

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

TABLE OF CONTENTS:

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 October 31, 2022

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	141,223.02
Total Operating	141,223.02
Reserves	
1020 · Centennial MM 1974	23,898.36
Total Reserves	23,898.36
Total Checking/Savings	165,121.38
Accounts Receivable	
1201 · Accounts Receivable	(23,454.02)
Total Accounts Receivable	(23,454.02)
Other Current Assets	
1050 · Prepaid Insurance	24,079.01
1055 · Prepaid Expenses	3,846.15
Total Other Current Assets	27,925.16
Total Current Assets	169,592.52
TOTAL ASSETS	169,592.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,608.54
Total Accounts Payable	3,608.54
Total Current Liabilities	3,608.54
Total Liabilities	3,608.54
Equity	
3500 · Restricted Equity - Reserves	23,898.36
3990 · Prior Year Surplus (Deficit)	142,481.33
Net Income	(395.71)
Total Equity	165,983.98
TOTAL LIABILITIES & EQUITY	169,592.52

Roseate Court Association Inc.
Revenue & Expense Budget Performance

October 2022

	<u>Oct 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 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	277,335.00	277,335.00	0.00	332,802.00
4030 · Reserve Assessments	886.50	886.50	0.00	8,865.00	8,865.00	0.00	10,638.00
4060 · Late Charges	7.95	0.00	7.95	47.88	0.00	47.88	0.00
4100 · Interest Operating Accounts	23.70	0.00	23.70	94.44	0.00	94.44	0.00
Total Income	<u>28,651.65</u>	<u>28,620.00</u>	<u>31.65</u>	<u>286,342.32</u>	<u>286,200.00</u>	<u>142.32</u>	<u>343,440.00</u>
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	549.42	0.03	6,593.40	5,494.16	1,099.24	6,593.00
5250 · Pest Control	648.00	138.00	510.00	2,592.00	1,380.00	1,212.00	1,656.00
Total Building Maintenance	<u>1,197.45</u>	<u>687.42</u>	<u>510.03</u>	<u>9,185.40</u>	<u>6,874.16</u>	<u>2,311.24</u>	<u>8,249.00</u>
Grounds Maintenance							
6040 · Contracted Lawn Service	2,840.00	2,755.00	85.00	28,145.00	27,550.00	595.00	33,060.00
6060 · Mulch	0.00	333.33	(333.33)	0.00	3,333.34	(3,333.34)	4,000.00
6120 · Irrigation Repair	0.00	41.67	(41.67)	1,751.51	416.66	1,334.85	500.00
6150 · Electric - Irrigation	110.45	41.67	68.78	197.33	416.66	(219.33)	500.00
6201 · Trees / Sod / Plants	0.00	333.33	(333.33)	10,790.00	3,333.34	7,456.66	4,000.00
Total Grounds Maintenance	<u>2,950.45</u>	<u>3,505.00</u>	<u>(554.55)</u>	<u>40,883.84</u>	<u>35,050.00</u>	<u>5,833.84</u>	<u>42,060.00</u>
Pool / Clubhouse							
7040 · Contracted Pool Service	270.00	240.00	30.00	2,700.00	2,400.00	300.00	2,880.00
7043 · Pool Permit	0.00	20.83	(20.83)	250.35	208.34	42.01	250.00
7080 · Pool Equipment Repair	0.00	83.33	(83.33)	799.12	833.34	(34.22)	1,000.00
7100 · Pool Electric	489.03	566.67	(77.64)	7,829.41	5,666.66	2,162.75	6,800.00
7120 · Pool Water & Sewer	152.10	200.00	(47.90)	1,350.84	2,000.00	(649.16)	2,400.00
7161 · Pool House Janitorial Service	115.00	150.00	(35.00)	1,485.00	1,500.00	(15.00)	1,800.00
7259 · Misc. Repairs / Supplies	236.91	125.00	111.91	586.50	1,250.00	(663.50)	1,500.00
Total Pool / Clubhouse	<u>1,263.04</u>	<u>1,385.83</u>	<u>(122.79)</u>	<u>15,001.22</u>	<u>13,858.34</u>	<u>1,142.88</u>	<u>16,630.00</u>
Utilities							
7910 · Electric	94.30	50.00	44.30	733.24	500.00	233.24	600.00
7920 · Water & Sewer	2,693.44	2,812.50	(119.06)	28,869.38	28,125.00	744.38	33,750.00
7950 · Cable Service	3,602.04	3,387.50	214.54	35,697.34	33,875.00	1,822.34	40,650.00
Total Utilities	<u>6,389.78</u>	<u>6,250.00</u>	<u>139.78</u>	<u>65,299.96</u>	<u>62,500.00</u>	<u>2,799.96</u>	<u>75,000.00</u>
Administrative							
8020 · Management Fee	669.50	669.50	0.00	6,695.00	6,695.00	0.00	8,034.00
8040 · Postage	2.85	20.83	(17.98)	113.73	208.34	(94.61)	250.00
8060 · Copies/Printing/Supplies	71.25	189.58	(118.33)	1,956.61	1,895.84	60.77	2,275.00
8080 · CPA Services	0.00	41.67	(41.67)	500.00	416.66	83.34	500.00
8120 · Insurance	7,507.73	5,500.00	2,007.73	68,777.41	55,000.00	13,777.41	66,000.00
8122 · Flood Insurance	1,919.04	4,166.67	(2,247.63)	16,394.56	41,666.66	(25,272.10)	50,000.00
8230 · Bank Charges	5.60	12.50	(6.90)	59.05	125.00	(65.95)	150.00
8390 · Annual Corporate Report	0.00	12.50	(12.50)	86.25	125.00	(38.75)	150.00
8411 · Master Association Fees	5,292.00	5,292.00	0.00	52,920.00	52,920.00	0.00	63,504.00
Total Administrative	<u>15,467.97</u>	<u>15,905.25</u>	<u>(437.28)</u>	<u>147,502.61</u>	<u>159,052.50</u>	<u>(11,549.89)</u>	<u>190,863.00</u>
Other							
9170 · Transfer to Reserves	886.50	886.50	0.00	8,865.00	8,865.00	0.00	10,638.00
Total Other	<u>886.50</u>	<u>886.50</u>	<u>0.00</u>	<u>8,865.00</u>	<u>8,865.00</u>	<u>0.00</u>	<u>10,638.00</u>
Total Expense	<u>28,155.19</u>	<u>28,620.00</u>	<u>(464.81)</u>	<u>286,738.03</u>	<u>286,200.00</u>	<u>538.03</u>	<u>343,440.00</u>
Net Ordinary Income	<u>496.46</u>	<u>0.00</u>	<u>496.46</u>	<u>(395.71)</u>	<u>0.00</u>	<u>(395.71)</u>	<u>0.00</u>
Net Income	<u>496.46</u>	<u>0.00</u>	<u>496.46</u>	<u>(395.71)</u>	<u>0.00</u>	<u>(395.71)</u>	<u>0.00</u>