

**ROSEATE COURT ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**February 28, 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 February 28, 2023

	Feb 28, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial OP 1496	35,360.71
<b>Total Operating</b>	35,360.71
<b>Reserves</b>	
1020 · Centennial MM 1974	26,307.60
<b>Total Reserves</b>	26,307.60
<b>Total Checking/Savings</b>	61,668.31
<b>Accounts Receivable</b>	
1201 · Accounts Receivable	(11,551.12)
<b>Total Accounts Receivable</b>	(11,551.12)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	150,384.49
1055 · Prepaid Expenses	1,648.35
<b>Total Other Current Assets</b>	152,032.84
<b>Total Current Assets</b>	202,150.03
<b>TOTAL ASSETS</b>	<b>202,150.03</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	12,642.51
<b>Total Accounts Payable</b>	12,642.51
<b>Other Current Liabilities</b>	
3060 · Insurance loan payable	45,146.08
<b>Total Other Current Liabilities</b>	45,146.08
<b>Total Current Liabilities</b>	57,788.59
<b>Total Liabilities</b>	57,788.59
<b>Equity</b>	
3500 · Restricted Equity - Reserves	26,307.60
3910 · Prior Year Adjustment	(3,147.40)
3990 · Prior Year Surplus (Deficit)	134,166.96
Net Income	(12,965.72)
<b>Total Equity</b>	144,361.44
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>202,150.03</b>

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

February 2023

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4020 · Assessments	37,529.50	37,530.00	(0.50)	75,059.00	75,060.00	(1.00)	450,360.00
4030 · Reserve Assessments	270.50	270.00	0.50	541.00	540.00	1.00	3,240.00
4060 · Late Charges	0.00	0.00	0.00	7.95	0.00	7.95	0.00
4100 · Interest Operating Accounts	3.49	0.00	3.49	7.66	0.00	7.66	0.00
<b>Total Income</b>	<b>37,803.49</b>	<b>37,800.00</b>	<b>3.49</b>	<b>75,615.61</b>	<b>75,600.00</b>	<b>15.61</b>	<b>453,600.00</b>
<b>Expense</b>							
<b>Building Maintenance</b>							
5180 · Termite Inspection	549.45	563.00	(13.55)	1,098.90	1,126.00	(27.10)	6,756.00
5250 · Pest Control	0.00	227.00	(227.00)	648.00	454.00	194.00	2,724.00
<b>Total Building Maintenance</b>	<b>549.45</b>	<b>790.00</b>	<b>(240.55)</b>	<b>1,746.90</b>	<b>1,580.00</b>	<b>166.90</b>	<b>9,480.00</b>
<b>Grounds Maintenance</b>							
6040 · Contracted Lawn Service	2,840.00	2,975.00	(135.00)	5,680.00	5,950.00	(270.00)	35,700.00
6060 · Mulch	1,750.00	350.00	1,400.00	8,000.00	700.00	7,300.00	4,200.00
6120 · Irrigation Repair	106.30	192.00	(85.70)	118.65	384.00	(265.35)	2,304.00
6150 · Electric - Irrigation	(855.48)	75.00	(930.48)	(742.73)	150.00	(892.73)	900.00
6201 · Trees / Sod / Plants	6,025.00	833.00	5,192.00	6,450.00	1,666.00	4,784.00	9,996.00
<b>Total Grounds Maintenance</b>	<b>9,865.82</b>	<b>4,425.00</b>	<b>5,440.82</b>	<b>19,505.92</b>	<b>8,850.00</b>	<b>10,655.92</b>	<b>53,100.00</b>
<b>Pool / Clubhouse</b>							
7040 · Contracted Pool Service	350.00	275.00	75.00	700.00	550.00	150.00	3,300.00
7043 · Pool Permit	0.00	23.00	(23.00)	0.00	46.00	(46.00)	276.00
7080 · Pool Equipment Repair	0.00	150.00	(150.00)	0.00	300.00	(300.00)	1,800.00
7100 · Pool Electric	1,188.99	833.00	355.99	2,466.89	1,666.00	800.89	9,996.00
7120 · Pool Water & Sewer	234.75	133.00	101.75	487.87	266.00	221.87	1,596.00
7161 · Pool House Janitorial Service	190.00	158.00	32.00	380.00	316.00	64.00	1,896.00
7259 · Misc. Repairs / Supplies	94.29	42.00	52.29	94.29	84.00	10.29	504.00
<b>Total Pool / Clubhouse</b>	<b>2,058.03</b>	<b>1,614.00</b>	<b>444.03</b>	<b>4,129.05</b>	<b>3,228.00</b>	<b>901.05</b>	<b>19,368.00</b>
<b>Utilities</b>							
7910 · Electric	95.33	96.00	(0.67)	202.77	192.00	10.77	1,152.00
7920 · Water & Sewer	3,453.15	3,013.00	440.15	6,383.44	6,026.00	357.44	36,156.00
7950 · Cable Service	3,441.96	3,158.00	283.96	7,035.58	6,316.00	719.58	37,896.00
<b>Total Utilities</b>	<b>6,990.44</b>	<b>6,267.00</b>	<b>723.44</b>	<b>13,621.79</b>	<b>12,534.00</b>	<b>1,087.79</b>	<b>75,204.00</b>
<b>Administrative</b>							
8085 · Legal Expense	247.50	0.00	247.50	247.50	0.00	247.50	0.00
8020 · Management Fee	689.50	690.00	(0.50)	1,379.00	1,380.00	(1.00)	8,280.00
8040 · Postage	13.10	13.00	0.10	16.95	26.00	(9.05)	156.00
8060 · Copies/Printing/Supplies	282.46	190.00	92.46	591.49	380.00	211.49	2,280.00
8080 · CPA Services	0.00	0.00	0.00	0.00	252.00	(252.00)	252.00
8120 · Insurance	15,643.25	15,667.00	(23.75)	31,286.50	31,334.00	(47.50)	188,004.00
8122 · Flood Insurance	1,919.04	2,000.00	(80.96)	3,838.08	4,000.00	(161.92)	24,000.00
8230 · Bank Charges	7.20	8.00	(0.80)	13.15	16.00	(2.85)	96.00
8390 · Annual Corporate Report	0.00	13.00	(13.00)	0.00	26.00	(26.00)	156.00
8411 · Master Association Fees	5,832.00	5,832.00	0.00	11,664.00	11,664.00	0.00	69,984.00
<b>Total Administrative</b>	<b>24,634.05</b>	<b>24,413.00</b>	<b>221.05</b>	<b>49,036.67</b>	<b>49,078.00</b>	<b>(41.33)</b>	<b>293,208.00</b>
<b>Other</b>							
9170 · Transfer to Reserves	270.50	270.00	0.50	541.00	540.00	1.00	3,240.00
<b>Total Other</b>	<b>270.50</b>	<b>270.00</b>	<b>0.50</b>	<b>541.00</b>	<b>540.00</b>	<b>1.00</b>	<b>3,240.00</b>
<b>Total Expense</b>	<b>44,368.29</b>	<b>37,779.00</b>	<b>6,589.29</b>	<b>88,581.33</b>	<b>75,810.00</b>	<b>12,771.33</b>	<b>453,600.00</b>
<b>Net Ordinary Income</b>	<b>(6,564.80)</b>	<b>21.00</b>	<b>(6,585.80)</b>	<b>(12,965.72)</b>	<b>(210.00)</b>	<b>(12,755.72)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(6,564.80)</b>	<b>21.00</b>	<b>(6,585.80)</b>	<b>(12,965.72)</b>	<b>(210.00)</b>	<b>(12,755.72)</b>	<b>0.00</b>