

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 2022

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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 April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	113,492.77
Reserves	18,547.85
Total Checking/Savings	132,040.62
Accounts Receivable	
1201 · Accounts Receivable	
1210 · Assessments Receivable	(26,088.05)
Total 1201 · Accounts Receivable	(26,088.05)
Total Accounts Receivable	(26,088.05)
Other Current Assets	
1050 · Prepaid Insurance	53,202.66
1055 · Prepaid Expenses	1,648.35
Total Other Current Assets	54,851.01
Total Current Assets	160,803.58
TOTAL ASSETS	160,803.58
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,761.56
Total Accounts Payable	4,761.56
Other Current Liabilities	
3050 · 2020 Special Assessment	4,508.94
Total Other Current Liabilities	4,508.94
Total Current Liabilities	9,270.50
Total Liabilities	9,270.50
Equity	
3500 · Restricted Equity - Reserves	18,547.85
3950 · Retained Earnings	407.92
3990 · Prior Year Surplus (Deficit)	137,564.47
Net Income	(4,987.16)
Total Equity	151,533.08
TOTAL LIABILITIES & EQUITY	160,803.58

Roseate Court Association Inc.
Revenue & Expense Budget Performance

April 2022

	Apr 22	Budget	\$ Over Budget	Jan - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	27,733.50	27,733.50	0.00	110,934.00	110,934.00	0.00	332,802.00
4030 · Reserve Assessments	886.50	886.50	0.00	3,546.00	3,546.00	0.00	10,638.00
4060 · Late Charges	7.95	0.00	7.95	7.95	0.00	7.95	0.00
4100 · Interest Operating Accounts	7.05	0.00	7.05	17.91	0.00	17.91	0.00
Total Income	28,635.00	28,620.00	15.00	114,505.86	114,480.00	25.86	343,440.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	549.42	0.03	2,197.80	2,197.64	0.16	6,593.00
5250 · Pest Control	0.00	138.00	(138.00)	648.00	552.00	96.00	1,656.00
Total Building Maintenance	549.45	687.42	(137.97)	2,845.80	2,749.64	96.16	8,249.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,840.00	2,755.00	85.00	11,105.00	11,020.00	85.00	33,060.00
6060 · Mulch	0.00	333.33	(333.33)	0.00	1,333.36	(1,333.36)	4,000.00
6120 · Irrigation Repair	90.31	41.67	48.64	1,633.49	166.64	1,466.85	500.00
6150 · Electric - Irrigation	19.42	41.67	(22.25)	(501.53)	166.64	(668.17)	500.00
6201 · Trees / Sod / Plants	7,915.00	333.33	7,581.67	8,990.00	1,333.36	7,656.64	4,000.00
Total Grounds Maintenance	10,864.73	3,505.00	7,359.73	21,226.96	14,020.00	7,206.96	42,060.00
Pool / Clubhouse							
7040 · Contracted Pool Service	270.00	240.00	30.00	1,206.70	960.00	246.70	2,880.00
7043 · Pool Permit	0.00	20.83	(20.83)	0.00	83.36	(83.36)	250.00
7080 · Pool Equipment Repair	351.27	83.33	267.94	440.89	333.36	107.53	1,000.00
7100 · Pool Electric	818.85	566.67	252.18	4,357.69	2,266.64	2,091.05	6,800.00
7120 · Pool Water & Sewer	152.10	200.00	(47.90)	493.31	800.00	(306.69)	2,400.00
7161 · Pool House Janitorial Service	182.00	150.00	32.00	728.00	600.00	128.00	1,800.00
7259 · Misc. Repairs / Supplies	210.71	125.00	85.71	210.71	500.00	(289.29)	1,500.00
Total Pool / Clubhouse	1,984.93	1,385.83	599.10	7,437.30	5,543.36	1,893.94	16,630.00
Utilities							
7910 · Electric	44.54	50.00	(5.46)	217.94	200.00	17.94	600.00
7920 · Water & Sewer	3,319.64	2,812.50	507.14	12,805.03	11,250.00	1,555.03	33,750.00
7950 · Cable Service	3,562.57	3,387.50	175.07	14,080.63	13,550.00	530.63	40,650.00
Total Utilities	6,926.75	6,250.00	676.75	27,103.60	25,000.00	2,103.60	75,000.00
Administrative							
8020 · Management Fee	669.50	669.50	0.00	2,678.00	2,678.00	0.00	8,034.00
8040 · Postage	12.63	20.83	(8.20)	87.16	83.36	3.80	250.00
8060 · Copies/Printing/Supplies	179.09	189.58	(10.49)	687.28	758.36	(71.08)	2,275.00
8080 · CPA Services	0.00	41.67	(41.67)	500.00	166.64	333.36	500.00
8120 · Insurance	6,807.75	5,500.00	1,307.75	27,231.00	22,000.00	5,231.00	66,000.00
8122 · Flood Insurance	1,239.08	4,166.67	(2,927.59)	4,956.32	16,666.64	(11,710.32)	50,000.00
8230 · Bank Charges	6.45	12.50	(6.05)	25.60	50.00	(24.40)	150.00
8390 · Annual Corporate Report	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00
8411 · Master Association Fees	5,292.00	5,292.00	0.00	21,168.00	21,168.00	0.00	63,504.00
Total Administrative	14,206.50	15,905.25	(1,698.75)	57,333.36	63,621.00	(6,287.64)	190,863.00
Other							
9170 · Transfer to Reserves	886.50	886.50	0.00	3,546.00	3,546.00	0.00	10,638.00
Total Other	886.50	886.50	0.00	3,546.00	3,546.00	0.00	10,638.00
Total Expense	35,418.86	28,620.00	6,798.86	119,493.02	114,480.00	5,013.02	343,440.00
Net Ordinary Income	(6,783.86)	0.00	(6,783.86)	(4,987.16)	0.00	(4,987.16)	0.00
Net Income	(6,783.86)	0.00	(6,783.86)	(4,987.16)	0.00	(4,987.16)	0.00