	12,892.50	0.00	25,785.00
7990 · Reserve Interest Transfer	0.59	0.00	0.59	2.41	0.00	2.41	0.00
7995 · S/A Transfer to Reserves	0.00	0.00	0.00	400,800.00	0.00	400,800.00	24,000.00
Total Other	6,446.84	6,446.25	0.59	413,694.91	12,892.50	400,802.41	49,785.00
Pool							
7170 · Service Contract	135.00	120.00	15.00	540.00	480.00	60.00	1,440.00
7171 · Repair & Maintenance	29.68	166.67	(136.99)	324.45	666.64	(342.19)	2,000.00
7172 · Water & Electric	436.87	470.83	(33.96)	2,430.19	1,883.36	546.83	5,650.00
7173 · Cleaning	45.00	45.00	0.00	180.00	180.00	0.00	540.00
7174 · Permits	0.00	10.42	(10.42)	0.00	41.64	(41.64)	125.00
Total Pool	646.55	812.92	(166.37)	3,474.64	3,251.64	223.00	9,755.00
Utilities							
7185 · Electric	83.11	66.67	16.44	326.09	266.64	59.45	800.00
7190 · Water/Sewer/Trash	1,226.46	1,166.67	59.79	4,920.56	4,666.64	253.92	14,000.00
7191 · Cable TV	1,577.82	1,500.00	77.82	6,311.24	6,000.00	311.24	18,000.00
Total Utilities	2,887.39	2,733.34	154.05	11,557.89	10,933.28	624.61	32,800.00
Total Expense	22,969.55	20,937.51	2,032.04	483,817.57	70,857.42	412,960.15	223,680.00
Net Ordinary Income	(1,999.87)	(0.01)	(1,999.86)	(12,124.88)	0.08	(12,124.96)	0.00
Net Income	(1,999.87)	(0.01)	(1,999.86)	(12,124.88)	0.08	(12,124.96)	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

April 30, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 80,526.11	\$ 10,834.00	\$ 400,800.00	\$ -	\$ 2.41	\$ 492,162.52
3502 - Roofing - Flat	398.00	32.00	-	-	-	\$ 430.00
3503 - Building Restoration/Painting	14,276.00	1,882.50	-	-	-	\$ 16,158.50
3504 - Pavement	3,323.00	55.50	-	-	-	\$ 3,378.50
3505 - Pool Restoration	10,460.83	88.50	-	(8,328.33)	-	\$ 2,221.00
3509 - Capital Improvements	-	-	-	-	-	\$ -
Total Reserves	\$ 108,983.94	12,892.50	400,800.00	(8,328.33)	2.41	514,350.52

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

3501 - Roofing - Composite Tile

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