

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

	Jul 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	110,587.84
Total Operating	110,587.84
Reserves	
1020 · Centennial MM 1974	21,214.70
Total Reserves	21,214.70
Total Checking/Savings	131,802.54
Accounts Receivable	
1201 · Accounts Receivable	
1210 · Assessments Receivable	(23,989.95)
Total 1201 · Accounts Receivable	(23,989.95)
Total Accounts Receivable	(23,989.95)
Other Current Assets	
1050 · Prepaid Insurance	50,770.96
1055 · Prepaid Expenses	5,494.50
Total Other Current Assets	56,265.46
Total Current Assets	164,078.05
TOTAL ASSETS	164,078.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,803.51
Total Accounts Payable	3,803.51
Total Current Liabilities	3,803.51
Total Liabilities	3,803.51
Equity	
3500 · Restricted Equity - Reserves	21,214.70
3990 · Prior Year Surplus (Deficit)	142,481.33
Net Income	(3,421.49)
Total Equity	160,274.54
TOTAL LIABILITIES & EQUITY	164,078.05

Roseate Court Association Inc.
Revenue & Expense Budget Performance

July 2022

	Jul 22	Budget	\$ Over Budget	Jan - Jul 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	27,733.50	27,733.50	0.00	194,134.50	194,134.50	0.00	332,802.00
4030 · Reserve Assessments	886.50	886.50	0.00	6,205.50	6,205.50	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	10.05	0.00	10.05	46.75	0.00	46.75	0.00
Total Income	28,630.05	28,620.00	10.05	200,402.80	200,340.00	62.80	343,440.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	549.42	0.03	4,945.05	3,845.90	1,099.15	6,593.00
5250 · Pest Control	648.00	138.00	510.00	1,944.00	966.00	978.00	1,656.00
Total Building Maintenance	1,197.45	687.42	510.03	6,889.05	4,811.90	2,077.15	8,249.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,840.00	2,755.00	85.00	19,625.00	19,285.00	340.00	33,060.00
6060 · Mulch	0.00	333.33	(333.33)	0.00	2,333.35	(2,333.35)	4,000.00
6120 · Irrigation Repair	56.70	41.67	15.03	1,733.26	291.65	1,441.61	500.00
6150 · Electric - Irrigation	131.72	41.67	90.05	(186.82)	291.65	(478.47)	500.00
6201 · Trees / Sod / Plants	0.00	333.33	(333.33)	9,440.00	2,333.35	7,106.65	4,000.00
Total Grounds Maintenance	3,028.42	3,505.00	(476.58)	30,611.44	24,535.00	6,076.44	42,060.00
Pool / Clubhouse							
7040 · Contracted Pool Service	270.00	240.00	30.00	1,890.00	1,680.00	210.00	2,880.00
7043 · Pool Permit	0.00	20.83	(20.83)	250.35	145.85	104.50	250.00
7080 · Pool Equipment Repair	0.00	83.33	(83.33)	799.12	583.35	215.77	1,000.00
7100 · Pool Electric	647.33	566.67	80.66	6,186.04	3,966.65	2,219.39	6,800.00
7120 · Pool Water & Sewer	161.29	200.00	(38.71)	931.26	1,400.00	(468.74)	2,400.00
7161 · Pool House Janitorial Service	115.00	150.00	(35.00)	1,140.00	1,050.00	90.00	1,800.00
7259 · Misc. Repairs / Supplies	138.88	125.00	13.88	349.59	875.00	(525.41)	1,500.00
Total Pool / Clubhouse	1,332.50	1,385.83	(53.33)	11,546.36	9,700.85	1,845.51	16,630.00
Utilities							
7910 · Electric	94.22	50.00	44.22	449.84	350.00	99.84	600.00
7920 · Water & Sewer	2,683.64	2,812.50	(128.86)	20,916.32	19,687.50	1,228.82	33,750.00
7950 · Cable Service	3,602.04	3,387.50	214.54	24,891.22	23,712.50	1,178.72	40,650.00
Total Utilities	6,379.90	6,250.00	129.90	46,257.38	43,750.00	2,507.38	75,000.00
Administrative							
8020 · Management Fee	669.50	669.50	0.00	4,686.50	4,686.50	0.00	8,034.00
8040 · Postage	4.24	20.83	(16.59)	105.18	145.85	(40.67)	250.00
8060 · Copies/Printing/Supplies	78.75	189.58	(110.83)	1,692.61	1,327.10	365.51	2,275.00
8080 · CPA Services	0.00	41.67	(41.67)	500.00	291.65	208.35	500.00
8120 · Insurance	6,807.75	5,500.00	1,307.75	47,654.21	38,500.00	9,154.21	66,000.00
8122 · Flood Insurance	3,070.33	4,166.67	(1,096.34)	10,504.81	29,166.65	(18,661.84)	50,000.00
8230 · Bank Charges	5.85	12.50	(6.65)	41.00	87.50	(46.50)	150.00
8390 · Annual Corporate Report	0.00	12.50	(12.50)	86.25	87.50	(1.25)	150.00
8411 · Master Association Fees	5,292.00	5,292.00	0.00	37,044.00	37,044.00	0.00	63,504.00
Total Administrative	15,928.42	15,905.25	23.17	102,314.56	111,336.75	(9,022.19)	190,863.00
Other							
9170 · Transfer to Reserves	886.50	886.50	0.00	6,205.50	6,205.50	0.00	10,638.00
Total Other	886.50	886.50	0.00	6,205.50	6,205.50	0.00	10,638.00
Total Expense	28,753.19	28,620.00	133.19	203,824.29	200,340.00	3,484.29	343,440.00
Net Ordinary Income	(123.14)	0.00	(123.14)	(3,421.49)	0.00	(3,421.49)	0.00
Net Income	(123.14)	0.00	(123.14)	(3,421.49)	0.00	(3,421.49)	0.00