

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
December 31, 2023

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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 December 31, 2023

01/31/24

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	9,758.40
1180 · Due To/From Reserves	(45,145.00)
Total 1100 · Operating Accounts	(35,386.60)
1200 · Reserve Accounts	
1210 · TRUIST RES2285	54,960.75
1280 · Due To/From OP	45,145.00
Total 1200 · Reserve Accounts	100,105.75
Total Checking/Savings	64,719.15
Accounts Receivable	
1300 · Accounts Receivable	
1330 · Shared Expense Receivable	2,192.09
Total 1300 · Accounts Receivable	2,192.09
Total Accounts Receivable	2,192.09
Other Current Assets	
1650 · Prepaid Insurance	88,617.42
Total Other Current Assets	88,617.42
Total Current Assets	155,528.66
TOTAL ASSETS	155,528.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	758.61
Total Accounts Payable	758.61
Other Current Liabilities	
3015 · Insurance Installments	47,715.00
3310 · Prepaid Assessments	8,140.00
Total Other Current Liabilities	55,855.00
Total Current Liabilities	56,613.61
Long Term Liabilities	
3500 · Reserve Fund	100,105.75
Total Long Term Liabilities	100,105.75
Total Liabilities	156,719.36
Equity	
3990 · Operating Fund Balance	2,164.86
Net Income	(3,355.56)
Total Equity	(1,190.70)
TOTAL LIABILITIES & EQUITY	155,528.66

Rookery Bay Maintenance Inc. Revenue & Expense Budget Performance

December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	19,038.01	19,038.02	(0.01)	228,456.20	228,456.20	0.00	228,456.20
5011 · Reserve Fees	0.00	0.00	0.00	11,543.80	11,543.80	0.00	11,543.80
5020 · Late Fee Income	0.00	0.00	0.00	367.20	0.00	367.20	0.00
5040 · Reserve Interest	128.21	0.00	128.21	1,178.96	0.00	1,178.96	0.00
5045 · Interest	0.42	0.00	0.42	7.61	0.00	7.61	0.00
Total Income	19,166.64	19,038.02	128.62	241,553.77	240,000.00	1,553.77	240,000.00
Gross Profit	19,166.64	19,038.02	128.62	241,553.77	240,000.00	1,553.77	240,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Association	2,592.00	2,592.00	0.00	31,104.00	31,104.00	0.00	31,104.00
Total Master Assoc. Expense	2,592.00	2,592.00	0.00	31,104.00	31,104.00	0.00	31,104.00
Administration							
7115 · Professional Fees	0.00	35.42	(35.42)	750.00	425.00	325.00	425.00
7120 · Management Fee	790.00	790.00	0.00	9,480.00	9,480.00	0.00	9,480.00
7121 · Office Expense	183.47	233.33	(49.86)	2,464.48	2,800.00	(335.52)	2,800.00
7122 · Fees, Reports, Taxes	249.08	213.75	35.33	3,138.42	2,565.00	573.42	2,565.00
Total Administration	1,222.55	1,272.50	(49.95)	15,832.90	15,270.00	562.90	15,270.00
Building							
7130 · Building Repair/Maint	6,969.14	583.33	6,385.81	10,007.58	7,000.00	3,007.58	7,000.00
7140 · Pest Control	550.00	183.33	366.67	2,560.00	2,200.00	360.00	2,200.00
Total Building	7,519.14	766.66	6,752.48	12,567.58	9,200.00	3,367.58	9,200.00
Grounds							
7151 · Grounds Contract	1,115.00	1,148.50	(33.50)	13,380.00	13,782.00	(402.00)	13,782.00
7160 · Irrigation	435.60	92.50	343.10	3,443.40	1,110.00	2,333.40	1,110.00
7161 · Grounds Repair/Maint	1,250.00	541.67	708.33	2,622.00	6,500.00	(3,878.00)	6,500.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	200.00	(200.00)	200.00
Total Grounds	2,800.60	1,799.34	1,001.26	19,445.40	21,592.00	(2,146.60)	21,592.00
Insurance							
7210 · Wrap/Liability	1,250.93	1,162.50	88.43	13,234.34	13,950.00	(715.66)	13,950.00
7215 · Flood Insurance	0.00	882.10	(882.10)	16,542.00	10,585.20	5,956.80	10,585.20
7220 · Casualty	6,267.87	6,575.00	(307.13)	80,006.81	78,900.00	1,106.81	78,900.00
7225 · WC, Mold, Umbrella	246.75	158.33	88.42	2,912.49	1,900.00	1,012.49	1,900.00
Total Insurance	7,765.55	8,777.93	(1,012.38)	112,695.64	105,335.20	7,360.44	105,335.20
Other							
7980 · Reserve Budgeted Transfer	0.00	0.00	0.00	11,543.80	11,543.80	0.00	11,543.80
7990 · Reserve Interest Transfer	128.21	0.00	128.21	1,178.96	0.00	1,178.96	0.00
Total Other	128.21	0.00	128.21	12,722.76	11,543.80	1,178.96	11,543.80
Pool							
7170 · Service Contract	175.00	142.08	32.92	2,100.00	1,705.00	395.00	1,705.00
7171 · Repair & Maintenance	125.27	166.67	(41.40)	1,846.51	2,000.00	(153.49)	2,000.00
7172 · Water & Electric	296.19	508.33	(212.14)	4,302.21	6,100.00	(1,797.79)	6,100.00
7173 · Cleaning	225.00	47.08	177.92	820.00	565.00	255.00	565.00
7174 · Permits	0.00	10.42	(10.42)	125.17	125.00	0.17	125.00
Total Pool	821.46	874.58	(53.12)	9,193.89	10,495.00	(1,301.11)	10,495.00
Utilities							
7185 · Electric	111.91	93.75	18.16	1,429.52	1,125.00	304.52	1,125.00
7190 · Water/Sewer/Trash	1,008.86	1,261.25	(252.39)	11,187.77	15,135.00	(3,947.23)	15,135.00
7191 · Cable TV	1,576.56	1,600.00	(23.44)	18,729.87	19,200.00	(470.13)	19,200.00
Total Utilities	2,697.33	2,955.00	(257.67)	31,347.16	35,460.00	(4,112.84)	35,460.00
Total Expense	25,546.84	19,038.01	6,508.83	244,909.33	240,000.00	4,909.33	240,000.00
Net Ordinary Income	(6,380.20)	0.01	(6,380.21)	(3,355.56)	0.00	(3,355.56)	0.00
Net Income	(6,380.20)	0.01	(6,380.21)	(3,355.56)	0.00	(3,355.56)	0.00

