

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

	Jul 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	30,948.41
1180 · Due To/From Reserves	(1,617.00)
Total 1100 · Operating Accounts	29,331.41
1200 · Reserve Accounts	
1210 · TRUIST RES2285	289,693.62
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	1,617.00
1281 · S/A Funds Due to RES	191,900.00
Total 1200 · Reserve Accounts	520,800.73
Total Checking/Savings	550,132.14
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	2,241.20
1320 · Special Assessment Receivable	191,900.00
1330 · Shared Expense Receivable	1,319.21
Total 1300 · Accounts Receivable	195,460.41
Total Accounts Receivable	195,460.41
Other Current Assets	
1650 · Prepaid Insurance	28,667.04
Total Other Current Assets	28,667.04
Total Current Assets	774,259.59
TOTAL ASSETS	774,259.59
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3230 · 2022 Roof S/A Due to Reserves	191,900.00
3015 · Insurance Loan Payable	15,522.22
3020 · Accrued Expenses	180.00
3025 · Suspense	616.00
3310 · Prepaid Assessments	4,185.00
3460 · Deferred Assessments	28,982.50
Total Other Current Liabilities	241,385.72
Total Current Liabilities	241,385.72
Long Term Liabilities	
3500 · Reserve Fund	520,800.73
Total Long Term Liabilities	520,800.73
Total Liabilities	762,186.45
Equity	
3990 · Operating Fund Balance	30,038.23
Net Income	(17,965.09)
Total Equity	12,073.14
TOTAL LIABILITIES & EQUITY	774,259.59

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

July 2022

	Jul 22	Budget	\$ Over Budget	Jan - Jul 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	101,438.75	101,438.75	0.00	173,895.00
5011 · Reserve Fees	6,446.25	6,446.25	0.00	19,338.75	19,338.75	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	35.10	0.00	35.10	0.00
5040 · Reserve Interest	2.21	0.00	2.21	6.37	0.00	6.37	0.00
5045 · Interest	0.41	0.00	0.41	3.21	0.00	3.21	0.00
Total Income	20,971.32	20,937.50	33.82	521,622.18	120,777.50	400,844.68	223,680.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Associ...	2,352.00	2,352.00	0.00	16,464.00	16,464.00	0.00	28,224.00
Total Master Assoc. Expense	2,352.00	2,352.00	0.00	16,464.00	16,464.00	0.00	28,224.00
Administration							
7115 · Professional Fees	0.00	33.33	(33.33)	715.00	233.35	481.65	400.00
7120 · Management Fee	750.00	750.00	0.00	5,250.00	5,250.00	0.00	9,000.00
7121 · Office Expense	83.75	184.42	(100.67)	1,531.31	1,290.90	240.41	2,213.00
7122 · Fees, Reports, Taxes	169.09	33.33	135.76	1,439.88	233.35	1,206.53	400.00
Total Administration	1,002.84	1,001.08	1.76	8,936.19	7,007.60	1,928.59	12,013.00
Building							
7130 · Building Repair/Maint	0.00	583.33	(583.33)	1,388.60	4,083.35	(2,694.75)	7,000.00
7140 · Pest Control	600.86	238.33	362.53	2,052.58	1,668.35	384.23	2,860.00
Total Building	600.86	821.66	(220.80)	3,441.18	5,751.70	(2,310.52)	9,860.00
Grounds							
7151 · Grounds Contract	1,150.00	1,115.00	35.00	7,945.00	7,805.00	140.00	13,380.00
7160 · Irrigation	0.00	92.50	(92.50)	497.11	647.50	(150.39)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	3,791.65	(2,441.65)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	25.00	116.65	(91.65)	200.00
Total Grounds	1,150.00	1,765.84	(615.84)	9,817.11	12,360.80	(2,543.69)	21,190.00
Insurance							
7210 · Wrap/Liability	1,123.61	145.83	977.78	7,865.27	1,020.85	6,844.42	1,750.00
7215 · Flood Insurance	0.00	795.42	(795.42)	7,064.00	5,567.90	1,496.10	9,545.00
7220 · Casualty	5,575.15	3,750.00	1,825.15	39,356.80	26,250.00	13,106.80	45,000.00
7225 · WC, Mold, Umbrella	154.15	313.17	(159.02)	1,078.99	2,192.15	(1,113.16)	3,758.00
Total Insurance	6,852.91	5,004.42	1,848.49	55,365.06	35,030.90	20,334.16	60,053.00
Other							
7980 · Reserve Budgeted Tran...	6,446.25	6,446.25	0.00	19,338.75	19,338.75	0.00	25,785.00
7990 · Reserve Interest Transfer	2.21	0.00	2.21	6.37	0.00	6.37	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	6,448.46	6,446.25	2.21	420,145.12	19,338.75	400,806.37	49,785.00
Pool							
7170 · Service Contract	135.00	120.00	15.00	945.00	840.00	105.00	1,440.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	324.45	1,166.65	(842.20)	2,000.00
7172 · Water & Electric	396.47	470.83	(74.36)	3,497.54	3,295.85	201.69	5,650.00
7173 · Cleaning	45.00	45.00	0.00	315.00	315.00	0.00	540.00
7174 · Permits	0.00	10.42	(10.42)	125.18	72.90	52.28	125.00
Total Pool	576.47	812.92	(236.45)	5,207.17	5,690.40	(483.23)	9,755.00
Utilities							
7185 · Electric	103.59	66.67	36.92	608.37	466.65	141.72	800.00
7190 · Water/Sewer/Trash	1,103.94	1,166.67	(62.73)	8,495.78	8,166.65	329.13	14,000.00
7191 · Cable TV	1,598.03	1,500.00	98.03	11,107.29	10,500.00	607.29	18,000.00
Total Utilities	2,805.56	2,733.34	72.22	20,211.44	19,133.30	1,078.14	32,800.00
Total Expense	21,789.10	20,937.51	851.59	539,587.27	120,777.45	418,809.82	223,680.00
Net Ordinary Income	(817.78)	(0.01)	(817.77)	(17,965.09)	0.05	(17,965.14)	0.00
Net Income	(817.78)	(0.01)	(817.77)	(17,965.09)	0.05	(17,965.14)	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

July 31, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 80,526.11	\$ 16,251.00	\$ 400,800.00	\$ -	\$ 6.37	\$ 497,583.48
3502 - Roofing - Flat	398.00	48.00	-	-	-	\$ 446.00
3503 - Building Restoration/Painting	14,276.00	2,823.75	-	-	-	\$ 17,099.75
3504 - Pavement	3,323.00	83.25	-	-	-	\$ 3,406.25
3505 - Pool Restoration	10,460.83	132.75	-	(8,328.33)	-	\$ 2,265.25
3509 - Capital Improvements	-	-	-	-	-	\$ -
Total Reserves	\$ 108,983.94	19,338.75	400,800.00	(8,328.33)	6.37	520,800.73

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