

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
June 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.

Balance Sheet as of 6/30/2024

Assets	Operating	Reserve	Total
Assets			
1110 - Truist OP 2277	\$35,725.13		\$35,725.13
1180 - Due To/From Reserves	(\$60,000.00)		(\$60,000.00)
1210 - Truist MM 2285		\$46,382.04	\$46,382.04
1280 - Due To/From OP		\$60,000.00	\$60,000.00
1300 - Accounts Receivable	\$3,667.80		\$3,667.80
1650 - Prepaid Insurance	\$40,280.64		\$40,280.64
Total Assets	\$19,673.57	\$106,382.04	\$126,055.61
Total Assets	\$19,673.57	\$106,382.04	\$126,055.61
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$5,259.22		\$5,259.22
3015 - Insurance Installments	\$15,905.00		\$15,905.00
3310 - Prepaid Assessments	\$25.00		\$25.00
3501 - Roofing - Composite Tile Reserve		\$85,271.74	\$85,271.74
3502 - Roofing - Flat Reserve		\$885.00	\$885.00
3503 - Building Restoration/Painting Reserve		\$12,273.50	\$12,273.50
3504 - Pavement Reserve		\$4,404.80	\$4,404.80
3505 - Pool Restoration Reserve		\$3,547.00	\$3,547.00
Total Liabilities	\$21,189.22	\$106,382.04	\$127,571.26
Equity			
3990 - Operating Fund Balance	(\$975.70)		(\$975.70)
3999 - Net Income	(\$539.95)		(\$539.95)
Total Equity	(\$1,515.65)		(\$1,515.65)
Total Liabilities / Equity	\$19,673.57	\$106,382.04	\$126,055.61

Rookery Bay Maintenance, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Maintenance Fees	21,055.41	21,055.42	(.01)	126,332.50	126,332.50	-	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.	941.68	-	941.68	1,990.52	-	1,990.52	-
5040 - Reserve Interest	104.43	-	104.43	608.79	-	608.79	-
5045 - Interest	.31	-	.31	2.86	-	2.86	-
Total Income	22,101.83	21,055.42	1,046.41	134,722.48	132,000.00	2,722.48	264,000.00
Total Income	22,101.83	21,055.42	1,046.41	134,722.48	132,000.00	2,722.48	264,000.00
Operating Expense							
Administrative							
7110 - Perico Bay Club Association	3,264.00	3,264.00	-	19,584.00	19,584.00	-	39,168.00
7115 - Professional Fees	798.66	62.50	(736.16)	798.66	375.00	(423.66)	750.00
7120 - Management Fee	825.00	825.00	-	4,950.00	4,950.00	-	9,900.00
7121 - Office Expense	178.77	166.67	(12.10)	1,059.39	1,000.00	(59.39)	2,000.00
7122 - Fees, Reports, Taxes	153.08	270.83	117.75	1,409.73	1,625.00	215.27	3,250.00
Total Administrative	5,219.51	4,589.00	(630.51)	27,801.78	27,534.00	(267.78)	55,068.00
Insurance							
7210 - Wrap/Liability	1,284.05	653.67	(630.38)	7,571.82	3,922.00	(3,649.82)	7,844.00
7215 - Flood Insurance	-	1,250.00	1,250.00	9,554.00	7,500.00	(2,054.00)	15,000.00
7220 - Casualty	6,372.25	7,371.92	999.67	37,815.98	44,231.50	6,415.52	88,463.00
7225 - WC, Mold, Umbrella	246.75	183.33	(63.42)	1,480.50	1,100.00	(380.50)	2,200.00
Total Insurance	7,903.05	9,458.92	1,555.87	56,422.30	56,753.50	331.20	113,507.00
Repairs & Maintenance							
7130 - Building Repair/Maint	(650.00)	1,250.00	1,900.00	3,935.78	7,500.00	3,564.22	15,000.00
7140 - Pest Control	550.00	223.75	(326.25)	1,100.00	1,342.50	242.50	2,685.00
Total Repairs & Maintenance	(100.00)	1,473.75	1,573.75	5,035.78	8,842.50	3,806.72	17,685.00
Grounds							
7151 - Grounds Contract	1,168.00	1,170.83	2.83	7,008.00	7,025.00	17.00	14,050.00
7160 - Irrigation	141.44	391.67	250.23	3,193.38	2,350.00	(843.38)	4,700.00
7161 - Grounds Repair/Maint	-	416.67	416.67	4,269.32	2,500.00	(1,769.32)	5,000.00
7163 - Backflow Testing	-	16.67	16.67	-	100.00	100.00	200.00
Total Grounds	1,309.44	1,995.84	686.40	14,470.70	11,975.00	(2,495.70)	23,950.00
Pool & Recreation							
7170 - Pool Service Contract	400.00	200.00	(200.00)	1,600.00	1,200.00	(400.00)	2,400.00
7171 - Pool Repair & Maint.	189.56	166.67	(22.89)	1,999.36	1,000.00	(999.36)	2,000.00
7172 - Pool Water & Electric	618.44	425.00	(193.44)	3,761.56	2,550.00	(1,211.56)	5,100.00
7173 - Pool Cleaning	150.00	40.00	(110.00)	600.00	240.00	(360.00)	480.00

Rookery Bay Maintenance, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7174 - Pool Permits	250.35	10.42	(239.93)	250.35	62.50	(187.85)	125.00
Total Pool & Recreation	1,608.35	842.09	(766.26)	8,211.27	5,052.50	(3,158.77)	10,105.00
Utilities							
7185 - Electric	103.06	129.17	26.11	779.46	775.00	(4.46)	1,550.00
7190 - Water/Sewer/Trash	956.90	983.33	26.43	6,723.59	5,900.00	(823.59)	11,800.00
7191 - Cable TV	1,590.21	1,583.33	(6.88)	9,541.26	9,500.00	(41.26)	19,000.00
Total Utilities	2,650.17	2,695.83	45.66	17,044.31	16,175.00	(869.31)	32,350.00
Other							
7980 - Reserve Budgeted Transfer	-	-	-	5,667.50	5,667.50	-	11,335.00
7990 - Reserve Interest Transfer	104.43	-	(104.43)	608.79	-	(608.79)	-
Total Other	104.43	-	(104.43)	6,276.29	5,667.50	(608.79)	11,335.00
Total Expense	18,694.95	21,055.43	2,360.48	135,262.43	132,000.00	(3,262.43)	264,000.00
Operating Net Total	3,406.88	(.01)	3,406.89	(539.95)	-	(539.95)	-
Net Total	3,406.88	(.01)	3,406.89	(539.95)	-	(539.95)	-

ROOKERY BAY MAINTENANCE, INC.
Reserve Balances
June 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	\$ -	\$ -	\$ 608.79	\$ 85,271.74
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>\$ 608.79</u>	<u>\$ 106,382.04</u>

Expense Details

3501 Roofing - Composite Tile

Total \$ -

3503 Building Restoration/Painting

Total \$ -

Allocation Details

Total 0.00