

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
February 29, 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 February 29, 2024

| | Feb 29, 24 |
|---|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1100 · Operating Accounts | |
| 1110 · Truist OP 2277 | 36,445.25 |
| 1180 · Due To/From Reserves | (60,000.00) |
| Total 1100 · Operating Accounts | (23,554.75) |
| 1200 · Reserve Accounts | |
| 1210 · Truist MM 2285 | 43,136.98 |
| 1280 · Due To/From OP | 60,000.00 |
| Total 1200 · Reserve Accounts | 103,136.98 |
| Total Checking/Savings | 79,582.23 |
| Accounts Receivable | |
| 1300 · Accounts Receivable | |
| 1310 · Assessment Receivable | 2,924.53 |
| 1330 · Shared Expense Receivable | 2,990.29 |
| Total 1300 · Accounts Receivable | 5,914.82 |
| Total Accounts Receivable | 5,914.82 |
| Other Current Assets | |
| 1650 · Prepaid Insurance | 72,505.16 |
| Total Other Current Assets | 72,505.16 |
| Total Current Assets | 158,002.21 |
| TOTAL ASSETS | 158,002.21 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 2,764.87 |
| Total Accounts Payable | 2,764.87 |
| Other Current Liabilities | |
| 3015 · Insurance Installments | 31,810.00 |
| 3310 · Prepaid Assessments | 25.00 |
| 3460 · Deferred Assessments | 21,055.42 |
| Total Other Current Liabilities | 52,890.42 |
| Total Current Liabilities | 55,655.29 |
| Long Term Liabilities | |
| 3500 · Reserve Fund | 103,136.98 |
| Total Long Term Liabilities | 103,136.98 |
| Total Liabilities | 158,792.27 |
| Equity | |
| 3990 · Operating Fund Balance | 2,164.86 |
| 3995 · Retained Earnings | (3,140.56) |
| Net Income | 185.64 |
| Total Equity | (790.06) |
| TOTAL LIABILITIES & EQUITY | 158,002.21 |

