

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2023

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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 January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	38,275.94
Total Operating	38,275.94
Reserves	
1020 · Centennial MM 1974	26,011.98
Total Reserves	26,011.98
Total Checking/Savings	64,287.92
Accounts Receivable	
1201 · Accounts Receivable	(14,351.12)
Total Accounts Receivable	(14,351.12)
Other Current Assets	
1050 · Prepaid Insurance	167,946.78
1055 · Prepaid Expenses	2,197.80
Total Other Current Assets	170,144.58
Total Current Assets	220,081.38
TOTAL ASSETS	220,081.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	13,018.16
Total Accounts Payable	13,018.16
Other Current Liabilities	
3060 · Insurance loan payable	56,432.60
Total Other Current Liabilities	56,432.60
Total Current Liabilities	69,450.76
Total Liabilities	69,450.76
Equity	
3500 · Restricted Equity - Reserves	26,011.98
3910 · Prior Year Adjustment	(3,147.40)
3950 · Retained Earnings	(8,314.37)
3990 · Prior Year Surplus (Deficit)	142,481.33
Net Income	(6,400.92)
Total Equity	150,630.62
TOTAL LIABILITIES & EQUITY	220,081.38

Roseate Court Association Inc.
Revenue & Expense Budget Performance

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	37,529.50	37,529.38	0.12	37,529.50	37,529.38	0.12	450,353.00
4030 · Reserve Assessments	270.50	270.50	0.00	270.50	270.50	0.00	3,246.00
4060 · Late Charges	7.95	0.00	7.95	7.95	0.00	7.95	0.00
4100 · Interest Operating Accounts	4.17	0.00	4.17	4.17	0.00	4.17	0.00
Total Income	37,812.12	37,799.88	12.24	37,812.12	37,799.88	12.24	453,599.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	563.37	(13.92)	549.45	563.37	(13.92)	6,760.00
5250 · Pest Control	648.00	226.63	421.37	648.00	226.63	421.37	2,720.00
Total Building Maintenance	1,197.45	790.00	407.45	1,197.45	790.00	407.45	9,480.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,840.00	2,975.00	(135.00)	2,840.00	2,975.00	(135.00)	35,700.00
6060 · Mulch	6,250.00	350.00	5,900.00	6,250.00	350.00	5,900.00	4,200.00
6120 · Irrigation Repair	12.35	200.00	(187.65)	12.35	200.00	(187.65)	2,400.00
6150 · Electric - Irrigation	112.75	75.00	37.75	112.75	75.00	37.75	900.00
6201 · Trees / Sod / Plants	425.00	714.13	(289.13)	425.00	714.13	(289.13)	8,570.00
Total Grounds Maintenance	9,640.10	4,314.13	5,325.97	9,640.10	4,314.13	5,325.97	51,770.00
Pool / Clubhouse							
7040 · Contracted Pool Service	350.00	283.37	66.63	350.00	283.37	66.63	3,400.00
7043 · Pool Permit	0.00	22.50	(22.50)	0.00	22.50	(22.50)	270.00
7080 · Pool Equipment Repair	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7100 · Pool Electric	1,277.90	875.00	402.90	1,277.90	875.00	402.90	10,500.00
7120 · Pool Water & Sewer	253.12	141.63	111.49	253.12	141.63	111.49	1,700.00
7161 · Pool House Janitorial Service	190.00	166.63	23.37	190.00	166.63	23.37	2,000.00
7259 · Misc. Repairs / Supplies	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
Total Pool / Clubhouse	2,071.02	1,697.39	373.63	2,071.02	1,697.39	373.63	20,370.00
Utilities							
7910 · Electric	107.44	95.87	11.57	107.44	95.87	11.57	1,150.00
7920 · Water & Sewer	2,930.29	3,041.63	(111.34)	2,930.29	3,041.63	(111.34)	36,500.00
7950 · Cable Service	3,593.62	3,158.37	435.25	3,593.62	3,158.37	435.25	37,900.00
Total Utilities	6,631.35	6,295.87	335.48	6,631.35	6,295.87	335.48	75,550.00
Administrative							
8020 · Management Fee	689.50	689.50	0.00	689.50	689.50	0.00	8,274.00
8040 · Postage	3.85	12.50	(8.65)	3.85	12.50	(8.65)	150.00
8060 · Copies/Printing/Supplies	309.03	189.62	119.41	309.03	189.62	119.41	2,275.00
8080 · CPA Services	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
8120 · Insurance	15,643.25	15,666.63	(23.38)	15,643.25	15,666.63	(23.38)	188,000.00
8122 · Flood Insurance	1,919.04	2,000.00	(80.96)	1,919.04	2,000.00	(80.96)	24,000.00
8230 · Bank Charges	5.95	8.37	(2.42)	5.95	8.37	(2.42)	100.00
8390 · Annual Corporate Report	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
8411 · Master Association Fees	5,832.00	5,832.00	0.00	5,832.00	5,832.00	0.00	69,984.00
Total Administrative	24,402.62	24,431.99	(29.37)	24,402.62	24,431.99	(29.37)	293,183.00
Other							
9170 · Transfer to Reserves	270.50	270.50	0.00	270.50	270.50	0.00	3,246.00
Total Other	270.50	270.50	0.00	270.50	270.50	0.00	3,246.00
Total Expense	44,213.04	37,799.88	6,413.16	44,213.04	37,799.88	6,413.16	453,599.00
Net Ordinary Income	(6,400.92)	0.00	(6,400.92)	(6,400.92)	0.00	(6,400.92)	0.00
Net Income	(6,400.92)	0.00	(6,400.92)	(6,400.92)	0.00	(6,400.92)	0.00