

ROOKERY BAY MAINTENANCE, INC.
FINANCIAL REPORTS
July 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 7/31/2024

Assets	Operating	Reserve	Total
Assets			
1110 - Truist OP 2277	\$85,494.90		\$85,494.90
1180 - Due To/From Reserves	(\$60,000.00)		(\$60,000.00)
1210 - Truist MM 2285		\$49,325.22	\$49,325.22
1280 - Due To/From OP		\$60,000.00	\$60,000.00
1300 - Accounts Receivable	\$3,449.22		\$3,449.22
1650 - Prepaid Insurance	\$32,224.51		\$32,224.51
Total Assets	\$61,168.63	\$109,325.22	\$170,493.85
Total Assets	\$61,168.63	\$109,325.22	\$170,493.85
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$466.38		\$466.38
3015 - Insurance Installments	\$15,905.00		\$15,905.00
3020 - Accrued Expenses	\$391.85		\$391.85
3460 - Deferred Assessments	\$42,110.84		\$42,110.84
3501 - Roofing - Composite Tile Reserve		\$86,712.92	\$86,712.92
3502 - Roofing - Flat Reserve		\$1,011.50	\$1,011.50
3503 - Building Restoration/Painting Reserve		\$12,972.25	\$12,972.25
3504 - Pavement Reserve		\$4,704.30	\$4,704.30
3505 - Pool Restoration Reserve		\$3,924.25	\$3,924.25
Total Liabilities	\$58,874.07	\$109,325.22	\$168,199.29
Equity			
3990 - Operating Fund Balance	(\$975.70)		(\$975.70)
3999 - Net Income	\$3,270.26		\$3,270.26
Total Equity	\$2,294.56		\$2,294.56
Total Liabilities / Equity	\$61,168.63	\$109,325.22	\$170,493.85

Rookery Bay Maintenance, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Maintenance Fees	21,055.41	21,055.41	-	147,387.91	147,387.91	-	252,665.00
5011 - Reserve Fees	2,833.75	2,833.75	-	8,501.25	8,501.25	-	11,335.00
5020 - Late Fee Income	136.19	-	136.19	256.50	-	256.50	-
5035 - Shared Pool Exp. Reimb.	(1,990.52)	-	(1,990.52)	-	-	-	-
5040 - Reserve Interest	109.43	-	109.43	718.22	-	718.22	-
5045 - Interest	.66	-	.66	3.52	-	3.52	-
Total Income	22,144.92	23,889.16	(1,744.24)	156,867.40	155,889.16	978.24	264,000.00
Total Income	22,144.92	23,889.16	(1,744.24)	156,867.40	155,889.16	978.24	264,000.00
Operating Expense							
Administrative							
7110 - Perico Bay Club Association	3,264.00	3,264.00	-	22,848.00	22,848.00	-	39,168.00
7115 - Professional Fees	-	62.50	62.50	798.66	437.50	(361.16)	750.00
7120 - Management Fee	825.00	825.00	-	5,775.00	5,775.00	-	9,900.00
7121 - Office Expense	66.37	166.66	100.29	1,125.76	1,166.66	40.90	2,000.00
7122 - Fees, Reports, Taxes	154.58	270.84	116.26	1,564.31	1,895.84	331.53	3,250.00
Total Administrative	4,309.95	4,589.00	279.05	32,111.73	32,123.00	11.27	55,068.00
Insurance							
7210 - Wrap/Liability	1,184.69	653.66	(531.03)	8,756.51	4,575.66	(4,180.85)	7,844.00
7215 - Flood Insurance	-	1,250.00	1,250.00	9,554.00	8,750.00	(804.00)	15,000.00
7220 - Casualty	6,059.11	7,371.91	1,312.80	43,875.09	51,603.41	7,728.32	88,463.00
7225 - WC, Mold, Umbrella	246.75	183.34	(63.41)	1,727.25	1,283.34	(443.91)	2,200.00
Total Insurance	7,490.55	9,458.91	1,968.36	63,912.85	66,212.41	2,299.56	113,507.00
Repairs & Maintenance							
7130 - Building Repair/Maint	350.00	1,250.00	900.00	4,285.78	8,750.00	4,464.22	15,000.00
7140 - Pest Control	-	223.75	223.75	1,100.00	1,566.25	466.25	2,685.00
Total Repairs & Maintenance	350.00	1,473.75	1,123.75	5,385.78	10,316.25	4,930.47	17,685.00
Grounds							
7151 - Grounds Contract	1,168.00	1,170.84	2.84	8,176.00	8,195.84	19.84	14,050.00
7160 - Irrigation	316.38	391.66	75.28	3,509.76	2,741.66	(768.10)	4,700.00
7161 - Grounds Repair/Maint	100.00	416.66	316.66	4,369.32	2,916.66	(1,452.66)	5,000.00
7163 - Backflow Testing	-	16.66	16.66	-	116.66	116.66	200.00
Total Grounds	1,584.38	1,995.82	411.44	16,055.08	13,970.82	(2,084.26)	23,950.00
Pool & Recreation							
7170 - Pool Service Contract	(200.00)	200.00	400.00	1,400.00	1,400.00	-	2,400.00
7171 - Pool Repair & Maint.	(313.86)	166.66	480.52	1,685.50	1,166.66	(518.84)	2,000.00
7172 - Pool Water & Electric	(237.17)	425.00	662.17	3,524.39	2,975.00	(549.39)	5,100.00
7173 - Pool Cleaning	(75.00)	40.00	115.00	525.00	280.00	(245.00)	480.00

