

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
June 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.

07/13/22

Roseate Court Association Inc.
Statement of Assets, Liabilities, & Fund Balance
As of June 30, 2022

| | Jun 30, 22 |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating | 122,852.86 |
| Reserves | 20,323.84 |
| Total Checking/Savings | 143,176.70 |
| Accounts Receivable | |
| 1201 · Accounts Receivable | (23,419.95) |
| Total Accounts Receivable | (23,419.95) |
| Other Current Assets | |
| 1050 · Prepaid Insurance | 37,109.04 |
| 1055 · Prepaid Expenses | 6,043.95 |
| Total Other Current Assets | 43,152.99 |
| Total Current Assets | 162,909.74 |
| TOTAL ASSETS | 162,909.74 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 3,402.92 |
| Total Accounts Payable | 3,402.92 |
| Total Current Liabilities | 3,402.92 |
| Total Liabilities | 3,402.92 |
| Equity | |
| 3500 · Restricted Equity - Reserves | 20,323.84 |
| 3990 · Prior Year Surplus (Deficit) | 142,481.33 |
| Net Income | (3,298.35) |
| Total Equity | 159,506.82 |
| TOTAL LIABILITIES & EQUITY | 162,909.74 |

Roseate Court Association Inc.
Revenue & Expense Budget Performance

June 2022

| | Jun 22 | Budget | \$ Over Budget | Jan - Jun 22 | YTD Budget | \$ Over Budget | Annual Budget |
|--------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 4020 · Assessments | 27,733.50 | 27,733.50 | 0.00 | 166,401.00 | 166,401.00 | 0.00 | 332,802.00 |
| 4030 · Reserve Assessments | 886.50 | 886.50 | 0.00 | 5,319.00 | 5,319.00 | 0.00 | 10,638.00 |
| 4060 · Late Charges | 0.00 | 0.00 | 0.00 | 16.05 | 0.00 | 16.05 | 0.00 |
| 4100 · Interest Operating Accounts | 9.94 | 0.00 | 9.94 | 36.70 | 0.00 | 36.70 | 0.00 |
| Total Income | 28,629.94 | 28,620.00 | 9.94 | 171,772.75 | 171,720.00 | 52.75 | 343,440.00 |
| Expense | | | | | | | |
| Building Maintenance | | | | | | | |
| 5180 · Termite Inspection | 549.45 | 549.42 | 0.03 | 4,395.60 | 3,296.48 | 1,099.12 | 6,593.00 |
| 5250 · Pest Control | 0.00 | 138.00 | (138.00) | 1,296.00 | 828.00 | 468.00 | 1,656.00 |
| Total Building Maintenance | 549.45 | 687.42 | (137.97) | 5,691.60 | 4,124.48 | 1,567.12 | 8,249.00 |
| Grounds Maintenance | | | | | | | |
| 6040 · Contracted Lawn Service | 2,840.00 | 2,755.00 | 85.00 | 16,785.00 | 16,530.00 | 255.00 | 33,060.00 |
| 6060 · Mulch | 0.00 | 333.33 | (333.33) | 0.00 | 2,000.02 | (2,000.02) | 4,000.00 |
| 6120 · Irrigation Repair | 0.00 | 41.67 | (41.67) | 1,676.56 | 249.98 | 1,426.58 | 500.00 |
| 6150 · Electric - Irrigation | 98.76 | 41.67 | 57.09 | (318.54) | 249.98 | (568.52) | 500.00 |
| 6201 · Trees / Sod / Plants | 450.00 | 333.33 | 116.67 | 9,440.00 | 2,000.02 | 7,439.98 | 4,000.00 |
| Total Grounds Maintenance | 3,388.76 | 3,505.00 | (116.24) | 27,583.02 | 21,030.00 | 6,553.02 | 42,060.00 |
