

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2022

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 January 31, 2022

	Jan 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	74,660.03
1012 · CB S/A Pool Repairs 2060	4,481.38
Total Operating	79,141.41
Reserves	
1020 · Centennial MM 1974	16,448.12
Total Reserves	16,448.12
Total Checking/Savings	95,589.53
Accounts Receivable	
1201 · Accounts Receivable	(12,053.65)
Total Accounts Receivable	(12,053.65)
Other Current Assets	
1050 · Prepaid Insurance	77,343.15
1055 · Prepaid Expenses	3,296.70
Total Other Current Assets	80,639.85
Total Current Assets	164,175.73
TOTAL ASSETS	164,175.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,209.99
Total Accounts Payable	5,209.99
Other Current Liabilities	
3050 · 2020 Special Assessment	4,508.94
Total Other Current Liabilities	4,508.94
Total Current Liabilities	9,718.93
Total Liabilities	9,718.93
Equity	
3500 · Restricted Equity - Reserves	16,448.12
3950 · Retained Earnings	407.92
3990 · Prior Year Surplus (Deficit)	137,564.47
Net Income	36.29
Total Equity	154,456.80
TOTAL LIABILITIES & EQUITY	164,175.73

Roseate Court Association Inc.
Revenue & Expense Budget Performance

January 2022

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	27,733.50	27,733.50	0.00	27,733.50	27,733.50	0.00	332,802.00
4030 · Reserve Assessments	886.50	886.50	0.00	886.50	886.50	0.00	10,638.00
4100 · Interest Operating Accounts	3.36	0.00	3.36	3.36	0.00	3.36	0.00
Total Income	28,623.36	28,620.00	3.36	28,623.36	28,620.00	3.36	343,440.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	549.38	0.07	549.45	549.38	0.07	6,593.00
5250 · Pest Control	648.00	138.00	510.00	648.00	138.00	510.00	1,656.00
Total Building Maintenance	1,197.45	687.38	510.07	1,197.45	687.38	510.07	8,249.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,755.00	0.00	2,755.00	2,755.00	0.00	33,060.00
6060 · Mulch	0.00	333.37	(333.37)	0.00	333.37	(333.37)	4,000.00
6120 · Irrigation Repair	667.04	41.63	625.41	667.04	41.63	625.41	500.00
6150 · Electric - Irrigation	105.12	41.63	63.49	105.12	41.63	63.49	500.00
6201 · Trees / Sod / Plants	625.00	333.37	291.63	625.00	333.37	291.63	4,000.00
Total Grounds Maintenance	4,152.16	3,505.00	647.16	4,152.16	3,505.00	647.16	42,060.00
Pool / Clubhouse							
7040 · Contracted Pool Service	270.00	240.00	30.00	270.00	240.00	30.00	2,880.00
7043 · Pool Permit	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
7080 · Pool Equipment Repair	89.62	83.37	6.25	89.62	83.37	6.25	1,000.00
7100 · Pool Electric	1,077.17	566.63	510.54	1,077.17	566.63	510.54	6,800.00
7120 · Pool Water & Sewer	87.82	200.00	(112.18)	87.82	200.00	(112.18)	2,400.00
7161 · Pool House Janitorial Service	182.00	150.00	32.00	182.00	150.00	32.00	1,800.00
7259 · Misc. Repairs / Supplies	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
Total Pool / Clubhouse	1,706.61	1,385.87	320.74	1,706.61	1,385.87	320.74	16,630.00
Utilities							
7910 · Electric	78.83	50.00	28.83	78.83	50.00	28.83	600.00
7920 · Water & Sewer	2,982.51	2,812.50	170.01	2,982.51	2,812.50	170.01	33,750.00
7950 · Cable Service	3,393.00	3,387.50	5.50	3,393.00	3,387.50	5.50	40,650.00
Total Utilities	6,454.34	6,250.00	204.34	6,454.34	6,250.00	204.34	75,000.00
Administrative							
8020 · Management Fee	669.50	669.50	0.00	669.50	669.50	0.00	8,034.00
8040 · Postage	35.41	20.87	14.54	35.41	20.87	14.54	250.00
8060 · Copies/Printing/Supplies	139.17	189.62	(50.45)	139.17	189.62	(50.45)	2,275.00
8080 · CPA Services	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8120 · Insurance	6,807.75	5,500.00	1,307.75	6,807.75	5,500.00	1,307.75	66,000.00
8122 · Flood Insurance	1,239.08	4,166.63	(2,927.55)	1,239.08	4,166.63	(2,927.55)	50,000.00
8230 · Bank Charges	7.10	12.50	(5.40)	7.10	12.50	(5.40)	150.00
8390 · Annual Corporate Report	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
8411 · Master Association Fees	5,292.00	5,292.00	0.00	5,292.00	5,292.00	0.00	63,504.00
Total Administrative	14,190.01	15,905.25	(1,715.24)	14,190.01	15,905.25	(1,715.24)	190,863.00
Other							
9170 · Transfer to Reserves	886.50	886.50	0.00	886.50	886.50	0.00	10,638.00
Total Other	886.50	886.50	0.00	886.50	886.50	0.00	10,638.00
Total Expense	28,587.07	28,620.00	(32.93)	28,587.07	28,620.00	(32.93)	343,440.00
Net Ordinary Income	36.29	0.00	36.29	36.29	0.00	36.29	0.00
Net Income	36.29	0.00	36.29	36.29	0.00	36.29	0.00