

**ROOKERY BAY MAINTENANCE, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2021**

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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 January 31, 2021

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	Jan 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · BB&T OP2277	57,923.72
Total 1100 · Operating Accounts	57,923.72
1200 · Reserve Accounts	
1210 · BB&T RES2285	39,807.58
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
Total 1200 · Reserve Accounts	77,397.69
Total Checking/Savings	135,321.41
Accounts Receivable	
1300 · Accounts Receivable	(10,577.51)
Total Accounts Receivable	(10,577.51)
Total Current Assets	124,743.90
<b>TOTAL ASSETS</b>	<b>124,743.90</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	2,234.30
Other Current Liabilities	
3020 · Accrued Expenses	90.00
3460 · Deferred Assessments	27,986.50
Total Other Current Liabilities	28,076.50
Total Current Liabilities	30,310.80
Long Term Liabilities	
3500 · Reserve Fund	77,397.69
Total Long Term Liabilities	77,397.69
Total Liabilities	107,708.49
Equity	
32000 · Retained Earnings	15,020.13
3990 · Operating Fund Balance	1,577.84
Net Income	437.44
Total Equity	17,035.41
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>124,743.90</b>

**Rookery Bay Maintenance Inc.**  
**Revenue & Expense Budget Performance**  
 January 2021

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Fees	13,993.25	13,993.25	0.00	13,993.25	13,993.25	0.00	167,919.00
5011 · Reserve Fees	4,820.25	4,820.25	0.00	4,820.25	4,820.25	0.00	19,281.00
5012 · Special Assessment Roof	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
5040 · Reserve Interest	0.32	0.00	0.32	0.32	0.00	0.32	0.00
5045 · Interest	0.57	0.00	0.57	0.57	0.00	0.57	0.00
<b>Total Income</b>	<b>18,814.39</b>	<b>18,813.50</b>	<b>0.89</b>	<b>18,814.39</b>	<b>18,813.50</b>	<b>0.89</b>	<b>211,200.00</b>
<b>Expense</b>							
<b>Master Assoc. Expense</b>							
7110 · Perico Bay Club Associ...	2,112.00	2,112.00	0.00	2,112.00	2,112.00	0.00	25,344.00
<b>Total Master Assoc. Expense</b>	<b>2,112.00</b>	<b>2,112.00</b>	<b>0.00</b>	<b>2,112.00</b>	<b>2,112.00</b>	<b>0.00</b>	<b>25,344.00</b>
<b>Administration</b>							
7115 · Professional Fees	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7120 · Management Fee	700.00	625.00	75.00	700.00	625.00	75.00	7,500.00
7121 · Office Expense	179.34	83.37	95.97	179.34	83.37	95.97	1,000.00
7122 · Fees, Reports, Taxes	0.00	29.13	(29.13)	0.00	29.13	(29.13)	350.00
<b>Total Administration</b>	<b>879.34</b>	<b>779.13</b>	<b>100.21</b>	<b>879.34</b>	<b>779.13</b>	<b>100.21</b>	<b>9,350.00</b>
<b>Building</b>							
7130 · Building Repair/Maint	1,368.29	500.00	868.29	1,368.29	500.00	868.29	6,000.00
7140 · Pest Control	640.75	183.37	457.38	640.75	183.37	457.38	2,200.00
<b>Total Building</b>	<b>2,009.04</b>	<b>683.37</b>	<b>1,325.67</b>	<b>2,009.04</b>	<b>683.37</b>	<b>1,325.67</b>	<b>8,200.00</b>
<b>Grounds</b>							
7151 · Grounds Contract	1,115.00	1,115.00	0.00	1,115.00	1,115.00	0.00	13,380.00
7160 · Irrigation	558.65	83.37	475.28	558.65	83.37	475.28	1,000.00
