

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
May 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.

Balance Sheet as of 5/31/2024

Assets	Operating	Reserve	Total
Asset			
1110 - Truist OP 2277	\$43,087.78		\$43,087.78
1180 - Due To/From Reserves	(\$60,000.00)		(\$60,000.00)
1210 - Truist MM 2285		\$46,277.61	\$46,277.61
1280 - Due To/From OP		\$60,000.00	\$60,000.00
1300 - Accounts Receivable	\$2,726.12		\$2,726.12
1650 - Prepaid Insurance	\$48,336.77		\$48,336.77
Total Asset	\$34,150.67	\$106,277.61	\$140,428.28
Total Assets	\$34,150.67	\$106,277.61	\$140,428.28
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$2,087.79		\$2,087.79
3015 - Insurance Installments	\$15,905.00		\$15,905.00
3310 - Prepaid Assessments	\$25.00		\$25.00
3460 - Deferred Assessments	\$21,055.41		\$21,055.41
3501 - Roofing - Composite Tile		\$85,167.31	\$85,167.31
3502 - Roofing - Flat		\$885.00	\$885.00
3503 - Building Restoration/Painting		\$12,273.50	\$12,273.50
3504 - Pavement		\$4,404.80	\$4,404.80
3505 - Pool Restoration		\$3,547.00	\$3,547.00
Total Liabilities	\$39,073.20	\$106,277.61	\$145,350.81
Equity			
3990 - Operating Fund Balance	(\$975.70)		(\$975.70)
3999 - Net Income	(\$3,946.83)		(\$3,946.83)
Total Equity	(\$4,922.53)		(\$4,922.53)
Total Liabilities / Equity	\$34,150.67	\$106,277.61	\$140,428.28

Rookery Bay Maintenance, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Maintenance Fees	21,055.42	21,055.42	-	105,277.09	105,277.08	.01	252,665.00
5011 - Reserve Fees	-	-	-	5,667.50	5,667.50	-	11,335.00
5020 - Late Fee Income	-	-	-	120.31	-	120.31	-
5035 - Shared Pool Exp. Reimb.	1,048.84	-	1,048.84	1,048.84	-	1,048.84	-
5040 - Reserve Interest	107.66	-	107.66	504.36	-	504.36	-
5045 - Interest	.53	-	.53	2.55	-	2.55	-
Total Income	22,212.45	21,055.42	1,157.03	112,620.65	110,944.58	1,676.07	264,000.00
Total Income	22,212.45	21,055.42	1,157.03	112,620.65	110,944.58	1,676.07	264,000.00

Operating Expense

Administrative							
7110 - Perico Bay Club Association	3,264.00	3,264.00	-	16,320.00	16,320.00	-	39,168.00
7115 - Professional Fees	-	62.50	62.50	-	312.50	312.50	750.00
7120 - Management Fee	825.00	825.00	-	4,125.00	4,125.00	-	9,900.00
7121 - Office Expense	77.79	166.67	88.88	880.62	833.33	(47.29)	2,000.00
7122 - Fees, Reports, Taxes	368.08	270.83	(97.25)	1,256.65	1,354.17	97.52	3,250.00
Total Administrative	4,534.87	4,589.00	54.13	22,582.27	22,945.00	362.73	55,068.00
Insurance							
7210 - Wrap/Liability	1,284.05	653.67	(630.38)	6,287.77	3,268.33	(3,019.44)	7,844.00
7215 - Flood Insurance	4,757.00	1,250.00	(3,507.00)	9,554.00	6,250.00	(3,304.00)	15,000.00
7220 - Casualty	6,372.25	7,371.92	999.67	31,443.73	36,859.58	5,415.85	88,463.00
7225 - WC, Mold, Umbrella	246.75	183.33	(63.42)	1,233.75	916.67	(317.08)	2,200.00
Total Insurance	12,660.05	9,458.92	(3,201.13)	48,519.25	47,294.58	(1,224.67)	113,507.00
Repairs & Maintenance							
7130 - Building Repair/Maint	861.19	1,250.00	388.81	4,585.78	6,250.00	1,664.22	15,000.00
7140 - Pest Control	-	223.75	223.75	550.00	1,118.75	568.75	2,685.00
Total Repairs & Maintenance	861.19	1,473.75	612.56	5,135.78	7,368.75	2,232.97	17,685.00
Grounds							
7151 - Grounds Contract	1,380.00	1,170.83	(209.17)	5,840.00	5,854.17	14.17	14,050.00
7160 - Irrigation	2,580.00	391.67	(2,188.33)	3,051.94	1,958.33	(1,093.61)	4,700.00
7161 - Grounds Repair/Maint	3,000.00	416.67	(2,583.33)	4,269.32	2,083.33	(2,185.99)	5,000.00
7163 - Backflow Testing	-	16.67	16.67	-	83.33	83.33	200.00
Total Grounds	6,960.00	1,995.84	(4,964.16)	13,161.26	9,979.16	(3,182.10)	23,950.00
Pool & Recreation							
7170 - Pool Service Contract	400.00	200.00	(200.00)	1,200.00	1,000.00	(200.00)	2,400.00
7171 - Pool Repair & Maint.	580.00	166.67	(413.33)	1,809.80	833.33	(976.47)	2,000.00
7172 - Pool Water & Electric	692.68	425.00	(267.68)	3,143.12	2,125.00	(1,018.12)	5,100.00
7173 - Pool Cleaning	150.00	40.00	(110.00)	450.00	200.00	(250.00)	480.00

Rookery Bay Maintenance, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7174 - Pool Permits	-	10.42	10.42	-	52.08	52.08	125.00
Total Pool & Recreation	1,822.68	842.09	(980.59)	6,602.92	4,210.41	(2,392.51)	10,105.00
Utilities							
7185 - Electric	104.59	129.17	24.58	676.40	645.83	(30.57)	1,550.00
7190 - Water/Sewer/Trash	1,066.02	983.33	(82.69)	5,766.69	4,916.67	(850.02)	11,800.00
7191 - Cable TV	1,590.21	1,583.33	(6.88)	7,951.05	7,916.67	(34.38)	19,000.00
Total Utilities	2,760.82	2,695.83	(64.99)	14,394.14	13,479.17	(914.97)	32,350.00
Other							
7980 - Reserve Budgeted Transfer	-	-	-	5,667.50	5,667.50	-	11,335.00
7990 - Reserve Interest Transfer	107.66	-	(107.66)	504.36	-	(504.36)	-
Total Other	107.66	-	(107.66)	6,171.86	5,667.50	(504.36)	11,335.00
Total Expense	29,707.27	21,055.43	(8,651.84)	116,567.48	110,944.57	(5,622.91)	264,000.00
Operating Net Total	(7,494.82)	(.01)	(7,494.81)	(3,946.83)	.01	(3,946.84)	-
Net Total	(7,494.82)	(.01)	(7,494.81)	(3,946.83)	.01	(3,946.84)	-

ROOKERY BAY MAINTENANCE, INC.
Reserve Balances
May 31, 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	\$ -	\$ -	\$ 504.36	\$ 85,167.31
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>\$ 504.36</u>	<u>\$ 106,277.61</u>

Expense Details

3501 Roofing - Composite Tile

Total \$ -

3503 Building Restoration/Painting

Total \$ -

Allocation Details

Total 0.00