Rookery Bay Maintenance, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7174 - Pool Permits	(125.18)	10.41	135.59	125.17	72.91	(52.26)	125.00
Total Pool & Recreation	(951.21)	842.07	1,793.28	7,260.06	5,894.57	(1,365.49)	10,105.00
Utilities							
7185 - Electric	102.71	129.16	26.45	882.17	904.16	21.99	1,550.00
7190 - Water/Sewer/Trash	914.94	983.34	68.40	7,638.53	6,883.34	(755.19)	11,800.00
7191 - Cable TV	1,590.21	1,583.34	(6.87)	11,131.47	11,083.34	(48.13)	19,000.00
Total Utilities	2,607.86	2,695.84	87.98	19,652.17	18,870.84	(781.33)	32,350.00
Other							
7980 - Reserve Budgeted Transfer	2,833.75	2,833.75	-	8,501.25	8,501.25	-	11,335.00
7990 - Reserve Interest Transfer	109.43	-	(109.43)	718.22	-	(718.22)	-
Total Other	2,943.18	2,833.75	(109.43)	9,219.47	8,501.25	(718.22)	11,335.00
Total Expense	18,334.71	23,889.14	5,554.43	153,597.14	155,889.14	2,292.00	264,000.00
Operating Net Total	3,810.21	.02	3,810.19	3,270.26	.02	3,270.24	-
Net Total	3,810.21	.02	3,810.19	3,270.26	.02	3,270.24	-

ROOKERY BAY MAINTENANCE, INC.
Reserve Balances
July 31, 2024

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 - Roofing - Composite Tile	\$ 81,999.45	\$ 3,995.25	\$ -	\$ -	\$ 718.22	\$ 86,712.92
3502 - Roofing - Flat	632.00	379.50	-	-	-	1,011.50
3503 - Building Restoration/Painting	10,876.00	2,096.25	-	-	-	12,972.25
3504 - Pavement	3,805.80	898.50	-	-	-	4,704.30
3505 - Pool Restoration	2,792.50	1,131.75	-	-	-	3,924.25
3509 - Capital Improvements	-	-	-	-	-	-
Total Reserves	<u>\$ 100,105.75</u>	<u>\$ 8,501.25</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 718.22</u>	<u>\$ 109,325.22</u>

Expense Details

3501 Roofing - Composite Tile

Total \$ -

3503 Building Restoration/Painting

Total \$ -

Allocation Details

Total 0.00