7161 · Grounds Repair/Maint	0.00	708.37	(708.37)	0.00	708.37	(708.37)	8,500.00
7163 · Backflow Testing	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
<b>Total Grounds</b>	<b>1,673.65</b>	<b>1,923.37</b>	<b>(249.72)</b>	<b>1,673.65</b>	<b>1,923.37</b>	<b>(249.72)</b>	<b>23,080.00</b>
<b>Insurance</b>							
7210 · Wrap/Liability	0.00	450.00	(450.00)	0.00	450.00	(450.00)	5,400.00
7215 · Flood Insurance	3,196.00	778.88	2,417.12	3,196.00	778.88	2,417.12	9,347.00
7220 · Casualty	0.00	3,713.63	(3,713.63)	0.00	3,713.63	(3,713.63)	44,564.00
7225 · WC, Mold, Umbrella	0.00	227.50	(227.50)	0.00	227.50	(227.50)	2,730.00
<b>Total Insurance</b>	<b>3,196.00</b>	<b>5,170.01</b>	<b>(1,974.01)</b>	<b>3,196.00</b>	<b>5,170.01</b>	<b>(1,974.01)</b>	<b>62,041.00</b>
<b>Other</b>							
7980 · Reserve Budgeted Tran...	4,820.25	4,820.25	0.00	4,820.25	4,820.25	0.00	19,281.00
7990 · Reserve Interest Transfer	0.32	0.00	0.32	0.32	0.00	0.32	0.00
7995 · S/A Transfer to Reserves	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
<b>Total Other</b>	<b>4,820.57</b>	<b>4,820.25</b>	<b>0.32</b>	<b>4,820.57</b>	<b>4,820.25</b>	<b>0.32</b>	<b>43,281.00</b>
<b>Pool</b>							
7170 · Service Contract	120.00	125.00	(5.00)	120.00	125.00	(5.00)	1,500.00
7171 · Repair & Maintenance	210.58	166.63	43.95	210.58	166.63	43.95	2,000.00
7172 · Water & Electric	615.49	429.13	186.36	615.49	429.13	186.36	5,150.00
7173 · Cleaning	90.00	41.63	48.37	90.00	41.63	48.37	500.00
7174 · Permits	0.00	10.38	(10.38)	0.00	10.38	(10.38)	125.00
<b>Total Pool</b>	<b>1,036.07</b>	<b>772.77</b>	<b>263.30</b>	<b>1,036.07</b>	<b>772.77</b>	<b>263.30</b>	<b>9,275.00</b>
<b>Utilities</b>							
7185 · Electric	70.20	66.63	3.57	70.20	66.63	3.57	800.00
7190 · Water/Sewer/Trash	1,088.89	1,069.12	19.77	1,088.89	1,069.12	19.77	12,829.00
7191 · Cable TV	1,491.19	1,416.63	74.56	1,491.19	1,416.63	74.56	17,000.00
<b>Total Utilities</b>	<b>2,650.28</b>	<b>2,552.38</b>	<b>97.90</b>	<b>2,650.28</b>	<b>2,552.38</b>	<b>97.90</b>	<b>30,629.00</b>
<b>Total Expense</b>	<b>18,376.95</b>	<b>18,813.28</b>	<b>(436.33)</b>	<b>18,376.95</b>	<b>18,813.28</b>	<b>(436.33)</b>	<b>211,200.00</b>
<b>Net Ordinary Income</b>	<b>437.44</b>	<b>0.22</b>	<b>437.22</b>	<b>437.44</b>	<b>0.22</b>	<b>437.22</b>	<b>0.00</b>
<b>Net Income</b>	<b>437.44</b>	<b>0.22</b>	<b>437.22</b>	<b>437.44</b>	<b>0.22</b>	<b>437.22</b>	<b>0.00</b>

# ROOKERY BAY MAINTENANCE, INC.

## Reserve Balances

January 31, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 47,577.12	\$ 2,236.00	\$ -	\$ -	\$ 0.32	\$ 49,813.44
3502 - Roofing - Flat	-	99.50	-	-	-	99.50
3503 - Building Restoration/Painting	20,000.00	2,319.00	(15,000.00)	-	-	7,319.00
3504 - Pavement	5,000.00	165.75	-	-	-	5,165.75
3505 - Pool Restoration	-	-	15,000.00	-	-	15,000.00
3509 - Capital Improvements	-	-	-	-	-	-
<b>Total Reserves</b>	<b>\$ 72,577.12</b>	<b>4,820.25</b>	<b>-</b>	<b>-</b>	<b>0.32</b>	<b>77,397.69</b>

**Expense Details**

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**Total \$ -**

**Allocation Details**

Allocation completed to establish Pool Restoration account.

Qtrly budget allocations to be ratified Feb 2021 per reserves planning mtg