

**ROSEATE COURT ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**March 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.**

04/14/23

**Roseate Court Association Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
 As of March 31, 2023

	Mar 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial OP 1496	36,430.79
<b>Total Operating</b>	36,430.79
<b>Reserves</b>	
1020 · Centennial MM 1974	26,611.52
<b>Total Reserves</b>	26,611.52
<b>Total Checking/Savings</b>	63,042.31
<b>Accounts Receivable</b>	
1201 · Accounts Receivable	(13,651.12)
<b>Total Accounts Receivable</b>	(13,651.12)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	132,822.20
1055 · Prepaid Expenses	1,098.90
<b>Total Other Current Assets</b>	133,921.10
<b>Total Current Assets</b>	183,312.29
<b>TOTAL ASSETS</b>	<b>183,312.29</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	3,686.45
<b>Total Accounts Payable</b>	3,686.45
<b>Other Current Liabilities</b>	
3060 · Insurance loan payable	33,859.56
<b>Total Other Current Liabilities</b>	33,859.56
<b>Total Current Liabilities</b>	37,546.01
<b>Total Liabilities</b>	37,546.01
<b>Equity</b>	
3500 · Restricted Equity - Reserves	26,611.52
3910 · Prior Year Adjustment	(2,200.00)
3990 · Prior Year Surplus (Deficit)	134,166.96
Net Income	(12,812.20)
<b>Total Equity</b>	145,766.28
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>183,312.29</b>

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

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 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)	112,588.50	112,590.00	(1.50)	450,360.00
4030 · Reserve Assessments	270.50	270.00	0.50	811.50	810.00	1.50	3,240.00
4060 · Late Charges	0.00	0.00	0.00	7.95	0.00	7.95	0.00
4100 · Interest Operating Accounts	4.33	0.00	4.33	11.99	0.00	11.99	0.00
<b>Total Income</b>	<b>37,804.33</b>	<b>37,800.00</b>	<b>4.33</b>	<b>113,419.94</b>	<b>113,400.00</b>	<b>19.94</b>	<b>453,600.00</b>
<b>Expense</b>							
<b>Building Maintenance</b>							
5180 · Termite Inspection	549.45	563.00	(13.55)	1,648.35	1,689.00	(40.65)	6,756.00
5250 · Pest Control	0.00	227.00	(227.00)	648.00	681.00	(33.00)	2,724.00
<b>Total Building Maintenance</b>	<b>549.45</b>	<b>790.00</b>	<b>(240.55)</b>	<b>2,296.35</b>	<b>2,370.00</b>	<b>(73.65)</b>	<b>9,480.00</b>
<b>Grounds Maintenance</b>							
6040 · Contracted Lawn Service	2,840.00	2,975.00	(135.00)	8,520.00	8,925.00	(405.00)	35,700.00
6060 · Mulch	0.00	350.00	(350.00)	8,000.00	1,050.00	6,950.00	4,200.00
6120 · Irrigation Repair	115.25	192.00	(76.75)	233.90	576.00	(342.10)	2,304.00
6150 · Electric - Irrigation	78.08	75.00	3.08	(664.65)	225.00	(889.65)	900.00
6201 · Trees / Sod / Plants	725.00	833.00	(108.00)	7,175.00	2,499.00	4,676.00	9,996.00
<b>Total Grounds Maintenance</b>	<b>3,758.33</b>	<b>4,425.00</b>	<b>(666.67)</b>	<b>23,264.25</b>	<b>13,275.00</b>	<b>9,989.25</b>	<b>53,100.00</b>
<b>Pool / Clubhouse</b>							
7040 · Contracted Pool Service	350.00	275.00	75.00	1,050.00	825.00	225.00	3,300.00
7043 · Pool Permit	0.00	23.00	(23.00)	0.00	69.00	(69.00)	276.00
7080 · Pool Equipment Repair	0.00	150.00	(150.00)	0.00	450.00	(450.00)	1,800.00
7100 · Pool Electric	971.98	833.00	138.98	3,438.87	2,499.00	939.87	9,996.00
7120 · Pool Water & Sewer	179.65	133.00	46.65	667.52	399.00	268.52	1,596.00
7161 · Pool House Janitorial Service	190.00	158.00	32.00	570.00	474.00	96.00	1,896.00
7259 · Misc. Repairs / Supplies	0.00	42.00	(42.00)	94.29	126.00	(31.71)	504.00
<b>Total Pool / Clubhouse</b>	<b>1,691.63</b>	<b>1,614.00</b>	<b>77.63</b>	<b>5,820.68</b>	<b>4,842.00</b>	<b>978.68</b>	<b>19,368.00</b>
<b>Utilities</b>							
7910 · Electric	95.16	96.00	(0.84)	297.93	288.00	9.93	1,152.00
7920 · Water & Sewer	3,201.55	3,013.00	188.55	9,584.99	9,039.00	545.99	36,156.00
7950 · Cable Service	3,508.00	3,158.00	350.00	10,543.58	9,474.00	1,069.58	37,896.00
<b>Total Utilities</b>	<b>6,804.71</b>	<b>6,267.00</b>	<b>537.71</b>	<b>20,426.50</b>	<b>18,801.00</b>	<b>1,625.50</b>	<b>75,204.00</b>
<b>Administrative</b>							
8020 · Management Fee	689.50	690.00	(0.50)	2,068.50	2,070.00	(1.50)	8,280.00
8040 · Postage	2.30	13.00	(10.70)	19.25	39.00	(19.75)	156.00
8060 · Copies/Printing/Supplies	148.25	190.00	(41.75)	739.74	570.00	169.74	2,280.00
8080 · CPA Services	275.00	21.00	254.00	275.00	63.00	212.00	252.00
8085 · Legal Expense	0.00	0.00	0.00	247.50	0.00	247.50	0.00
8120 · Insurance	15,643.25	15,667.00	(23.75)	46,929.75	47,001.00	(71.25)	188,004.00
8122 · Flood Insurance	1,919.04	2,000.00	(80.96)	5,757.12	6,000.00	(242.88)	24,000.00
8230 · Bank Charges	5.60	8.00	(2.40)	18.75	24.00	(5.25)	96.00
8390 · Annual Corporate Report	61.25	13.00	48.25	61.25	39.00	22.25	156.00
8411 · Master Association Fees	5,832.00	5,832.00	0.00	17,496.00	17,496.00	0.00	69,984.00
<b>Total Administrative</b>	<b>24,576.19</b>	<b>24,434.00</b>	<b>142.19</b>	<b>73,612.86</b>	<b>73,302.00</b>	<b>310.86</b>	<b>293,208.00</b>
<b>Other</b>							
9170 · Transfer to Reserves	270.50	270.00	0.50	811.50	810.00	1.50	3,240.00
<b>Total Other</b>	<b>270.50</b>	<b>270.00</b>	<b>0.50</b>	<b>811.50</b>	<b>810.00</b>	<b>1.50</b>	<b>3,240.00</b>
<b>Total Expense</b>	<b>37,650.81</b>	<b>37,800.00</b>	<b>(149.19)</b>	<b>126,232.14</b>	<b>113,400.00</b>	<b>12,832.14</b>	<b>453,600.00</b>
<b>Net Ordinary Income</b>	<b>153.52</b>	<b>0.00</b>	<b>153.52</b>	<b>(12,812.20)</b>	<b>0.00</b>	<b>(12,812.20)</b>	<b>0.00</b>
<b>Net Income</b>	<b>153.52</b>	<b>0.00</b>	<b>153.52</b>	<b>(12,812.20)</b>	<b>0.00</b>	<b>(12,812.20)</b>	<b>0.00</b>