

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
April 30, 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 April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
1100 · Operating Accounts	
1110 · Truist OP 2277	78,347.94
1180 · Due To/From Reserves	(60,000.00)
Total 1100 · Operating Accounts	18,347.94
1200 · Reserve Accounts	
1210 · Truist MM 2285	46,169.95
1280 · Due To/From OP	60,000.00
Total 1200 · Reserve Accounts	106,169.95
Total Checking/Savings	124,517.89
Accounts Receivable	
1300 · Accounts Receivable	1,927.28
Total Accounts Receivable	1,927.28
Other Current Assets	
1650 · Prepaid Insurance	56,392.90
Total Other Current Assets	56,392.90
Total Current Assets	182,838.07
TOTAL ASSETS	182,838.07
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3015 · Insurance Installments	31,810.00
3020 · Accrued Expenses	150.00
3310 · Prepaid Assessments	25.00
3460 · Deferred Assessments	42,110.83
Total Other Current Liabilities	74,095.83
Total Current Liabilities	74,095.83
Long Term Liabilities	
3500 · Reserve Fund	106,169.95
Total Long Term Liabilities	106,169.95
Total Liabilities	180,265.78
Equity	
3990 · Operating Fund Balance	(975.70)
Net Income	3,547.99
Total Equity	2,572.29
TOTAL LIABILITIES & EQUITY	182,838.07

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

05/10/24

	Apr 24	Budget	\$ Over Bud...	Jan - Apr 24	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
5010 · Maintenance Fees	21,055.42	21,055.41	0.01	84,221.67	84,221.66	0.01	252,665.00
5011 · Reserve Fees	2,833.75	2,833.75	0.00	5,667.50	5,667.50	0.00	11,335.00
5020 · Late Fee Income	0.00	0.00	0.00	120.31	0.00	120.31	0.00
5040 · Reserve Interest	98.63	0.00	98.63	396.70	0.00	396.70	0.00
5045 · Interest	0.60	0.00	0.60	2.02	0.00	2.02	0.00
Total Income	23,988.40	23,889.16	99.24	90,408.20	89,889.16	519.04	264,000.00
Gross Profit	23,988.40	23,889.16	99.24	90,408.20	89,889.16	519.04	264,000.00
Expense							
Master Assoc. Expense							
7110 · Perico Bay Club Association	3,264.00	3,264.00	0.00	13,056.00	13,056.00	0.00	39,168.00
Total Master Assoc. Expense	3,264.00	3,264.00	0.00	13,056.00	13,056.00	0.00	39,168.00
Administration							
7115 · Professional Fees	0.00	62.50	(62.50)	0.00	250.00	(250.00)	750.00
7120 · Management Fee	825.00	825.00	0.00	3,300.00	3,300.00	0.00	9,900.00
7121 · Office Expense	160.86	166.66	(5.80)	802.83	666.66	136.17	2,000.00
7122 · Fees, Reports, Taxes	153.08	270.84	(117.76)	888.57	1,083.34	(194.77)	3,250.00
Total Administration	1,138.94	1,325.00	(186.06)	4,991.40	5,300.00	(308.60)	15,900.00
Building							
7130 · Building Repair/Maint	1,386.73	1,250.00	136.73	3,724.59	5,000.00	(1,275.41)	15,000.00
7140 · Pest Control	0.00	223.75	(223.75)	550.00	895.00	(345.00)	2,685.00
Total Building	1,386.73	1,473.75	(87.02)	4,274.59	5,895.00	(1,620.41)	17,685.00
Grounds							
7151 · Grounds Contract	1,115.00	1,170.84	(55.84)	4,460.00	4,683.34	(223.34)	14,050.00
7160 · Irrigation	0.00	391.66	(391.66)	471.94	1,566.66	(1,094.72)	4,700.00
7161 · Grounds Repair/Maint	0.00	416.66	(416.66)	1,269.32	1,666.66	(397.34)	5,000.00
7163 · Backflow Testing	0.00	16.66	(16.66)	0.00	66.66	(66.66)	200.00
Total Grounds	1,115.00	1,995.82	(880.82)	6,201.26	7,983.32	(1,782.06)	23,950.00
Insurance							
7210 · Wrap/Liability	1,250.93	653.66	597.27	5,003.72	2,614.66	2,389.06	7,844.00
7215 · Flood Insurance	0.00	1,250.00	(1,250.00)	4,797.00	5,000.00	(203.00)	15,000.00
7220 · Casualty	6,267.87	7,371.91	(1,104.04)	25,071.48	29,487.66	(4,416.18)	88,463.00
7225 · WC, Mold, Umbrella	246.75	183.34	63.41	987.00	733.34	253.66	2,200.00
Total Insurance	7,765.55	9,458.91	(1,693.36)	35,859.20	37,835.66	(1,976.46)	113,507.00
Other							
7980 · Reserve Budgeted Transfer	2,833.75	2,833.75	0.00	5,667.50	5,667.50	0.00	11,335.00
7990 · Reserve Interest Transfer	98.63	0.00	98.63	396.70	0.00	396.70	0.00
Total Other	2,932.38	2,833.75	98.63	6,064.20	5,667.50	396.70	11,335.00
Pool							
7170 · Pool Service Contract	200.00	200.00	0.00	800.00	800.00	0.00	2,400.00
7171 · Pool Repair & Maint.	145.45	166.66	(21.21)	1,229.80	666.66	563.14	2,000.00
7172 · Pool Water & Electric	540.27	425.00	115.27	2,450.44	1,700.00	750.44	5,100.00
7173 · Pool Cleaning	75.00	40.00	35.00	300.00	160.00	140.00	480.00
7174 · Pool Permits	0.00	10.41	(10.41)	0.00	41.66	(41.66)	125.00
Total Pool	960.72	842.07	118.65	4,780.24	3,368.32	1,411.92	10,105.00
Utilities							
7185 · Electric	109.75	129.16	(19.41)	571.81	516.66	55.15	1,550.00
7190 · Water/Sewer/Trash	1,264.08	983.34	280.74	4,700.67	3,933.34	767.33	11,800.00
7191 · Cable TV	1,590.21	1,583.34	6.87	6,360.84	6,333.34	27.50	19,000.00
Total Utilities	2,964.04	2,695.84	268.20	11,633.32	10,783.34	849.98	32,350.00
Total Expense	21,527.36	23,889.14	(2,361.78)	86,860.21	89,889.14	(3,028.93)	264,000.00
Net Ordinary Income	2,461.04	0.02	2,461.02	3,547.99	0.02	3,547.97	0.00
Net Income	2,461.04	0.02	2,461.02	3,547.99	0.02	3,547.97	0.00

ROOKERY BAY MAINTENANCE, INC.
Reserve Balances
April 30, 2024

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 81,999.45	\$ 2,663.50	\$ -	\$ -	\$ 396.70	\$ 85,059.65
3502 - Roofing - Flat	632.00	253.00	-	-	-	885.00
3503 - Building Restoration/Painting	10,876.00	1,397.50	-	-	-	12,273.50
3504 - Pavement	3,805.80	599.00	-	-	-	4,404.80
3505 - Pool Restoration	2,792.50	754.50	-	-	-	3,547.00
3509 - Capital Improvements	-	-	-	-	-	-
Total Reserves	<u>\$ 100,105.75</u>	<u>\$ 5,667.50</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 396.70</u>	<u>\$ 106,169.95</u>

Expense Details

3501 Roofing - Composite Tile

Total \$ -

3503 Building Restoration/Painting

Total \$ -

Allocation Details

Total 0.00