

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

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	92,432.76
1012 · CB S/A Pool Repairs 2060	4,481.74
Total Operating	96,914.50
Reserves	
1020 · Centennial MM 1974	17,660.59
Total Reserves	17,660.59
Total Checking/Savings	114,575.09
Accounts Receivable	
1201 · Accounts Receivable	(11,083.65)
Total Accounts Receivable	(11,083.65)
Other Current Assets	
1050 · Prepaid Insurance	61,249.49
1055 · Prepaid Expenses	2,197.80
Total Other Current Assets	63,447.29
Total Current Assets	166,938.73
TOTAL ASSETS	166,938.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,000.11
Total Accounts Payable	5,000.11
Other Current Liabilities	
3050 · 2020 Special Assessment	4,508.94
Total Other Current Liabilities	4,508.94
Total Current Liabilities	9,509.05
Total Liabilities	9,509.05
Equity	
3500 · Restricted Equity - Reserves	17,660.59
3950 · Retained Earnings	407.92
3990 · Prior Year Surplus (Deficit)	137,564.47
Net Income	1,796.70
Total Equity	157,429.68
TOTAL LIABILITIES & EQUITY	166,938.73

Roseate Court Association Inc.
Revenue & Expense Budget Performance

March 2022

	Mar 22	Budget	\$ Over Budget	Jan - Mar 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	27,733.50	27,733.50	0.00	83,200.50	83,200.50	0.00	332,802.00
4030 · Reserve Assessments	886.50	886.50	0.00	2,659.50	2,659.50	0.00	10,638.00
4100 · Interest Operating Accounts	4.13	0.00	4.13	10.86	0.00	10.86	0.00
Total Income	28,624.13	28,620.00	4.13	85,870.86	85,860.00	10.86	343,440.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	549.42	0.03	1,648.35	1,648.22	0.13	6,593.00
5250 · Pest Control	0.00	138.00	(138.00)	648.00	414.00	234.00	1,656.00
Total Building Maintenance	549.45	687.42	(137.97)	2,296.35	2,062.22	234.13	8,249.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,755.00	0.00	8,265.00	8,265.00	0.00	33,060.00
6060 · Mulch	0.00	333.33	(333.33)	0.00	1,000.03	(1,000.03)	4,000.00
6120 · Irrigation Repair	440.18	41.67	398.51	1,543.18	124.97	1,418.21	500.00
6150 · Electric - Irrigation	99.15	41.67	57.48	(520.95)	124.97	(645.92)	500.00
6201 · Trees / Sod / Plants	450.00	333.33	116.67	1,075.00	1,000.03	74.97	4,000.00
Total Grounds Maintenance	3,744.33	3,505.00	239.33	10,362.23	10,515.00	(152.77)	42,060.00
Pool / Clubhouse							
7040 · Contracted Pool Service	396.70	240.00	156.70	936.70	720.00	216.70	2,880.00
7043 · Pool Permit	0.00	20.83	(20.83)	0.00	62.53	(62.53)	250.00
7080 · Pool Equipment Repair	0.00	83.33	(83.33)	89.62	250.03	(160.41)	1,000.00
7100 · Pool Electric	959.30	566.67	392.63	3,538.84	1,699.97	1,838.87	6,800.00
7120 · Pool Water & Sewer	73.74	200.00	(126.26)	341.21	600.00	(258.79)	2,400.00
7161 · Pool House Janitorial Service	182.00	150.00	32.00	546.00	450.00	96.00	1,800.00
7259 · Misc. Repairs / Supplies	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00
Total Pool / Clubhouse	1,611.74	1,385.83	225.91	5,452.37	4,157.53	1,294.84	16,630.00
Utilities							
7910 · Electric	44.53	50.00	(5.47)	173.40	150.00	23.40	600.00
7920 · Water & Sewer	3,406.62	2,812.50	594.12	9,485.39	8,437.50	1,047.89	33,750.00
7950 · Cable Service	3,562.53	3,387.50	175.03	10,518.06	10,162.50	355.56	40,650.00
Total Utilities	7,013.68	6,250.00	763.68	20,176.85	18,750.00	1,426.85	75,000.00
Administrative							
8020 · Management Fee	669.50	669.50	0.00	2,008.50	2,008.50	0.00	8,034.00
8040 · Postage	4.24	20.83	(16.59)	74.53	62.53	12.00	250.00
8060 · Copies/Printing/Supplies	123.05	189.58	(66.53)	508.19	568.78	(60.59)	2,275.00
8080 · CPA Services	500.00	41.67	458.33	500.00	124.97	375.03	500.00
8120 · Insurance	6,807.75	5,500.00	1,307.75	20,423.25	16,500.00	3,923.25	66,000.00
8122 · Flood Insurance	1,239.08	4,166.67	(2,927.59)	3,717.24	12,499.97	(8,782.73)	50,000.00
8230 · Bank Charges	5.95	12.50	(6.55)	19.15	37.50	(18.35)	150.00
8390 · Annual Corporate Report	0.00	12.50	(12.50)	0.00	37.50	(37.50)	150.00
8411 · Master Association Fees	5,292.00	5,292.00	0.00	15,876.00	15,876.00	0.00	63,504.00
Total Administrative	14,641.57	15,905.25	(1,263.68)	43,126.86	47,715.75	(4,588.89)	190,863.00
Other							
9170 · Transfer to Reserves	886.50	886.50	0.00	2,659.50	2,659.50	0.00	10,638.00
Total Other	886.50	886.50	0.00	2,659.50	2,659.50	0.00	10,638.00
Total Expense	28,447.27	28,620.00	(172.73)	84,074.16	85,860.00	(1,785.84)	343,440.00
Net Ordinary Income	176.86	0.00	176.86	1,796.70	0.00	1,796.70	0.00
Net Income	176.86	0.00	176.86	1,796.70	0.00	1,796.70	0.00