

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
October 31, 2021

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

Roseate Court Association Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of October 31, 2021

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	114,750.04
1012 · CB S/A Pool Repairs 2060	2,380.85
Total Operating	117,130.89
Reserves	
1020 · Centennial MM 1974	14,029.71
Total Reserves	14,029.71
Total Checking/Savings	131,160.60
Accounts Receivable	
1201 · Accounts Receivable	(12,283.65)
Total Accounts Receivable	(12,283.65)
Other Current Assets	
1050 · Prepaid Insurance	33,136.77
1055 · Prepaid Expenses	4,945.05
Total Other Current Assets	38,081.82
Total Current Assets	156,958.77
TOTAL ASSETS	156,958.77
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,074.05
Total Accounts Payable	3,074.05
Other Current Liabilities	
3050 · 2020 Special Assessment	4,508.94
Total Other Current Liabilities	4,508.94
Total Current Liabilities	7,582.99
Total Liabilities	7,582.99
Equity	
3500 · Restricted Equity - Reserves	14,029.71
3950 · Retained Earnings	1,948.61
3990 · Prior Year Surplus (Deficit)	135,615.86
Net Income	(2,218.40)
Total Equity	149,375.78
TOTAL LIABILITIES & EQUITY	156,958.77

Roseate Court Association Inc.
Revenue & Expense Budget Performance

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	26,775.00	26,775.00	0.00	267,750.00	267,750.00	0.00	321,300.00
4030 · Reserve Assessments	765.00	765.00	0.00	7,650.00	7,650.00	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	7.87	0.00	7.87	63.29	0.00	63.29	0.00
4280 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Total Income	27,547.87	27,540.00	7.87	275,546.70	275,400.00	146.70	330,480.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	550.00	(0.55)	3,846.15	5,500.00	(1,653.85)	6,600.00
5250 · Pest Control	648.00	285.00	363.00	2,304.00	2,850.00	(546.00)	3,420.00
Total Building Maintenance	1,197.45	835.00	362.45	6,150.15	8,350.00	(2,199.85)	10,020.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,675.00	80.00	27,550.00	26,750.00	800.00	32,100.00
6041 · Grounds Maintenance	0.00	263.00	(263.00)	0.00	2,630.00	(2,630.00)	3,156.00
6045 · Additional Landscape	0.00	300.00	(300.00)	175.00	3,000.00	(2,825.00)	3,600.00
6060 · Mulch	0.00	500.00	(500.00)	0.00	5,000.00	(5,000.00)	6,000.00
6120 · Irrigation Repair	0.00	330.00	(330.00)	650.24	3,300.00	(2,649.76)	3,960.00
6150 · Electric - Irrigation	85.70	75.00	10.70	(119.45)	750.00	(869.45)	900.00
6201 · Trees / Sod / Plants	0.00	300.00	(300.00)	5,630.50	3,000.00	2,630.50	3,600.00
Total Grounds Maintenance	2,840.70	4,443.00	(1,602.30)	33,886.29	44,430.00	(10,543.71)	53,316.00
Pool / Clubhouse							
7040 · Contracted Pool Service	240.00	240.00	0.00	2,400.00	2,400.00	0.00	2,880.00
7043 · Pool Permit	0.00	30.00	(30.00)	250.00	300.00	(50.00)	360.00
7080 · Pool Equipment Repair	0.00	50.00	(50.00)	4,739.25	500.00	4,239.25	600.00
7100 · Pool Electric	369.76	600.00	(230.24)	5,230.99	6,000.00	(769.01)	7,200.00
7120 · Pool Water & Sewer	97.01	200.00	(102.99)	1,747.45	2,000.00	(252.55)	2,400.00
7161 · Pool House Janitorial Service	105.00	150.00	(45.00)	1,407.00	1,500.00	(93.00)	1,800.00
7259 · Misc. Repairs / Supplies	0.00	50.00	(50.00)	2,377.69	500.00	1,877.69	600.00
Total Pool / Clubhouse	811.77	1,320.00	(508.23)	18,152.38	13,200.00	4,952.38	15,840.00
Utilities							
7910 · Electric	40.50	50.00	(9.50)	436.96	500.00	(63.04)	600.00
7920 · Water & Sewer	2,872.04	2,750.00	122.04	27,816.68	27,500.00	316.68	33,000.00
7950 · Cable Service	3,393.00	3,100.00	293.00	33,635.55	31,000.00	2,635.55	37,200.00
Total Utilities	6,305.54	5,900.00	405.54	61,889.19	59,000.00	2,889.19	70,800.00
Administrative							
8020 · Management Fee	650.00	820.00	(170.00)	7,000.00	8,200.00	(1,200.00)	9,840.00
8040 · Postage	3.18	30.00	(26.82)	166.51	300.00	(133.49)	360.00
8060 · Copies/Printing/Supplies	68.75	90.00	(21.25)	1,737.37	900.00	837.37	1,080.00
8080 · CPA Services	0.00	175.00	(175.00)	0.00	1,750.00	(1,750.00)	2,100.00
8120 · Insurance	5,503.78	5,280.00	223.78	55,037.86	52,800.00	2,237.86	63,360.00
8122 · Flood Insurance	3,070.33	3,120.00	(49.67)	38,339.14	31,200.00	7,139.14	37,440.00
8230 · Bank Charges	5.80	0.00	5.80	88.71	0.00	88.71	0.00
8390 · Annual Corporate Report	0.00	10.00	(10.00)	147.50	100.00	47.50	120.00
8411 · Master Association Fees	4,752.00	4,752.00	0.00	47,520.00	47,520.00	0.00	57,024.00
Total Administrative	14,053.84	14,277.00	(223.16)	150,037.09	142,770.00	7,267.09	171,324.00
Other							
9170 · Transfer to Reserves	765.00	765.00	0.00	7,650.00	7,650.00	0.00	9,180.00
Total Other	765.00	765.00	0.00	7,650.00	7,650.00	0.00	9,180.00
Total Expense	25,974.30	27,540.00	(1,565.70)	277,765.10	275,400.00	2,365.10	330,480.00
Net Ordinary Income	1,573.57	0.00	1,573.57	(2,218.40)	0.00	(2,218.40)	0.00
Net Income	1,573.57	0.00	1,573.57	(2,218.40)	0.00	(2,218.40)	0.00