| Pool / Clubhouse | | | | | | | |
| 7040 · Contracted Pool Service | 270.00 | 240.00 | 30.00 | 1,620.00 | 1,440.00 | 180.00 | 2,880.00 |
| 7043 · Pool Permit | 250.35 | 20.83 | 229.52 | 250.35 | 125.02 | 125.33 | 250.00 |
| 7080 · Pool Equipment Repair | 0.00 | 83.33 | (83.33) | 799.12 | 500.02 | 299.10 | 1,000.00 |
| 7100 · Pool Electric | 533.15 | 566.67 | (33.52) | 5,538.71 | 3,399.98 | 2,138.73 | 6,800.00 |
| 7120 · Pool Water & Sewer | 142.92 | 200.00 | (57.08) | 769.97 | 1,200.00 | (430.03) | 2,400.00 |
| 7161 · Pool House Janitorial Service | 115.00 | 150.00 | (35.00) | 1,025.00 | 900.00 | 125.00 | 1,800.00 |
| 7259 · Misc. Repairs / Supplies | 0.00 | 125.00 | (125.00) | 210.71 | 750.00 | (539.29) | 1,500.00 |
| Total Pool / Clubhouse | 1,311.42 | 1,385.83 | (74.41) | 10,213.86 | 8,315.02 | 1,898.84 | 16,630.00 |
| Utilities | | | | | | | |
| 7910 · Electric | 93.68 | 50.00 | 43.68 | 355.62 | 300.00 | 55.62 | 600.00 |
| 7920 · Water & Sewer | 2,695.00 | 2,812.50 | (117.50) | 18,232.68 | 16,875.00 | 1,357.68 | 33,750.00 |
| 7950 · Cable Service | 3,602.04 | 3,387.50 | 214.54 | 21,289.18 | 20,325.00 | 964.18 | 40,650.00 |
| Total Utilities | 6,390.72 | 6,250.00 | 140.72 | 39,877.48 | 37,500.00 | 2,377.48 | 75,000.00 |
| Administrative | | | | | | | |
| 8020 · Management Fee | 669.50 | 669.50 | 0.00 | 4,017.00 | 4,017.00 | 0.00 | 8,034.00 |
| 8040 · Postage | 6.89 | 20.83 | (13.94) | 100.94 | 125.02 | (24.08) | 250.00 |
| 8060 · Copies/Printing/Supplies | 842.83 | 189.58 | 653.25 | 1,613.86 | 1,137.52 | 476.34 | 2,275.00 |
| 8080 · CPA Services | 0.00 | 41.67 | (41.67) | 500.00 | 249.98 | 250.02 | 500.00 |
| 8120 · Insurance | 6,807.71 | 5,500.00 | 1,307.71 | 40,846.46 | 33,000.00 | 7,846.46 | 66,000.00 |
| 8122 · Flood Insurance | 1,239.08 | 4,166.67 | (2,927.59) | 7,434.48 | 24,999.98 | (17,565.50) | 50,000.00 |
| 8230 · Bank Charges | 2.70 | 12.50 | (9.80) | 35.15 | 75.00 | (39.85) | 150.00 |
| 8390 · Annual Corporate Report | 86.25 | 12.50 | 73.75 | 86.25 | 75.00 | 11.25 | 150.00 |
| 8411 · Master Association Fees | 5,292.00 | 5,292.00 | 0.00 | 31,752.00 | 31,752.00 | 0.00 | 63,504.00 |
| Total Administrative | 14,946.96 | 15,905.25 | (958.29) | 86,386.14 | 95,431.50 | (9,045.36) | 190,863.00 |
| Other | | | | | | | |
| 9170 · Transfer to Reserves | 886.50 | 886.50 | 0.00 | 5,319.00 | 5,319.00 | 0.00 | 10,638.00 |
| Total Other | 886.50 | 886.50 | 0.00 | 5,319.00 | 5,319.00 | 0.00 | 10,638.00 |
| Total Expense | 27,473.81 | 28,620.00 | (1,146.19) | 175,071.10 | 171,720.00 | 3,351.10 | 343,440.00 |
| Net Ordinary Income | 1,156.13 | 0.00 | 1,156.13 | (3,298.35) | 0.00 | (3,298.35) | 0.00 |
| Net Income | 1,156.13 | 0.00 | 1,156.13 | (3,298.35) | 0.00 | (3,298.35) | 0.00 |