ROOKERY BAY MAINTENANCE, INC.
Reserve Balances
December 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 247,692.06	\$ 1,579.00	\$ 4,063.71	\$ (172,514.28)	\$ 1,178.96	\$ 81,999.45
3502 - Roofing - Flat	462.00	170.00	-	-	-	632.00
3503 - Building Restoration/Painting	18,041.00	8,940.00	-	(16,105.00)	-	10,876.00
3504 - Pavement	3,434.00	371.80	-	-	-	3,805.80
3505 - Pool Restoration	2,309.50	483.00	-	-	-	2,792.50
3509 - Capital Improvements	-	-	-	-	-	-
Total Reserves	<u><u>\$ 271,938.56</u></u>	<u><u>\$ 11,543.80</u></u>	<u><u>\$ 4,063.71</u></u>	<u><u>\$ (188,619.28)</u></u>	<u><u>\$ 1,178.96</u></u>	<u><u>\$ 100,105.75</u></u>

Expense Details

<u>3501 Roofing - Composite Tile</u>	
2/25/23 Colonial Roofing	\$ 121,057.78
3/17/23 Colonial Roofing	\$ 8,421.30
3/31/23 Colonial Roofing Retention	\$ 42,755.21
6/8/23 Rosalie Augustine - Fan replaced	\$ 279.99
Total	\$ 172,514.28

Allocation Details

Shared Expense - Pool/Cabana Roofing	4,063.71
Total	4,063.71

<u>3503 Building Restoration/Painting</u>	
9/30/23 AtoZ Handyman	\$ 1,250.00
12/13/23 Red Door Exterior Painting	\$ 14,855.00
Total	\$ 16,105.00