

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

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	29,626.95
Total Operating	29,626.95
Reserves	
1020 · Centennial MM 1974	24,804.19
Total Reserves	24,804.19
Total Checking/Savings	54,431.14
Accounts Receivable	
1201 · Accounts Receivable	
1210 · Assessments Receivable	(21,326.07)
Total 1201 · Accounts Receivable	(21,326.07)
Total Accounts Receivable	(21,326.07)
Other Current Assets	
1050 · Prepaid Insurance	135,352.24
1055 · Prepaid Expenses	3,296.70
Total Other Current Assets	138,648.94
Total Current Assets	171,754.01
TOTAL ASSETS	171,754.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,071.45
Total Accounts Payable	3,071.45
Total Current Liabilities	3,071.45
Total Liabilities	3,071.45
Equity	
3500 · Restricted Equity - Reserves	24,804.19
3990 · Prior Year Surplus (Deficit)	142,481.33
Net Income	1,397.04
Total Equity	168,682.56
TOTAL LIABILITIES & EQUITY	171,754.01

Roseate Court Association Inc.
Revenue & Expense Budget Performance

November 2022

	Nov 22	Budget	\$ Over Budget	Jan - Nov 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	27,733.50	27,733.50	0.00	305,068.50	305,068.50	0.00	332,802.00
4030 · Reserve Assessments	886.50	886.50	0.00	9,751.50	9,751.50	0.00	10,638.00
4060 · Late Charges	7.95	0.00	7.95	55.83	0.00	55.83	0.00
4100 · Interest Operating Accounts	24.38	0.00	24.38	118.82	0.00	118.82	0.00
Total Income	28,652.33	28,620.00	32.33	314,994.65	314,820.00	174.65	343,440.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	549.42	0.03	7,142.85	6,043.58	1,099.27	6,593.00
5250 · Pest Control	0.00	138.00	(138.00)	2,592.00	1,518.00	1,074.00	1,656.00
Total Building Maintenance	549.45	687.42	(137.97)	9,734.85	7,561.58	2,173.27	8,249.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,840.00	2,755.00	85.00	30,985.00	30,305.00	680.00	33,060.00
6060 · Mulch	0.00	333.33	(333.33)	0.00	3,666.67	(3,666.67)	4,000.00
6120 · Irrigation Repair	30.25	41.67	(11.42)	1,781.76	458.33	1,323.43	500.00
6150 · Electric - Irrigation	111.49	41.67	69.82	308.82	458.33	(149.51)	500.00
6201 · Trees / Sod / Plants	0.00	333.33	(333.33)	10,790.00	3,666.67	7,123.33	4,000.00
Total Grounds Maintenance	2,981.74	3,505.00	(523.26)	43,865.58	38,555.00	5,310.58	42,060.00
Pool / Clubhouse							
7040 · Contracted Pool Service	270.00	240.00	30.00	2,970.00	2,640.00	330.00	2,880.00
7043 · Pool Permit	0.00	20.83	(20.83)	250.35	229.17	21.18	250.00
7080 · Pool Equipment Repair	0.00	83.33	(83.33)	799.12	916.67	(117.55)	1,000.00
7100 · Pool Electric	640.37	566.67	73.70	8,469.78	6,233.33	2,236.45	6,800.00
7120 · Pool Water & Sewer	152.10	200.00	(47.90)	1,502.94	2,200.00	(697.06)	2,400.00
7161 · Pool House Janitorial Service	182.00	150.00	32.00	1,667.00	1,650.00	17.00	1,800.00
7259 · Misc. Repairs / Supplies	0.00	125.00	(125.00)	586.50	1,375.00	(788.50)	1,500.00
Total Pool / Clubhouse	1,244.47	1,385.83	(141.36)	16,245.69	15,244.17	1,001.52	16,630.00
Utilities							
7910 · Electric	94.02	50.00	44.02	827.26	550.00	277.26	600.00
7920 · Water & Sewer	2,737.35	2,812.50	(75.15)	31,606.73	30,937.50	669.23	33,750.00
7950 · Cable Service	3,590.16	3,387.50	202.66	39,287.50	37,262.50	2,025.00	40,650.00
Total Utilities	6,421.53	6,250.00	171.53	71,721.49	68,750.00	2,971.49	75,000.00
Administrative							
8020 · Management Fee	669.50	669.50	0.00	7,364.50	7,364.50	0.00	8,034.00
8040 · Postage	3.42	20.83	(17.41)	117.15	229.17	(112.02)	250.00
8060 · Copies/Printing/Supplies	73.00	189.58	(116.58)	2,029.61	2,085.42	(55.81)	2,275.00
8080 · CPA Services	0.00	41.67	(41.67)	500.00	458.33	41.67	500.00
8120 · Insurance	6,807.73	5,500.00	1,307.73	75,585.14	60,500.00	15,085.14	66,000.00
8122 · Flood Insurance	1,919.04	4,166.67	(2,247.63)	18,313.60	45,833.33	(27,519.73)	50,000.00
8230 · Bank Charges	11.20	12.50	(1.30)	70.25	137.50	(67.25)	150.00
8390 · Annual Corporate Report	0.00	12.50	(12.50)	86.25	137.50	(51.25)	150.00
8411 · Master Association Fees	5,292.00	5,292.00	0.00	58,212.00	58,212.00	0.00	63,504.00
Total Administrative	14,775.89	15,905.25	(1,129.36)	162,278.50	174,957.75	(12,679.25)	190,863.00
Other							
9170 · Transfer to Reserves	886.50	886.50	0.00	9,751.50	9,751.50	0.00	10,638.00
Total Other	886.50	886.50	0.00	9,751.50	9,751.50	0.00	10,638.00
Total Expense	26,859.58	28,620.00	(1,760.42)	313,597.61	314,820.00	(1,222.39)	343,440.00
Net Ordinary Income	1,792.75	0.00	1,792.75	1,397.04	0.00	1,397.04	0.00
Net Income	1,792.75	0.00	1,792.75	1,397.04	0.00	1,397.04	0.00