

**ROSEATE COURT ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**December 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 December 31, 2022

	Dec 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial OP 1496	26,257.80
<b>Total Operating</b>	26,257.80
<b>Reserves</b>	
1020 · Centennial MM 1974	25,714.12
<b>Total Reserves</b>	25,714.12
<b>Total Checking/Savings</b>	51,971.92
<b>Accounts Receivable</b>	
1201 · Accounts Receivable	(10,136.07)
<b>Total Accounts Receivable</b>	(10,136.07)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	185,509.07
1055 · Prepaid Expenses	2,747.25
<b>Total Other Current Assets</b>	188,256.32
<b>Total Current Assets</b>	230,092.17
<b>TOTAL ASSETS</b>	<b>230,092.17</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,491.97
<b>Total Accounts Payable</b>	2,491.97
<b>Other Current Liabilities</b>	
3060 · Insurance loan payable	67,719.12
<b>Total Other Current Liabilities</b>	67,719.12
<b>Total Current Liabilities</b>	70,211.09
<b>Total Liabilities</b>	70,211.09
<b>Equity</b>	
3500 · Restricted Equity - Reserves	25,714.12
3990 · Prior Year Surplus (Deficit)	142,481.33
Net Income	(8,314.37)
<b>Total Equity</b>	159,881.08
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>230,092.17</b>

**Roseate Court Association Inc.**  
**Revenue & Expense Budget Performance**

December 2022

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4020 · Assessments	27,733.50	27,733.50	0.00	332,802.00	332,802.00	0.00	332,802.00
4030 · Reserve Assessments	886.50	886.50	0.00	10,638.00	10,638.00	0.00	10,638.00
4060 · Late Charges	0.00	0.00	0.00	55.83	0.00	55.83	0.00
4100 · Interest Operating Accounts	3.60	0.00	3.60	122.42	0.00	122.42	0.00
<b>Total Income</b>	<b>28,623.60</b>	<b>28,620.00</b>	<b>3.60</b>	<b>343,618.25</b>	<b>343,440.00</b>	<b>178.25</b>	<b>343,440.00</b>
<b>Expense</b>							
<b>Building Maintenance</b>							
5180 · Termite Inspection	549.45	549.42	0.03	7,692.30	6,593.00	1,099.30	6,593.00
5250 · Pest Control	0.00	138.00	(138.00)	2,592.00	1,656.00	936.00	1,656.00
<b>Total Building Maintenance</b>	<b>549.45</b>	<b>687.42</b>	<b>(137.97)</b>	<b>10,284.30</b>	<b>8,249.00</b>	<b>2,035.30</b>	<b>8,249.00</b>
<b>Grounds Maintenance</b>							
6040 · Contracted Lawn Service	2,840.00	2,755.00	85.00	33,825.00	33,060.00	765.00	33,060.00
6060 · Mulch	0.00	333.33	(333.33)	0.00	4,000.00	(4,000.00)	4,000.00
6120 · Irrigation Repair	677.82	41.67	636.15	2,459.58	500.00	1,959.58	500.00
6150 · Electric - Irrigation	94.70	41.67	53.03	403.52	500.00	(96.48)	500.00
6201 · Trees / Sod / Plants	900.00	333.33	566.67	11,690.00	4,000.00	7,690.00	4,000.00
<b>Total Grounds Maintenance</b>	<b>4,512.52</b>	<b>3,505.00</b>	<b>1,007.52</b>	<b>48,378.10</b>	<b>42,060.00</b>	<b>6,318.10</b>	<b>42,060.00</b>
<b>Pool / Clubhouse</b>							
7040 · Contracted Pool Service	270.00	240.00	30.00	3,240.00	2,880.00	360.00	2,880.00
7043 · Pool Permit	0.00	20.83	(20.83)	250.35	250.00	0.35	250.00
7080 · Pool Equipment Repair	0.00	83.33	(83.33)	799.12	1,000.00	(200.88)	1,000.00
7100 · Pool Electric	871.12	566.67	304.45	9,340.90	6,800.00	2,540.90	6,800.00
7120 · Pool Water & Sewer	188.84	200.00	(11.16)	1,691.78	2,400.00	(708.22)	2,400.00
7161 · Pool House Janitorial Service	182.00	150.00	32.00	1,849.00	1,800.00	49.00	1,800.00
7259 · Misc. Repairs / Supplies	31.92	125.00	(93.08)	618.42	1,500.00	(881.58)	1,500.00
<b>Total Pool / Clubhouse</b>	<b>1,543.88</b>	<b>1,385.83</b>	<b>158.05</b>	<b>17,789.57</b>	<b>16,630.00</b>	<b>1,159.57</b>	<b>16,630.00</b>
<b>Utilities</b>							
7910 · Electric	101.42	50.00	51.42	928.68	600.00	328.68	600.00
7920 · Water & Sewer	3,176.37	2,812.50	363.87	34,783.10	33,750.00	1,033.10	33,750.00
7950 · Cable Service	3,593.62	3,387.50	206.12	42,881.12	40,650.00	2,231.12	40,650.00
<b>Total Utilities</b>	<b>6,871.41</b>	<b>6,250.00</b>	<b>621.41</b>	<b>78,592.90</b>	<b>75,000.00</b>	<b>3,592.90</b>	<b>75,000.00</b>
<b>Administrative</b>							
8020 · Management Fee	669.50	669.50	0.00	8,034.00	8,034.00	0.00	8,034.00
8040 · Postage	6.07	20.83	(14.76)	123.22	250.00	(126.78)	250.00
8060 · Copies/Printing/Supplies	353.04	189.58	163.46	2,382.65	2,275.00	107.65	2,275.00
8080 · CPA Services	0.00	41.67	(41.67)	500.00	500.00	0.00	500.00
8120 · Insurance	15,604.25	5,500.00	10,104.25	91,189.39	66,000.00	25,189.39	66,000.00
8122 · Flood Insurance	1,919.04	4,166.67	(2,247.63)	20,232.64	50,000.00	(29,767.36)	50,000.00
8230 · Bank Charges	127.35	12.50	114.85	197.60	150.00	47.60	150.00
8390 · Annual Corporate Report	0.00	12.50	(12.50)	86.25	150.00	(63.75)	150.00
8411 · Master Association Fees	5,292.00	5,292.00	0.00	63,504.00	63,504.00	0.00	63,504.00
<b>Total Administrative</b>	<b>23,971.25</b>	<b>15,905.25</b>	<b>8,066.00</b>	<b>186,249.75</b>	<b>190,863.00</b>	<b>(4,613.25)</b>	<b>190,863.00</b>
<b>Other</b>							
9170 · Transfer to Reserves	886.50	886.50	0.00	10,638.00	10,638.00	0.00	10,638.00
<b>Total Other</b>	<b>886.50</b>	<b>886.50</b>	<b>0.00</b>	<b>10,638.00</b>	<b>10,638.00</b>	<b>0.00</b>	<b>10,638.00</b>
<b>Total Expense</b>	<b>38,335.01</b>	<b>28,620.00</b>	<b>9,715.01</b>	<b>351,932.62</b>	<b>343,440.00</b>	<b>8,492.62</b>	<b>343,440.00</b>
<b>Net Ordinary Income</b>	<b>(9,711.41)</b>	<b>0.00</b>	<b>(9,711.41)</b>	<b>(8,314.37)</b>	<b>0.00</b>	<b>(8,314.37)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(9,711.41)</b>	<b>0.00</b>	<b>(9,711.41)</b>	<b>(8,314.37)</b>	<b>0.00</b>	<b>(8,314.37)</b>	<b>0.00</b>