

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

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	128,679.80
Total Operating	128,679.80
Reserves	
1020 · Centennial MM 1974	22,999.05
Total Reserves	22,999.05
Total Checking/Savings	151,678.85
Accounts Receivable	
1201 · Accounts Receivable	(22,401.97)
Total Accounts Receivable	(22,401.97)
Other Current Assets	
1050 · Prepaid Insurance	33,705.78
1055 · Prepaid Expenses	4,395.60
Total Other Current Assets	38,101.38
Total Current Assets	167,378.26
TOTAL ASSETS	167,378.26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,790.05
Total Accounts Payable	2,790.05
Total Current Liabilities	2,790.05
Total Liabilities	2,790.05
Equity	
3500 · Restricted Equity - Reserves	22,999.05
3990 · Prior Year Surplus (Deficit)	142,481.33
Net Income	(892.17)
Total Equity	164,588.21
TOTAL LIABILITIES & EQUITY	167,378.26

Roseate Court Association Inc.
Revenue & Expense Budget Performance

September 2022

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	27,733.50	27,733.50	0.00	249,601.50	249,601.50	0.00	332,802.00
4030 · Reserve Assessments	886.50	886.50	0.00	7,978.50	7,978.50	0.00	10,638.00
4060 · Late Charges	7.98	0.00	7.98	39.93	0.00	39.93	0.00
4100 · Interest Operating Accounts	13.89	0.00	13.89	70.74	0.00	70.74	0.00
Total Income	28,641.87	28,620.00	21.87	257,690.67	257,580.00	110.67	343,440.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	549.42	0.03	6,043.95	4,944.74	1,099.21	6,593.00
5250 · Pest Control	0.00	138.00	(138.00)	1,944.00	1,242.00	702.00	1,656.00
Total Building Maintenance	549.45	687.42	(137.97)	7,987.95	6,186.74	1,801.21	8,249.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,840.00	2,755.00	85.00	25,305.00	24,795.00	510.00	33,060.00
6060 · Mulch	0.00	333.33	(333.33)	0.00	3,000.01	(3,000.01)	4,000.00
6120 · Irrigation Repair	0.00	41.67	(41.67)	1,751.51	374.99	1,376.52	500.00
6150 · Electric - Irrigation	133.38	41.67	91.71	86.88	374.99	(288.11)	500.00
6201 · Trees / Sod / Plants	1,350.00	333.33	1,016.67	10,790.00	3,000.01	7,789.99	4,000.00
Total Grounds Maintenance	4,323.38	3,505.00	818.38	37,933.39	31,545.00	6,388.39	42,060.00
Pool / Clubhouse							
7040 · Contracted Pool Service	270.00	240.00	30.00	2,430.00	2,160.00	270.00	2,880.00
7043 · Pool Permit	0.00	20.83	(20.83)	250.35	187.51	62.84	250.00
7080 · Pool Equipment Repair	0.00	83.33	(83.33)	799.12	750.01	49.11	1,000.00
7100 · Pool Electric	550.74	566.67	(15.93)	7,340.38	5,099.99	2,240.39	6,800.00
7120 · Pool Water & Sewer	133.74	200.00	(66.26)	1,198.74	1,800.00	(601.26)	2,400.00
7161 · Pool House Janitorial Service	115.00	150.00	(35.00)	1,370.00	1,350.00	20.00	1,800.00
7259 · Misc. Repairs / Supplies	0.00	125.00	(125.00)	349.59	1,125.00	(775.41)	1,500.00
Total Pool / Clubhouse	1,069.48	1,385.83	(316.35)	13,738.18	12,472.51	1,265.67	16,630.00
Utilities							
7910 · Electric	94.40	50.00	44.40	638.94	450.00	188.94	600.00
7920 · Water & Sewer	2,541.31	2,812.50	(271.19)	26,175.94	25,312.50	863.44	33,750.00
7950 · Cable Service	3,602.04	3,387.50	214.54	32,095.30	30,487.50	1,607.80	40,650.00
Total Utilities	6,237.75	6,250.00	(12.25)	58,910.18	56,250.00	2,660.18	75,000.00
Administrative							
8020 · Management Fee	669.50	669.50	0.00	6,025.50	6,025.50	0.00	8,034.00
8040 · Postage	3.99	20.83	(16.84)	110.88	187.51	(76.63)	250.00
8060 · Copies/Printing/Supplies	122.00	189.58	(67.58)	1,885.36	1,706.26	179.10	2,275.00
8080 · CPA Services	0.00	41.67	(41.67)	500.00	374.99	125.01	500.00
8120 · Insurance	6,807.73	5,500.00	1,307.73	61,269.68	49,500.00	11,769.68	66,000.00
8122 · Flood Insurance	2,009.04	4,166.67	(2,157.63)	14,475.52	37,499.99	(23,024.47)	50,000.00
8230 · Bank Charges	5.85	12.50	(6.65)	53.45	112.50	(59.05)	150.00
8390 · Annual Corporate Report	0.00	12.50	(12.50)	86.25	112.50	(26.25)	150.00
8411 · Master Association Fees	5,292.00	5,292.00	0.00	47,628.00	47,628.00	0.00	63,504.00
Total Administrative	14,910.11	15,905.25	(995.14)	132,034.64	143,147.25	(11,112.61)	190,863.00
Other							
9170 · Transfer to Reserves	886.50	886.50	0.00	7,978.50	7,978.50	0.00	10,638.00
Total Other	886.50	886.50	0.00	7,978.50	7,978.50	0.00	10,638.00
Total Expense	27,976.67	28,620.00	(643.33)	258,582.84	257,580.00	1,002.84	343,440.00
Net Ordinary Income	665.20	0.00	665.20	(892.17)	0.00	(892.17)	0.00
Net Income	665.20	0.00	665.20	(892.17)	0.00	(892.17)	0.00