

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
January 31, 2024

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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, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · TRUIST OP2277	69,645.61
1180 · Due To/From Reserves	(60,000.00)
Total 1100 · Operating Accounts	9,645.61
1200 · Reserve Accounts	
1210 · TRUIST RES2285	43,043.09
1280 · Due To/From OP	60,000.00
Total 1200 · Reserve Accounts	103,043.09
Total Checking/Savings	112,688.70
Accounts Receivable	
1300 · Accounts Receivable	
1310 · Assessment Receivable	5,635.00
1330 · Shared Expense Receivable	2,204.37
Total 1300 · Accounts Receivable	7,839.37
Total Accounts Receivable	7,839.37
Other Current Assets	
1650 · Prepaid Insurance	80,561.29
Total Other Current Assets	80,561.29
Total Current Assets	201,089.36
TOTAL ASSETS	201,089.36
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,455.49
Total Accounts Payable	5,455.49
Other Current Liabilities	
3015 · Insurance Installments	47,715.00
3020 · Accrued Expenses	1,115.00
3310 · Prepaid Assessments	25.00
3460 · Deferred Assessments	42,110.84
Total Other Current Liabilities	90,965.84
Total Current Liabilities	96,421.33
Long Term Liabilities	
3500 · Reserve Fund	103,043.09
Total Long Term Liabilities	103,043.09
Total Liabilities	199,464.42
Equity	
3995 · Retained Earnings	(3,140.56)
3990 · Operating Fund Balance	2,164.86
Net Income	2,600.64
Total Equity	1,624.94
TOTAL LIABILITIES & EQUITY	201,089.36

Rookery Bay Maintenance Inc. Revenue & Expense Budget Performance

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	21,055.41	21,055.41	0.00	21,055.41	21,055.41	0.00	252,665.00
5011 · Reserve Fees	2,833.75	2,833.75	0.00	2,833.75	2,833.75	0.00	11,335.00
5040 · Reserve Interest	103.59	0.00	103.59	103.59	0.00	103.59	0.00
5045 · Interest	0.69	0.00	0.69	0.69	0.00	0.69	0.00
Total Income	23,993.44	23,889.16	104.28	23,993.44	23,889.16	104.28	264,000.00
Gross Profit	23,993.44	23,889.16	104.28	23,993.44	23,889.16	104.28	264,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Association	3,264.00	3,264.00	0.00	3,264.00	3,264.00	0.00	39,168.00
Total Master Assoc. Expense	3,264.00	3,264.00	0.00	3,264.00	3,264.00	0.00	39,168.00
Administration							
7115 · Professional Fees	0.00	62.50	(62.50)	0.00	62.50	(62.50)	750.00
7120 · Management Fee	825.00	825.00	0.00	825.00	825.00	0.00	9,900.00
7121 · Office Expense	210.13	166.66	43.47	210.13	166.66	43.47	2,000.00
7122 · Fees, Reports, Taxes	153.08	270.84	(117.76)	153.08	270.84	(117.76)	3,250.00
Total Administration	1,188.21	1,325.00	(136.79)	1,188.21	1,325.00	(136.79)	15,900.00
Building							
7130 · Building Repair/Maint	694.50	1,250.00	(555.50)	694.50	1,250.00	(555.50)	15,000.00
7140 · Pest Control	0.00	223.75	(223.75)	0.00	223.75	(223.75)	2,685.00
Total Building	694.50	1,473.75	(779.25)	694.50	1,473.75	(779.25)	17,685.00
Grounds							
7151 · Grounds Contract	1,115.00	1,170.84	(55.84)	1,115.00	1,170.84	(55.84)	14,050.00
7160 · Irrigation	100.72	391.66	(290.94)	100.72	391.66	(290.94)	4,700.00
7161 · Grounds Repair/Maint	351.04	416.66	(65.62)	351.04	416.66	(65.62)	5,000.00
7163 · Backflow Testing	0.00	16.66	(16.66)	0.00	16.66	(16.66)	200.00
Total Grounds	1,566.76	1,995.82	(429.06)	1,566.76	1,995.82	(429.06)	23,950.00
Insurance							
7210 · Wrap/Liability	1,250.93	653.66	597.27	1,250.93	653.66	597.27	7,844.00
7215 · Flood Insurance	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00
7220 · Casualty	6,267.87	7,371.91	(1,104.04)	6,267.87	7,371.91	(1,104.04)	88,463.00
7225 · WC, Mold, Umbrella	246.75	183.34	63.41	246.75	183.34	63.41	2,200.00
Total Insurance	7,765.55	9,458.91	(1,693.36)	7,765.55	9,458.91	(1,693.36)	113,507.00
Other							
7980 · Reserve Budgeted Transfer	2,833.75	2,833.75	0.00	2,833.75	2,833.75	0.00	11,335.00
7990 · Reserve Interest Transfer	103.59	0.00	103.59	103.59	0.00	103.59	0.00
Total Other	2,937.34	2,833.75	103.59	2,937.34	2,833.75	103.59	11,335.00
Pool							
7170 · Service Contract	200.00	200.00	0.00	200.00	200.00	0.00	2,400.00
7171 · Repair & Maintenance	329.04	166.66	162.38	329.04	166.66	162.38	2,000.00
7172 · Water & Electric	653.86	425.00	228.86	653.86	425.00	228.86	5,100.00
7173 · Cleaning	75.00	40.00	35.00	75.00	40.00	35.00	480.00
7174 · Permits	0.00	10.41	(10.41)	0.00	10.41	(10.41)	125.00
Total Pool	1,257.90	842.07	415.83	1,257.90	842.07	415.83	10,105.00
Utilities							
7185 · Electric	161.04	129.16	31.88	161.04	129.16	31.88	1,550.00
7190 · Water/Sewer/Trash	967.29	983.34	(16.05)	967.29	983.34	(16.05)	11,800.00
7191 · Cable TV	1,590.21	1,583.34	6.87	1,590.21	1,583.34	6.87	19,000.00
Total Utilities	2,718.54	2,695.84	22.70	2,718.54	2,695.84	22.70	32,350.00
Total Expense	21,392.80	23,889.14	(2,496.34)	21,392.80	23,889.14	(2,496.34)	264,000.00
Net Ordinary Income	2,600.64	0.02	2,600.62	2,600.64	0.02	2,600.62	0.00
Net Income	2,600.64	0.02	2,600.62	2,600.64	0.02	2,600.62	0.00

ROOKERY BAY MAINTENANCE, INC.
Reserve Balances
January 31, 2024

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 81,999.45	\$ 1,331.75	\$ -	\$ -	\$ 103.59	\$ 83,434.79
3502 - Roofing - Flat	632.00	126.50	-	-	-	758.50
3503 - Building Restoration/Painting	10,876.00	698.75	-	-	-	11,574.75
3504 - Pavement	3,805.80	299.50	-	-	-	4,105.30
3505 - Pool Restoration	2,792.50	377.25	-	-	-	3,169.75
3509 - Capital Improvements	-	-	-	-	-	-
Total Reserves	<u>\$ 100,105.75</u>	<u>\$ 2,833.75</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 103.59</u>	<u>\$ 103,043.09</u>

Expense Details

3501 Roofing - Composite Tile

Total \$ -

3503 Building Restoration/Painting

Total \$ -

Allocation Details

Total 0.00