ROOKERY BAY MAINTENANCE, INC.

FINANCIAL REPORTS

June 30, 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.

07/25/22

Rookery Bay Maintenance Inc.
Statement of Assets, Liabilities, & Fund Balance
As of June 30, 2022

		Jun 30, 22
ASSETS		
Current Assets		
Checking/Savings		
1100 · Operating Accounts		
1110 · TRUIST OP2277	27,040.47	
Total 1100 · Operating Accounts		27,040.47
1200 · Reserve Accounts		
1210 · TRUIST RES2285	249,845.16	
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	226,917.00	
Total 1200 · Reserve Accounts		514,352.27
Total Checking/Savings		541,392.74
Accounts Receivable		
1300 · Accounts Receivable		
1320 · Special Assessment Receivable	210,217.00	
1330 · Shared Expense Receivable	597.97	
Total 1300 · Accounts Receivable		210,814.97
Total Accounts Receivable		210,814.97
Other Current Assets		
1350 · Undeposited Funds		8,350.00
1650 · Prepaid Insurance		35,833.81
Total Other Current Assets		44,183.81
Total Current Assets		796,391.52
TOTAL ASSETS		**796,391.52**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		90.00
Other Current Liabilities		
3230 · 2022 Roof S/A Due to Reserves		226,917.00
3015 · Insurance Loan Payable		23,283.33
3020 · Accrued Expenses		90.00
3025 · Suspense		616.00
3310 · Prepaid Assessments		18,152.00
Total Other Current Liabilities		269,058.33
Total Current Liabilities		269,148.33
Long Term Liabilities		
3500 · Reserve Fund		514,352.27
Total Long Term Liabilities		514,352.27
Total Liabilities		783,500.60
Equity		
3990 · Operating Fund Balance		30,038.23
Net Income		(17,147.31)
Total Equity		12,890.92
TOTAL LIABILITIES & EQUITY		**796,391.52**

07/25/22

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

	Jun 22	Budget	$ Over Budget	Jan - Jun 22	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	86,947.50	86,947.50	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	(62.40)	0.00	(62.40)	3.90	0.00	3.90	0.00
5040 · Reserve Interest	1.10	0.00	1.10	4.16	0.00	4.16	0.00
5045 · Interest	0.82	0.00	0.82	2.80	0.00	2.80	0.00
Total Income	14,430.77	14,491.25	(60.48)	500,650.86	99,840.00	400,810.86	223,680.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,352.00	2,352.00	0.00	14,112.00	14,112.00	0.00	28,224.00
Total Master Assoc. Expense	2,352.00	2,352.00	0.00	14,112.00	14,112.00	0.00	28,224.00
Administration							
7115 · Professional Fees	0.00	33.33	(33.33)	715.00	200.02	514.98	400.00
7120 · Management Fee	750.00	750.00	0.00	4,500.00	4,500.00	0.00	9,000.00
7121 · Office Expense	70.30	184.42	(114.12)	1,447.56	1,106.48	341.08	2,213.00
7122 · Fees, Reports, Taxes	169.09	33.33	135.76	1,270.79	200.02	1,070.77	400.00
Total Administration	989.39	1,001.08	(11.69)	7,933.35	6,006.52	1,926.83	12,013.00
Building							
7130 · Building Repair/Maint	454.95	583.33	(128.38)	1,388.60	3,500.02	(2,111.42)	7,000.00
7140 · Pest Control	0.00	238.33	(238.33)	1,451.72	1,430.02	21.70	2,860.00
Total Building	454.95	821.66	(366.71)	2,840.32	4,930.04	(2,089.72)	9,860.00
Grounds							
7151 · Grounds Contract	1,150.00	1,115.00	35.00	6,795.00	6,690.00	105.00	13,380.00
7160 · Irrigation	135.88	92.50	43.38	497.11	555.00	(57.89)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	3,249.98	(1,899.98)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	25.00	99.98	(74.98)	200.00
Total Grounds	1,285.88	1,765.84	(479.96)	8,667.11	10,594.96	(1,927.85)	21,190.00
Insurance							
7210 · Wrap/Liability	1,123.61	145.83	977.78	6,741.66	875.02	5,866.64	1,750.00
7215 · Flood Insurance	0.00	795.42	(795.42)	7,064.00	4,772.48	2,291.52	9,545.00
7220 · Casualty	5,575.15	3,750.00	1,825.15	33,781.65	22,500.00	11,281.65	45,000.00
7225 · WC, Mold, Umbrella	154.14	313.17	(159.03)	924.84	1,878.98	(954.14)	3,758.00
Total Insurance	6,852.90	5,004.42	1,848.48	48,512.15	30,026.48	18,485.67	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	1.10	0.00	1.10	4.16	0.00	4.16	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	1.10	0.00	1.10	413,696.66	12,892.50	400,804.16	49,785.00
Pool							
7170 · Service Contract	135.00	120.00	15.00	810.00	720.00	90.00	1,440.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	324.45	999.98	(675.53)	2,000.00
7172 · Water & Electric	273.20	470.83	(197.63)	3,101.07	2,825.02	276.05	5,650.00
7173 · Cleaning	45.00	45.00	0.00	270.00	270.00	0.00	540.00
7174 · Permits	0.00	10.42	(10.42)	125.18	62.48	62.70	125.00
Total Pool	453.20	812.92	(359.72)	4,630.70	4,877.48	(246.78)	9,755.00
Utilities							
7185 · Electric	103.96	66.67	37.29	504.78	399.98	104.80	800.00
7190 · Water/Sewer/Trash	1,089.23	1,166.67	(77.44)	7,391.84	6,999.98	391.86	14,000.00
7191 · Cable TV	1,598.03	1,500.00	98.03	9,509.26	9,000.00	509.26	18,000.00
Total Utilities	2,791.22	2,733.34	57.88	17,405.88	16,399.96	1,005.92	32,800.00
Total Expense	15,180.64	14,491.26	689.38	517,798.17	99,839.94	417,958.23	223,680.00
Net Ordinary Income	(749.87)	(0.01)	(749.86)	(17,147.31)	0.06	(17,147.37)	0.00
Net Income	**(749.87)**	**(0.01)**	**(749.86)**	**(17,147.31)**	**0.06**	**(17,147.37)**	**0.00**

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

June 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	$ -	$ 4.16	$ 492,164.27
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)**	**4.16**	**514,352.27**

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