

The Rookery

The Rookery Community Association, Inc.
Since 4-13-87

January 2, 2024

To the Rookery Homeowners

We finished the year with \$ 30,819.94 in the bank. We ran a deficit of (\$ 6,596.33) in 2023, which was offset by our surplus of \$ 11,064.53 in 2022. The Preserve maintenance for 2022 was not completed until 2023 due to the hurricane Ian.

Hurricane Ian damaged our sign, which is quite old. The sign company stated it could not be repaired and is not anchored properly. They gave us a \$ 22,000 price tag for new sign. We need a contractor homeowner to anchor the sign to give us a few more years before we spend monies on a new sign.

The association has to decide how to be managed in the future. Do we want to self manage or engage a property management association to manage us? The right decisions can greatly increase the value of our homes. Our dues are greatly inexpensive compared to other homeowners associations.

Many homeowners are not abiding by the deed restrictions. A committee of the Rookery residents drafted the amended deed restrictions in 2008. The deed restrictions are the covenants by which each homeowner should abide by. They are meant to protect the value of each home in accordance with the wishes of the members. Historically, the board has addressed violations of the deed restrictions by calling homeowners and requesting them to come in compliance vs. fining violators. This is your association and each homeowner should abide a majority vote.

We have a new website that has the compiled financials, articles of incorporation and amended and restated deed restrictions. The website is meant to provide information not be a social media platform. Google the Rookery.

We need new association officers and committees for different issues. Please serve.

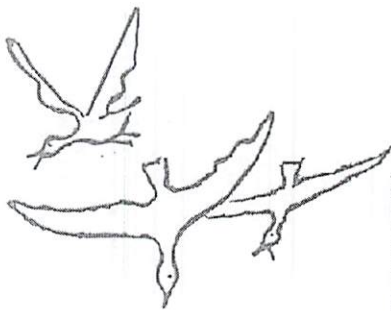
We have a great neighborhood with many new young families with a lot of children and dogs. As I look at other neighborhoods I am reminded of what a great community we have.

Sincerely,

James H. Forrester, CPA Treasurer

6687 Kestrel Circle • Fort Myers, FL 33966-1364





The Rookery

The Rookery Community Association, Inc.
Since 4-13-87

To Management
The Rookery Community Association, Inc.
Fort Myers, FL

Management is responsible for the accompanying financial statements of The Rookery Community Association, Inc. (a homeowners association), which comprise the balance sheet as of December 31, 2023 and the income statement for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statement on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that deferred income taxes be recognized for the tax effects of differences between the financial and tax bases of assets and liabilities and for operating losses and tax credits that are available to offset future taxable income. The Company has not recorded deferred taxes in the accompanying financial statements. Management has not determined the effect of this departure on the financial statements.

Management has elected to omit substantially all the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

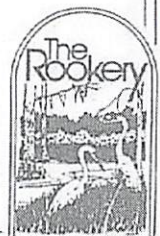
The attached proposed budget of the Association does not provide for reserve accounts for capital expenditures and deferred maintenance that may result in special assessments. Homeowners may elect to provide for reserve accounts pursuant to Sec 720.303(6), Florida Statutes upon obtaining the approval of a majority of the total voting interests of the association by vote of the members at a meeting or by written consent.

We are not independent in relationship to The Rookery Community Association, Inc.

January 1, 2024
Fort Myers, FL


Certified Public Accountant

6687 Kestrel Circle • Fort Myers, FL 33966-1364



The Rookery Community Association, Inc.

Balance Sheet

As of December 31, 2023

01/02/24

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
104 · Cash-First Citizens Checking	<u>30,819.94</u>
Total Checking/Savings	30,819.94
Accounts Receivable	
120 · Accounts Receivable	<u>2,425.00</u>
Total Accounts Receivable	<u>2,425.00</u>
Total Current Assets	33,244.94
Other Assets	
190 · Deposits-Utilities	<u>550.00</u>
Total Other Assets	<u>550.00</u>
TOTAL ASSETS	<u><u>33,794.94</u></u>
LIABILITIES & EQUITY	
Equity	
310 · General Fund	40,391.27
Net Income	<u>-6,596.33</u>
Total Equity	<u>33,794.94</u>
TOTAL LIABILITIES & EQUITY	<u><u>33,794.94</u></u>

The Rookery Community Association, Inc.
Income Statement
 January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
400 · Assessment Income	39,600.00
408 · Late fees Income	475.00
Total Income	40,075.00
Gross Profit	40,075.00
Expense	
500 · Accounting	4,800.00
505 · Entrance Maintenance	3,720.00
510 · Insurance	2,674.71
512 · Entrance Irrigation	1,213.53
515 · Lake Maintenance	1,730.40
525 · Lawn Maintenance	7,576.68
525.02 · Lawn Maintenance-Fertilizer	972.00
530 · Legal	250.00
535 · Licenses	61.25
541 · Office Expenses	120.56
543 · Postage	255.39
570 · Utilities	7,265.81
571 · Web Site	1,056.00
511 · Hurricane Cleanup	3,900.00
544 · Preserve Maintenance	11,075.00
Total Expense	46,671.33
Net Ordinary Income	-6,596.33
Net Income	-6,596.33

**The Rookery Community Association, Inc.
2024 Operating Budget**

	Operating
Ordinary Income/Expense	
Income	
Assessment Income	39,600.00
Total Income	39,600.00
Gross Profit	39,600.00
Expense	
Accounting	4,800.00
Entrance Maintenance	3,720.00
Entrance Plants	4,012.00
Insurance	2,675.00
Lake Maintenance	1,730.00
Lawn Maintenance	7,827.00
Lawn Maintenance Fertilizer	972.00
Legal Fees	1,000.00
Taxes	61.00
Preserve Maintenance	4,800.00
Postage	437.00
Utilities	7,266.00
Website	300.00
Total Expense	39,600.00
Net Ordinary Income	-
Net Income	-