

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
August 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

09/12/22

As of August 31, 2022

	Aug 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	65,112.54
1180 · Due To/From Reserves	(49,367.00)
Total 1100 · Operating Accounts	15,745.54
1200 · Reserve Accounts	
1210 · TRUIST RES2285	289,696.08
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	49,367.00
1281 · S/A Funds Due to RES	144,150.00
Total 1200 · Reserve Accounts	520,803.19
Total Checking/Savings	536,548.73
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	130.00
1320 · Special Assessment Receivable	144,150.00
1330 · Shared Expense Receivable	1,420.55
Total 1300 · Accounts Receivable	145,700.55
Total Accounts Receivable	145,700.55
Other Current Assets	
1650 · Prepaid Insurance	21,500.28
Total Other Current Assets	21,500.28
Total Current Assets	703,749.56
TOTAL ASSETS	703,749.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	180.00
Total Accounts Payable	180.00
Other Current Liabilities	
3230 · 2022 Roof S/A Due to Reserves	144,150.00
3015 · Insurance Loan Payable	7,761.11
3020 · Accrued Expenses	90.00
3025 · Suspense	616.00
3310 · Prepaid Assessments	4,185.00
3460 · Deferred Assessments	14,491.25
Total Other Current Liabilities	171,293.36
Total Current Liabilities	171,473.36
Long Term Liabilities	
3500 · Reserve Fund	
3501 · Roofing - Composite Tile	497,585.94
3502 · Roofing - Flat	446.00
3503 · Building Restoration/Painting	17,099.75
3504 · Pavement	3,406.25
3505 · Pool Restoration	2,265.25
Total 3500 · Reserve Fund	520,803.19
Total Long Term Liabilities	520,803.19
Total Liabilities	692,276.55
Equity	
3990 · Operating Fund Balance	30,038.23
Net Income	(18,565.22)
Total Equity	11,473.01
TOTAL LIABILITIES & EQUITY	703,749.56

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

	Aug 22	Budget	\$ Over Budget	Jan - Aug 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	14,491.25	14,491.25	0.00	115,930.00	115,930.00	0.00	173,895.00
5011 · Reserve Fees	0.00	0.00	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	0.00	0.00	0.00	35.10	0.00	35.10	0.00
5040 · Reserve Interest	2.46	0.00	2.46	8.83	0.00	8.83	0.00
5045 · Interest	0.18	0.00	0.18	3.39	0.00	3.39	0.00
Total Income	14,493.89	14,491.25	2.64	536,116.07	135,268.75	400,847.32	223,680.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Association	2,352.00	2,352.00	0.00	18,816.00	18,816.00	0.00	28,224.00
Total Master Assoc. Expense	2,352.00	2,352.00	0.00	18,816.00	18,816.00	0.00	28,224.00
Administration							
7115 · Professional Fees	0.00	33.33	(33.33)	715.00	266.68	448.32	400.00
7120 · Management Fee	750.00	750.00	0.00	6,000.00	6,000.00	0.00	9,000.00
7121 · Office Expense	257.50	184.42	73.08	1,788.81	1,475.32	313.49	2,213.00
7122 · Fees, Reports, Taxes	169.09	33.33	135.76	1,608.97	266.68	1,342.29	400.00
Total Administration	1,176.59	1,001.08	175.51	10,112.78	8,008.68	2,104.10	12,013.00
Building							
7130 · Building Repair/Maint	100.00	583.33	(483.33)	1,488.60	4,666.68	(3,178.08)	7,000.00
7140 · Pest Control	0.00	238.33	(238.33)	2,052.58	1,906.68	145.90	2,860.00
Total Building	100.00	821.66	(721.66)	3,541.18	6,573.36	(3,032.18)	9,860.00
Grounds							
7151 · Grounds Contract	1,150.00	1,115.00	35.00	9,095.00	8,920.00	175.00	13,380.00
7160 · Irrigation	88.95	92.50	(3.55)	586.06	740.00	(153.94)	1,110.00
7161 · Grounds Repair/Maint	0.00	541.67	(541.67)	1,350.00	4,333.32	(2,983.32)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	25.00	133.32	(108.32)	200.00
Total Grounds	1,238.95	1,765.84	(526.89)	11,056.06	14,126.64	(3,070.58)	21,190.00
Insurance							
7210 · Wrap/Liability	1,123.61	145.83	977.78	8,988.88	1,166.68	7,822.20	1,750.00
7215 · Flood Insurance	0.00	795.42	(795.42)	7,064.00	6,363.32	700.68	9,545.00
7220 · Casualty	5,575.15	3,750.00	1,825.15	44,931.95	30,000.00	14,931.95	45,000.00
7225 · WC, Mold, Umbrella	154.14	313.17	(159.03)	1,233.13	2,505.32	(1,272.19)	3,758.00
Total Insurance	6,852.90	5,004.42	1,848.48	62,217.96	40,035.32	22,182.64	60,053.00
Other							
7980 · Reserve Budgeted Transfer	0.00	0.00	0.00	19,338.75	19,338.75	0.00	25,785.00
7990 · Reserve Interest Transfer	2.46	0.00	2.46	8.83	0.00	8.83	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	2.46	0.00	2.46	420,147.58	19,338.75	400,808.83	49,785.00
Pool							
7170 · Service Contract	135.00	120.00	15.00	1,080.00	960.00	120.00	1,440.00
7171 · Repair & Maintenance	0.00	166.67	(166.67)	324.45	1,333.32	(1,008.87)	2,000.00
7172 · Water & Electric	374.54	470.83	(96.29)	3,872.08	3,766.68	105.40	5,650.00
7173 · Cleaning	45.00	45.00	0.00	360.00	360.00	0.00	540.00
7174 · Permits	0.00	10.42	(10.42)	125.18	83.32	41.86	125.00
Total Pool	554.54	812.92	(258.38)	5,761.71	6,503.32	(741.61)	9,755.00
Utilities							
7185 · Electric	104.81	66.67	38.14	713.18	533.32	179.86	800.00
7190 · Water/Sewer/Trash	1,113.74	1,166.67	(52.93)	9,609.52	9,333.32	276.20	14,000.00
7191 · Cable TV	1,598.03	1,500.00	98.03	12,705.32	12,000.00	705.32	18,000.00
Total Utilities	2,816.58	2,733.34	83.24	23,028.02	21,866.64	1,161.38	32,800.00
Total Expense	15,094.02	14,491.26	602.76	554,681.29	135,268.71	419,412.58	223,680.00
Net Ordinary Income	(600.13)	(0.01)	(600.12)	(18,565.22)	0.04	(18,565.26)	0.00
Net Income	(600.13)	(0.01)	(600.12)	(18,565.22)	0.04	(18,565.26)	0.00

ROOKERY BAY MAINTENANCE, INC.

Reserve Balances

August 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	\$ -	\$ 8.83	\$ 497,585.94
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)	8.83	520,803.19

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