

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

	Aug 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	122,004.36
Total Operating	122,004.36
Reserves	
1020 · Centennial MM 1974	22,105.75
Total Reserves	22,105.75
Total Checking/Savings	144,110.11
Accounts Receivable	
1201 · Accounts Receivable	(25,059.95)
Total Accounts Receivable	(25,059.95)
Other Current Assets	
1050 · Prepaid Insurance	42,001.55
1055 · Prepaid Expenses	4,945.05
Total Other Current Assets	46,946.60
Total Current Assets	165,996.76
TOTAL ASSETS	165,996.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,967.05
Total Accounts Payable	2,967.05
Total Current Liabilities	2,967.05
Total Liabilities	2,967.05
Equity	
3500 · Restricted Equity - Reserves	22,105.75
3990 · Prior Year Surplus (Deficit)	142,481.33
Net Income	(1,557.37)
Total Equity	163,029.71
TOTAL LIABILITIES & EQUITY	165,996.76

Roseate Court Association Inc.
Revenue & Expense Budget Performance
August 2022

	<u>Aug 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
4020 · Assessments	27,733.50	27,733.50	0.00	221,868.00	221,868.00	0.00	332,802.00
4030 · Reserve Assessments	886.50	886.50	0.00	7,092.00	7,092.00	0.00	10,638.00
4060 · Late Charges	15.90	0.00	15.90	31.95	0.00	31.95	0.00
4100 · Interest Operating Accounts	10.10	0.00	10.10	56.85	0.00	56.85	0.00
Total Income	<u>28,646.00</u>	<u>28,620.00</u>	<u>26.00</u>	<u>229,048.80</u>	<u>228,960.00</u>	<u>88.80</u>	<u>343,440.00</u>
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	549.42	0.03	5,494.50	4,395.32	1,099.18	6,593.00
5250 · Pest Control	0.00	138.00	(138.00)	1,944.00	1,104.00	840.00	1,656.00
Total Building Maintenance	<u>549.45</u>	<u>687.42</u>	<u>(137.97)</u>	<u>7,438.50</u>	<u>5,499.32</u>	<u>1,939.18</u>	<u>8,249.00</u>
Grounds Maintenance							
6040 · Contracted Lawn Service	2,840.00	2,755.00	85.00	22,465.00	22,040.00	425.00	33,060.00
6060 · Mulch	0.00	333.33	(333.33)	0.00	2,666.68	(2,666.68)	4,000.00
6120 · Irrigation Repair	18.25	41.67	(23.42)	1,751.51	333.32	1,418.19	500.00
6150 · Electric - Irrigation	140.32	41.67	98.65	(46.50)	333.32	(379.82)	500.00
6201 · Trees / Sod / Plants	0.00	333.33	(333.33)	9,440.00	2,666.68	6,773.32	4,000.00
Total Grounds Maintenance	<u>2,998.57</u>	<u>3,505.00</u>	<u>(506.43)</u>	<u>33,610.01</u>	<u>28,040.00</u>	<u>5,570.01</u>	<u>42,060.00</u>
Pool / Clubhouse							
7040 · Contracted Pool Service	270.00	240.00	30.00	2,160.00	1,920.00	240.00	2,880.00
7043 · Pool Permit	0.00	20.83	(20.83)	250.35	166.68	83.67	250.00
7080 · Pool Equipment Repair	0.00	83.33	(83.33)	799.12	666.68	132.44	1,000.00
7100 · Pool Electric	603.60	566.67	36.93	6,789.64	4,533.32	2,256.32	6,800.00
7120 · Pool Water & Sewer	133.74	200.00	(66.26)	1,065.00	1,600.00	(535.00)	2,400.00
7161 · Pool House Janitorial Service	115.00	150.00	(35.00)	1,255.00	1,200.00	55.00	1,800.00
7259 · Misc. Repairs / Supplies	0.00	125.00	(125.00)	349.59	1,000.00	(650.41)	1,500.00
Total Pool / Clubhouse	<u>1,122.34</u>	<u>1,385.83</u>	<u>(263.49)</u>	<u>12,668.70</u>	<u>11,086.68</u>	<u>1,582.02</u>	<u>16,630.00</u>
Utilities							
7910 · Electric	94.70	50.00	44.70	544.54	400.00	144.54	600.00
7920 · Water & Sewer	2,718.31	2,812.50	(94.19)	23,634.63	22,500.00	1,134.63	33,750.00
7950 · Cable Service	3,602.04	3,387.50	214.54	28,493.26	27,100.00	1,393.26	40,650.00
Total Utilities	<u>6,415.05</u>	<u>6,250.00</u>	<u>165.05</u>	<u>52,672.43</u>	<u>50,000.00</u>	<u>2,672.43</u>	<u>75,000.00</u>
Administrative							
8020 · Management Fee	669.50	669.50	0.00	5,356.00	5,356.00	0.00	8,034.00
8040 · Postage	1.71	20.83	(19.12)	106.89	166.68	(59.79)	250.00
8060 · Copies/Printing/Supplies	70.75	189.58	(118.83)	1,763.36	1,516.68	246.68	2,275.00
8080 · CPA Services	0.00	41.67	(41.67)	500.00	333.32	166.68	500.00
8120 · Insurance	6,807.74	5,500.00	1,307.74	54,461.95	44,000.00	10,461.95	66,000.00
8122 · Flood Insurance	1,961.67	4,166.67	(2,205.00)	12,466.48	33,333.32	(20,866.84)	50,000.00
8230 · Bank Charges	6.60	12.50	(5.90)	47.60	100.00	(52.40)	150.00
8390 · Annual Corporate Report	0.00	12.50	(12.50)	86.25	100.00	(13.75)	150.00
8411 · Master Association Fees	5,292.00	5,292.00	0.00	42,336.00	42,336.00	0.00	63,504.00
Total Administrative	<u>14,809.97</u>	<u>15,905.25</u>	<u>(1,095.28)</u>	<u>117,124.53</u>	<u>127,242.00</u>	<u>(10,117.47)</u>	<u>190,863.00</u>
Other							
9170 · Transfer to Reserves	886.50	886.50	0.00	7,092.00	7,092.00	0.00	10,638.00
Total Other	<u>886.50</u>	<u>886.50</u>	<u>0.00</u>	<u>7,092.00</u>	<u>7,092.00</u>	<u>0.00</u>	<u>10,638.00</u>
Total Expense	<u>26,781.88</u>	<u>28,620.00</u>	<u>(1,838.12)</u>	<u>230,606.17</u>	<u>228,960.00</u>	<u>1,646.17</u>	<u>343,440.00</u>
Net Ordinary Income	<u>1,864.12</u>	<u>0.00</u>	<u>1,864.12</u>	<u>(1,557.37)</u>	<u>0.00</u>	<u>(1,557.37)</u>	<u>0.00</u>
Net Income	<u>1,864.12</u>	<u>0.00</u>	<u>1,864.12</u>	<u>(1,557.37)</u>	<u>0.00</u>	<u>(1,557.37)</u>	<u>0.00</u>