

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
May 31, 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 May 31, 2022

	May 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	105,704.33
Total 1100 · Operating Accounts	105,704.33
1200 · Reserve Accounts	
1210 · TRUIST RES2285	75,961.06
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	514,351.17
Total Checking/Savings	620,055.50
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	326.30
1320 · Special Assessment Receivable	318,917.00
1330 · Shared Expense Receivable	891.63
Total 1300 · Accounts Receivable	320,134.93
Total Accounts Receivable	320,134.93
Other Current Assets	
1650 · Prepaid Insurance	43,000.57
Total Other Current Assets	43,000.57
Total Current Assets	983,191.00
TOTAL ASSETS	983,191.00
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	275.35
Other Current Liabilities	
3230 · 2022 Roof S/A Due to Reserves	400,800.00
3015 · Insurance Loan Payable	31,044.44
3020 · Accrued Expenses	90.00
3025 · Suspense	616.00
3310 · Prepaid Assessments	7,882.00
3460 · Deferred Assessments	14,491.25
Total Other Current Liabilities	454,923.69
Total Current Liabilities	455,199.04
Long Term Liabilities	
3500 · Reserve Fund	514,351.17
Total Long Term Liabilities	514,351.17
Total Liabilities	969,550.21
Equity	
3990 · Operating Fund Balance	30,038.23
Net Income	(16,397.44)
Total Equity	13,640.79
TOTAL LIABILITIES & EQUITY	983,191.00

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

May 2022

	May 22	Budget	\$ Over Budget	Jan - May 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	72,456.25	72,456.25	0.00	173,895.00
5011 · Reserve Fees	0.00	0.00	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	35.10	0.00	35.10	66.30	0.00	66.30	0.00
5040 · Reserve Interest	0.65	0.00	0.65	3.06	0.00	3.06	0.00
5045 · Interest	0.40	0.00	0.40	1.98	0.00	1.98	0.00
Total Income	14,527.40	14,491.25	36.15	486,220.09	85,348.75	400,871.34	223,680.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,352.00	2,352.00	0.00	11,760.00	11,760.00	0.00	28,224.00
Total Master Assoc. Expense	2,352.00	2,352.00	0.00	11,760.00	11,760.00	0.00	28,224.00
Administration							
7115 · Professional Fees	0.00	33.33	(33.33)	715.00	166.69	548.31	400.00
7120 · Management Fee	750.00	750.00	0.00	3,750.00	3,750.00	0.00	9,000.00
7121 · Office Expense	83.57	184.42	(100.85)	1,377.26	922.06	455.20	2,213.00
7122 · Fees, Reports, Taxes	169.09	33.33	135.76	1,101.70	166.69	935.01	400.00
Total Administration	1,002.66	1,001.08	1.58	6,943.96	5,005.44	1,938.52	12,013.00
Building							
7130 · Building Repair/Maint	63.12	583.33	(520.21)	933.65	2,916.69	(1,983.04)	7,000.00
7140 · Pest Control	0.00	238.33	(238.33)	1,451.72	1,191.69	260.03	2,860.00
Total Building	63.12	821.66	(758.54)	2,385.37	4,108.38	(1,723.01)	9,860.00
Grounds							
7151 · Grounds Contract	1,150.00	1,115.00	35.00	5,645.00	5,575.00	70.00	13,380.00
7160 · Irrigation	0.00	92.50	(92.50)	361.23	462.50	(101.27)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	2,708.31	(1,358.31)	6,500.00
7163 · Backflow Testing	25.00	16.67	8.33	25.00	83.31	(58.31)	200.00
Total Grounds	1,175.00	1,765.84	(590.84)	7,381.23	8,829.12	(1,447.89)	21,190.00
Insurance							
7210 · Wrap/Liability	1,123.61	145.83	977.78	5,618.05	729.19	4,888.86	1,750.00
7215 · Flood Insurance	3,594.00	795.42	2,798.58	7,064.00	3,977.06	3,086.94	9,545.00
7220 · Casualty	5,575.15	3,750.00	1,825.15	28,206.50	18,750.00	9,456.50	45,000.00
7225 · WC, Mold, Umbrella	154.14	313.17	(159.03)	770.70	1,565.81	(795.11)	3,758.00
Total Insurance	10,446.90	5,004.42	5,442.48	41,659.25	25,022.06	16,637.19	60,053.00
Other							
7980 · Reserve Budgeted Tran...	0.00	0.00	0.00	12,892.50	12,892.50	0.00	25,785.00
7990 · Reserve Interest Transfer	0.65	0.00	0.65	3.06	0.00	3.06	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	0.65	0.00	0.65	413,695.56	12,892.50	400,803.06	49,785.00
Pool							
7170 · Service Contract	135.00	120.00	15.00	675.00	600.00	75.00	1,440.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	324.45	833.31	(508.86)	2,000.00
7172 · Water & Electric	397.68	470.83	(73.15)	2,827.87	2,354.19	473.68	5,650.00
7173 · Cleaning	45.00	45.00	0.00	225.00	225.00	0.00	540.00
7174 · Permits	125.18	10.42	114.76	125.18	52.06	73.12	125.00
Total Pool	702.86	812.92	(110.06)	4,177.50	4,064.56	112.94	9,755.00
Utilities							
7185 · Electric	74.73	66.67	8.06	400.82	333.31	67.51	800.00
7190 · Water/Sewer/Trash	1,382.05	1,166.67	215.38	6,302.61	5,833.31	469.30	14,000.00
7191 · Cable TV	1,599.99	1,500.00	99.99	7,911.23	7,500.00	411.23	18,000.00
Total Utilities	3,056.77	2,733.34	323.43	14,614.66	13,666.62	948.04	32,800.00
Total Expense	18,799.96	14,491.26	4,308.70	502,617.53	85,348.68	417,268.85	223,680.00
Net Ordinary Income	(4,272.56)	(0.01)	(4,272.55)	(16,397.44)	0.07	(16,397.51)	0.00
Net Income	(4,272.56)	(0.01)	(4,272.55)	(16,397.44)	0.07	(16,397.51)	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

May 31, 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	\$ -	\$ 3.06	\$ 492,163.17
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)	3.06	514,351.17

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