

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
December 31, 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.

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

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	64,740.21
1012 · CB S/A Pool Repairs 2060	4,481.19
Total Operating	69,221.40
Reserves	
1020 · Centennial MM 1974	15,560.95
Total Reserves	15,560.95
Total Checking/Savings	84,782.35
Accounts Receivable	
1201 · Accounts Receivable	(12,663.65)
Total Accounts Receivable	(12,663.65)
Other Current Assets	
1050 · Prepaid Insurance	85,389.98
1055 · Prepaid Expenses	3,846.15
Total Other Current Assets	89,236.13
Total Current Assets	161,354.83
TOTAL ASSETS	161,354.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,312.55
Total Accounts Payable	3,312.55
Other Current Liabilities	
3050 · 2020 Special Assessment	4,508.94
Total Other Current Liabilities	4,508.94
Total Current Liabilities	7,821.49
Total Liabilities	7,821.49
Equity	
3500 · Restricted Equity - Reserves	15,560.95
3950 · Retained Earnings	1,948.61
3990 · Prior Year Surplus (Deficit)	135,615.86
Net Income	407.92
Total Equity	153,533.34
TOTAL LIABILITIES & EQUITY	161,354.83

Roseate Court Association Inc.
Revenue & Expense Budget Performance

December 2021

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	26,775.00	26,775.00	0.00	321,300.00	321,300.00	0.00	321,300.00
4030 · Reserve Assessments	765.00	765.00	0.00	9,180.00	9,180.00	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	4.50	0.00	4.50	76.57	0.00	76.57	0.00
4280 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Total Income	27,544.50	27,540.00	4.50	330,639.98	330,480.00	159.98	330,480.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	550.00	(0.55)	4,945.05	6,600.00	(1,654.95)	6,600.00
5250 · Pest Control	0.00	285.00	(285.00)	2,304.00	3,420.00	(1,116.00)	3,420.00
Total Building Maintenance	549.45	835.00	(285.55)	7,249.05	10,020.00	(2,770.95)	10,020.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,675.00	80.00	33,060.00	32,100.00	960.00	32,100.00
6041 · Grounds Maintenance	0.00	263.00	(263.00)	150.00	3,156.00	(3,006.00)	3,156.00
6045 · Additional Landscape	0.00	300.00	(300.00)	175.00	3,600.00	(3,425.00)	3,600.00
6060 · Mulch	0.00	500.00	(500.00)	0.00	6,000.00	(6,000.00)	6,000.00
6120 · Irrigation Repair	222.84	330.00	(107.16)	908.72	3,960.00	(3,051.28)	3,960.00
6150 · Electric - Irrigation	87.02	75.00	12.02	57.51	900.00	(842.49)	900.00
6201 · Trees / Sod / Plants	2,050.00	300.00	1,750.00	8,230.50	3,600.00	4,630.50	3,600.00
Total Grounds Maintenance	5,114.86	4,443.00	671.86	42,581.73	53,316.00	(10,734.27)	53,316.00
Pool / Clubhouse							
7040 · Contracted Pool Service	240.00	240.00	0.00	2,880.00	2,880.00	0.00	2,880.00
7043 · Pool Permit	0.00	30.00	(30.00)	250.00	360.00	(110.00)	360.00
7080 · Pool Equipment Repair	139.80	50.00	89.80	4,879.05	600.00	4,279.05	600.00
7100 · Pool Electric	784.78	600.00	184.78	6,685.13	7,200.00	(514.87)	7,200.00
7120 · Pool Water & Sewer	106.19	200.00	(93.81)	1,969.01	2,400.00	(430.99)	2,400.00
7161 · Pool House Janitorial Service	172.00	150.00	22.00	1,751.00	1,800.00	(49.00)	1,800.00
7259 · Misc. Repairs / Supplies	89.45	50.00	39.45	2,562.37	600.00	1,962.37	600.00
Total Pool / Clubhouse	1,532.22	1,320.00	212.22	20,976.56	15,840.00	5,136.56	15,840.00
Utilities							
7910 · Electric	88.54	50.00	38.54	569.58	600.00	(30.42)	600.00
7920 · Water & Sewer	2,848.21	2,750.00	98.21	33,343.43	33,000.00	343.43	33,000.00
7950 · Cable Service	3,393.00	3,100.00	293.00	40,421.55	37,200.00	3,221.55	37,200.00
Total Utilities	6,329.75	5,900.00	429.75	74,334.56	70,800.00	3,534.56	70,800.00
Administrative							
8020 · Management Fee	650.00	820.00	(170.00)	8,300.00	9,840.00	(1,540.00)	9,840.00
8040 · Postage	3.18	30.00	(26.82)	172.34	360.00	(187.66)	360.00
8060 · Copies/Printing/Supplies	198.60	90.00	108.60	2,004.22	1,080.00	924.22	1,080.00
8080 · CPA Services	0.00	175.00	(175.00)	0.00	2,100.00	(2,100.00)	2,100.00
8120 · Insurance	6,807.75	5,280.00	1,527.75	67,349.39	63,360.00	3,989.39	63,360.00
8122 · Flood Insurance	1,239.08	3,120.00	(1,880.92)	40,817.30	37,440.00	3,377.30	37,440.00
8230 · Bank Charges	0.00	0.00	0.00	95.41	0.00	95.41	0.00
8390 · Annual Corporate Report	0.00	10.00	(10.00)	147.50	120.00	27.50	120.00
8411 · Master Association Fees	4,752.00	4,752.00	0.00	57,024.00	57,024.00	0.00	57,024.00
Total Administrative	13,650.61	14,277.00	(626.39)	175,910.16	171,324.00	4,586.16	171,324.00
Other							
9170 · Transfer to Reserves	765.00	765.00	0.00	9,180.00	9,180.00	0.00	9,180.00
Total Other	765.00	765.00	0.00	9,180.00	9,180.00	0.00	9,180.00
Total Expense	27,941.89	27,540.00	401.89	330,232.06	330,480.00	(247.94)	330,480.00
Net Ordinary Income	(397.39)	0.00	(397.39)	407.92	0.00	407.92	0.00
Net Income	(397.39)	0.00	(397.39)	407.92	0.00	407.92	0.00