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance
February 2024

03/21/24

| | Feb 24 | Budget | \$ Over Bud... | Jan - Feb 24 | YTD Budget | \$ Over Bud... | Annual Budget |
|------------------------------------|-------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 5010 · Maintenance Fees | 21,055.42 | 21,055.42 | 0.00 | 42,110.83 | 42,110.83 | 0.00 | 252,665.00 |
| 5011 · Reserve Fees | 0.00 | 0.00 | 0.00 | 2,833.75 | 2,833.75 | 0.00 | 11,335.00 |
| 5020 · Late Fee Income | 80.78 | 0.00 | 80.78 | 80.78 | 0.00 | 80.78 | 0.00 |
| 5040 · Reserve Interest | 93.89 | 0.00 | 93.89 | 197.48 | 0.00 | 197.48 | 0.00 |
| 5045 · Interest | 0.45 | 0.00 | 0.45 | 1.14 | 0.00 | 1.14 | 0.00 |
| Total Income | 21,230.54 | 21,055.42 | 175.12 | 45,223.98 | 44,944.58 | 279.40 | 264,000.00 |
| Gross Profit | 21,230.54 | 21,055.42 | 175.12 | 45,223.98 | 44,944.58 | 279.40 | 264,000.00 |
| Expense | | | | | | | |
| Master Assoc. Expense | | | | | | | |
| 7110 · Perico Bay Club Association | 3,264.00 | 3,264.00 | 0.00 | 6,528.00 | 6,528.00 | 0.00 | 39,168.00 |
| Total Master Assoc. Expense | 3,264.00 | 3,264.00 | 0.00 | 6,528.00 | 6,528.00 | 0.00 | 39,168.00 |
| Administration | | | | | | | |
| 7115 · Professional Fees | 0.00 | 62.50 | (62.50) | 0.00 | 125.00 | (125.00) | 750.00 |
| 7120 · Management Fee | 825.00 | 825.00 | 0.00 | 1,650.00 | 1,650.00 | 0.00 | 9,900.00 |
| 7121 · Office Expense | 255.99 | 166.67 | 89.32 | 466.12 | 333.33 | 132.79 | 2,000.00 |
| 7122 · Fees, Reports, Taxes | 153.08 | 270.83 | (117.75) | 306.16 | 541.67 | (235.51) | 3,250.00 |
| Total Administration | 1,234.07 | 1,325.00 | (90.93) | 2,422.28 | 2,650.00 | (227.72) | 15,900.00 |
| Building | | | | | | | |
| 7130 · Building Repair/Maint | 0.00 | 1,250.00 | (1,250.00) | 694.50 | 2,500.00 | (1,805.50) | 15,000.00 |
| 7140 · Pest Control | 0.00 | 223.75 | (223.75) | 0.00 | 447.50 | (447.50) | 2,685.00 |
| Total Building | 0.00 | 1,473.75 | (1,473.75) | 694.50 | 2,947.50 | (2,253.00) | 17,685.00 |
| Grounds | | | | | | | |
| 7151 · Grounds Contract | 1,115.00 | 1,170.83 | (55.83) | 2,230.00 | 2,341.67 | (111.67) | 14,050.00 |
| 7160 · Irrigation | 121.22 | 391.67 | (270.45) | 221.94 | 783.33 | (561.39) | 4,700.00 |
| 7161 · Grounds Repair/Maint | 918.28 | 416.67 | 501.61 | 1,269.32 | 833.33 | 435.99 | 5,000.00 |
| 7163 · Backflow Testing | 0.00 | 16.67 | (16.67) | 0.00 | 33.33 | (33.33) | 200.00 |
| Total Grounds | 2,154.50 | 1,995.84 | 158.66 | 3,721.26 | 3,991.66 | (270.40) | 23,950.00 |
| Insurance | | | | | | | |
| 7210 · Wrap/Liability | 1,250.93 | 653.67 | 597.26 | 2,501.86 | 1,307.33 | 1,194.53 | 7,844.00 |
| 7215 · Flood Insurance | 4,797.00 | 1,250.00 | 3,547.00 | 4,797.00 | 2,500.00 | 2,297.00 | 15,000.00 |
| 7220 · Casualty | 6,267.87 | 7,371.92 | (1,104.05) | 12,535.74 | 14,743.83 | (2,208.09) | 88,463.00 |
| 7225 · WC, Mold, Umbrella | 246.75 | 183.33 | 63.42 | 493.50 | 366.67 | 126.83 | 2,200.00 |
| Total Insurance | 12,562.55 | 9,458.92 | 3,103.63 | 20,328.10 | 18,917.83 | 1,410.27 | 113,507.00 |
| Other | | | | | | | |
| 7980 · Reserve Budgeted Transfer | 0.00 | 0.00 | 0.00 | 2,833.75 | 2,833.75 | 0.00 | 11,335.00 |
| 7990 · Reserve Interest Transfer | 93.89 | 0.00 | 93.89 | 197.48 | 0.00 | 197.48 | 0.00 |
| Total Other | 93.89 | 0.00 | 93.89 | 3,031.23 | 2,833.75 | 197.48 | 11,335.00 |
| Pool | | | | | | | |
| 7170 · Pool Service Contract | 200.00 | 200.00 | 0.00 | 400.00 | 400.00 | 0.00 | 2,400.00 |
| 7171 · Pool Repair & Maint. | 500.44 | 166.67 | 333.77 | 829.48 | 333.33 | 496.15 | 2,000.00 |
| 7172 · Pool Water & Electric | 681.95 | 425.00 | 256.95 | 1,335.81 | 850.00 | 485.81 | 5,100.00 |
| 7173 · Pool Cleaning | 75.00 | 40.00 | 35.00 | 150.00 | 80.00 | 70.00 | 480.00 |
| 7174 · Pool Permits | 0.00 | 10.42 | (10.42) | 0.00 | 20.83 | (20.83) | 125.00 |
| Total Pool | 1,457.39 | 842.09 | 615.30 | 2,715.29 | 1,684.16 | 1,031.13 | 10,105.00 |
| Utilities | | | | | | | |
| 7185 · Electric | 160.95 | 129.17 | 31.78 | 321.99 | 258.33 | 63.66 | 1,550.00 |
| 7190 · Water/Sewer/Trash | 1,127.98 | 983.33 | 144.65 | 2,095.27 | 1,966.67 | 128.60 | 11,800.00 |
| 7191 · Cable TV | 1,590.21 | 1,583.33 | 6.88 | 3,180.42 | 3,166.67 | 13.75 | 19,000.00 |
| Total Utilities | 2,879.14 | 2,695.83 | 183.31 | 5,597.68 | 5,391.67 | 206.01 | 32,350.00 |
| Total Expense | 23,645.54 | 21,055.43 | 2,590.11 | 45,038.34 | 44,944.57 | 93.77 | 264,000.00 |
| Net Ordinary Income | (2,415.00) | (0.01) | (2,414.99) | 185.64 | 0.01 | 185.63 | 0.00 |
| Net Income | (2,415.00) | (0.01) | (2,414.99) | 185.64 | 0.01 | 185.63 | 0.00 |

ROOKERY BAY MAINTENANCE, INC.
Reserve Balances
February 29, 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 | \$ - | \$ - | \$ 197.48 | \$ 83,528.68 |
| 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>\$ 197.48</u> | <u>\$ 103,136.98</u> |

Expense Details

3501 Roofing - Composite Tile

Total \$ -

3503 Building Restoration/Painting

Total \$ -

Allocation Details

Total 0.00