

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
September 30, 2021

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

10/14/21

Roseate Court Association Inc.
Statement of Assets, Liabilities, & Fund Balance
As of September 30, 2021

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	102,544.58
1012 · CB S/A Pool Repairs 2060	2,380.75
Total Operating	104,925.33
Reserves	
1020 · Centennial MM 1974	13,264.13
Total Reserves	13,264.13
Total Checking/Savings	118,189.46
Accounts Receivable	
1201 · Accounts Receivable	(10,753.65)
Total Accounts Receivable	(10,753.65)
Other Current Assets	
1050 · Prepaid Insurance	41,710.88
1055 · Prepaid Expenses	5,494.50
Total Other Current Assets	47,205.38
Total Current Assets	154,641.19
TOTAL ASSETS	154,641.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,095.62
Total Accounts Payable	3,095.62
Other Current Liabilities	
3050 · 2020 Special Assessment	4,508.94
Total Other Current Liabilities	4,508.94
Total Current Liabilities	7,604.56
Total Liabilities	7,604.56
Equity	
3500 · Restricted Equity - Reserves	13,264.13
3950 · Retained Earnings	1,948.61
3990 · Prior Year Surplus (Deficit)	135,615.86
Net Income	(3,791.97)
Total Equity	147,036.63
TOTAL LIABILITIES & EQUITY	154,641.19

Roseate Court Association Inc.
Revenue & Expense Budget Performance

September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	26,775.00	26,775.00	0.00	240,975.00	240,975.00	0.00	321,300.00
4030 · Reserve Assessments	765.00	765.00	0.00	6,885.00	6,885.00	0.00	9,180.00
4060 · Late Charges	0.00	0.00	0.00	(116.59)	0.00	(116.59)	0.00
4100 · Interest Operating Accounts	6.59	0.00	6.59	55.42	0.00	55.42	0.00
4280 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Total Income	27,546.59	27,540.00	6.59	247,998.83	247,860.00	138.83	330,480.00
Expense							
Building Maintenance							
5180 · Termite Inspection	1,098.90	550.00	548.90	3,296.70	4,950.00	(1,653.30)	6,600.00
5250 · Pest Control	(6,593.40)	285.00	(6,878.40)	1,656.00	2,565.00	(909.00)	3,420.00
Total Building Maintenance	(5,494.50)	835.00	(6,329.50)	4,952.70	7,515.00	(2,562.30)	10,020.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,675.00	80.00	24,795.00	24,075.00	720.00	32,100.00
6041 · Grounds Maintenance	0.00	263.00	(263.00)	0.00	2,367.00	(2,367.00)	3,156.00
6045 · Additional Landscape	0.00	300.00	(300.00)	175.00	2,700.00	(2,525.00)	3,600.00
6060 · Mulch	0.00	500.00	(500.00)	0.00	4,500.00	(4,500.00)	6,000.00
6120 · Irrigation Repair	414.78	330.00	84.78	650.24	2,970.00	(2,319.76)	3,960.00
6150 · Electric - Irrigation	86.38	75.00	11.38	(205.15)	675.00	(880.15)	900.00
6201 · Trees / Sod / Plants	2,400.00	300.00	2,100.00	5,630.50	2,700.00	2,930.50	3,600.00
Total Grounds Maintenance	5,656.16	4,443.00	1,213.16	31,045.59	39,987.00	(8,941.41)	53,316.00
Pool / Clubhouse							
7040 · Contracted Pool Service	240.00	240.00	0.00	2,160.00	2,160.00	0.00	2,880.00
7043 · Pool Permit	0.00	30.00	(30.00)	250.00	270.00	(20.00)	360.00
7080 · Pool Equipment Repair	0.00	50.00	(50.00)	4,739.25	450.00	4,289.25	600.00
7100 · Pool Electric	446.34	600.00	(153.66)	4,861.23	5,400.00	(538.77)	7,200.00
7120 · Pool Water & Sewer	78.64	200.00	(121.36)	1,650.44	1,800.00	(149.56)	2,400.00
7161 · Pool House Janitorial Service	105.00	150.00	(45.00)	1,302.00	1,350.00	(48.00)	1,800.00
7259 · Misc. Repairs / Supplies	0.00	50.00	(50.00)	2,377.69	450.00	1,927.69	600.00
Total Pool / Clubhouse	869.98	1,320.00	(450.02)	17,340.61	11,880.00	5,460.61	15,840.00
Utilities							
7910 · Electric	41.98	50.00	(8.02)	396.46	450.00	(53.54)	600.00
7920 · Water & Sewer	2,497.20	2,750.00	(252.80)	24,944.64	24,750.00	194.64	33,000.00
7950 · Cable Service	3,393.00	3,100.00	293.00	30,242.55	27,900.00	2,342.55	37,200.00
Total Utilities	5,932.18	5,900.00	32.18	55,583.65	53,100.00	2,483.65	70,800.00
Administrative							
8020 · Management Fee	650.00	820.00	(170.00)	6,350.00	7,380.00	(1,030.00)	9,840.00
8040 · Postage	7.14	30.00	(22.86)	163.33	270.00	(106.67)	360.00
8060 · Copies/Printing/Supplies	148.25	90.00	58.25	1,668.62	810.00	858.62	1,080.00
8080 · CPA Services	0.00	175.00	(175.00)	0.00	1,575.00	(1,575.00)	2,100.00
8120 · Insurance	5,503.78	5,280.00	223.78	49,534.08	47,520.00	2,014.08	63,360.00
8122 · Flood Insurance	3,070.33	3,120.00	(49.67)	35,268.81	28,080.00	7,188.81	37,440.00
8230 · Bank Charges	6.30	0.00	6.30	82.91	0.00	82.91	0.00
8390 · Annual Corporate Report	0.00	10.00	(10.00)	147.50	90.00	57.50	120.00
8411 · Master Association Fees	4,752.00	4,752.00	0.00	42,768.00	42,768.00	0.00	57,024.00
Total Administrative	14,137.80	14,277.00	(139.20)	135,983.25	128,493.00	7,490.25	171,324.00
Other							
9170 · Transfer to Reserves	765.00	765.00	0.00	6,885.00	6,885.00	0.00	9,180.00
Total Other	765.00	765.00	0.00	6,885.00	6,885.00	0.00	9,180.00
Total Expense	21,866.62	27,540.00	(5,673.38)	251,790.80	247,860.00	3,930.80	330,480.00
Net Ordinary Income	5,679.97	0.00	5,679.97	(3,791.97)	0.00	(3,791.97)	0.00
Net Income	5,679.97	0.00	5,679.97	(3,791.97)	0.00	(3,791.97)	0.00