

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

	Mar 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · Truist OP 2277	31,426.53
1180 · Due To/From Reserves	(60,000.00)
Total 1100 · Operating Accounts	(28,573.47)
1200 · Reserve Accounts	
1210 · Truist MM 2285	43,237.57
1280 · Due To/From OP	60,000.00
Total 1200 · Reserve Accounts	103,237.57
Total Checking/Savings	74,664.10
Accounts Receivable	
1300 · Accounts Receivable	5,550.69
Total Accounts Receivable	5,550.69
Other Current Assets	
1650 · Prepaid Insurance	64,449.03
Total Other Current Assets	64,449.03
Total Current Assets	144,663.82
TOTAL ASSETS	144,663.82
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,730.00
Total Accounts Payable	1,730.00
Other Current Liabilities	
3015 · Insurance Installments	31,810.00
3310 · Prepaid Assessments	7,775.00
Total Other Current Liabilities	39,585.00
Total Current Liabilities	41,315.00
Long Term Liabilities	
3500 · Reserve Fund	103,237.57
Total Long Term Liabilities	103,237.57
Total Liabilities	144,552.57
Equity	
3990 · Operating Fund Balance	(975.70)
Net Income	1,086.95
Total Equity	111.25
TOTAL LIABILITIES & EQUITY	144,663.82

Rookery Bay Maintenance Inc.
Revenue & Expense Budget Performance

March 2024

	Mar 24	Budget	\$ Over Budget	Jan - Mar 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	21,055.42	21,055.42	0.00	63,166.25	63,166.25	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	39.53	0.00	39.53	120.31	0.00	120.31	0.00
5040 · Reserve Interest	100.59	0.00	100.59	298.07	0.00	298.07	0.00
5045 · Interest	0.28	0.00	0.28	1.42	0.00	1.42	0.00
Total Income	21,195.82	21,055.42	140.40	66,419.80	66,000.00	419.80	264,000.00
Gross Profit	21,195.82	21,055.42	140.40	66,419.80	66,000.00	419.80	264,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Association	3,264.00	3,264.00	0.00	9,792.00	9,792.00	0.00	39,168.00
Total Master Assoc. Expense	3,264.00	3,264.00	0.00	9,792.00	9,792.00	0.00	39,168.00
Administration							
7115 · Professional Fees	0.00	62.50	(62.50)	0.00	187.50	(187.50)	750.00
7120 · Management Fee	825.00	825.00	0.00	2,475.00	2,475.00	0.00	9,900.00
7121 · Office Expense	175.85	166.67	9.18	641.97	500.00	141.97	2,000.00
7122 · Fees, Reports, Taxes	429.33	270.83	158.50	735.49	812.50	(77.01)	3,250.00
Total Administration	1,430.18	1,325.00	105.18	3,852.46	3,975.00	(122.54)	15,900.00
Building							
7130 · Building Repair/Maint	1,643.36	1,250.00	393.36	2,337.86	3,750.00	(1,412.14)	15,000.00
7140 · Pest Control	550.00	223.75	326.25	550.00	671.25	(121.25)	2,685.00
Total Building	2,193.36	1,473.75	719.61	2,887.86	4,421.25	(1,533.39)	17,685.00
Grounds							
7151 · Grounds Contract	1,115.00	1,170.83	(55.83)	3,345.00	3,512.50	(167.50)	14,050.00
7160 · Irrigation	250.00	391.67	(141.67)	471.94	1,175.00	(703.06)	4,700.00
7161 · Grounds Repair/Maint	0.00	416.67	(416.67)	1,269.32	1,250.00	19.32	5,000.00
7163 · Backflow Testing	0.00	16.67	(16.67)	0.00	50.00	(50.00)	200.00
Total Grounds	1,365.00	1,995.84	(630.84)	5,086.26	5,987.50	(901.24)	23,950.00
Insurance							
7210 · Wrap/Liability	1,250.93	653.67	597.26	3,752.79	1,961.00	1,791.79	7,844.00
7215 · Flood Insurance	0.00	1,250.00	(1,250.00)	4,797.00	3,750.00	1,047.00	15,000.00
7220 · Casualty	6,267.87	7,371.92	(1,104.05)	18,803.61	22,115.75	(3,312.14)	88,463.00
7225 · WC, Mold, Umbrella	246.75	183.33	63.42	740.25	550.00	190.25	2,200.00
Total Insurance	7,765.55	9,458.92	(1,693.37)	28,093.65	28,376.75	(283.10)	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	100.59	0.00	100.59	298.07	0.00	298.07	0.00
Total Other	100.59	0.00	100.59	3,131.82	2,833.75	298.07	11,335.00
Pool							
7170 · Pool Service Contract	200.00	200.00	0.00	600.00	600.00	0.00	2,400.00
7171 · Pool Repair & Maint.	254.87	166.67	88.20	1,084.35	500.00	584.35	2,000.00
7172 · Pool Water & Electric	574.36	425.00	149.36	1,910.17	1,275.00	635.17	5,100.00
7173 · Pool Cleaning	75.00	40.00	35.00	225.00	120.00	105.00	480.00
7174 · Pool Permits	0.00	10.42	(10.42)	0.00	31.25	(31.25)	125.00
Total Pool	1,104.23	842.09	262.14	3,819.52	2,526.25	1,293.27	10,105.00
Utilities							
7185 · Electric	140.07	129.17	10.90	462.06	387.50	74.56	1,550.00
7190 · Water/Sewer/Trash	1,341.32	983.33	357.99	3,436.59	2,950.00	486.59	11,800.00
7191 · Cable TV	1,590.21	1,583.33	6.88	4,770.63	4,750.00	20.63	19,000.00
Total Utilities	3,071.60	2,695.83	375.77	8,669.28	8,087.50	581.78	32,350.00
Total Expense	20,294.51	21,055.43	(760.92)	65,332.85	66,000.00	(667.15)	264,000.00
Net Ordinary Income	901.31	(0.01)	901.32	1,086.95	0.00	1,086.95	0.00
Net Income	901.31	(0.01)	901.32	1,086.95	0.00	1,086.95	0.00

ROOKERY BAY MAINTENANCE, INC.
Reserve Balances
March 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	\$ -	\$ -	\$ 298.07	\$ 83,629.27
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>\$ 298.07</u>	<u>\$ 103,237.57</u>

Expense Details

3501 Roofing - Composite Tile

Total \$ -

3503 Building Restoration/Painting

Total \$ -

Allocation Details

Total 0.00