

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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 April 30, 2023

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	48,551.25
1019 · Due (to) from Operating	500.00
Total Operating	49,051.25
Reserves	
1020 · Centennial MM 1974	25,524.72
1025 · Due (to from Reserves)	(500.00)
Total Reserves	25,024.72
Total Checking/Savings	74,075.97
Accounts Receivable	
1201 · Accounts Receivable	(10,151.12)
Total Accounts Receivable	(10,151.12)
Other Current Assets	
1050 · Prepaid Insurance	115,259.91
1055 · Prepaid Expenses	7,142.85
Total Other Current Assets	122,402.76
Total Current Assets	186,327.61
TOTAL ASSETS	186,327.61
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	11,384.34
Total Accounts Payable	11,384.34
Other Current Liabilities	
3060 · Insurance Loan Payable	22,573.04
3015 · Accrued Expense	2,755.00
Total Other Current Liabilities	25,328.04
Total Current Liabilities	36,712.38
Total Liabilities	36,712.38
Equity	
3500 · Restricted Equity - Reserves	25,024.72
3910 · Prior Year Adjustment	(2,200.00)
3990 · Prior Year Surplus (Deficit)	134,166.96
Net Income	(7,376.45)
Total Equity	149,615.23
TOTAL LIABILITIES & EQUITY	186,327.61

Roseate Court Association Inc.
Revenue & Expense Budget Performance

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	37,529.50	37,530.00	(0.50)	150,118.00	150,120.00	(2.00)	450,360.00
4030 · Reserve Assessments	270.50	270.00	0.50	1,082.00	1,080.00	2.00	3,240.00
4060 · Late Charges	0.00	0.00	0.00	7.95	0.00	7.95	0.00
4100 · Interest Operating Accounts	4.64	0.00	4.64	16.63	0.00	16.63	0.00
Total Income	37,804.64	37,800.00	4.64	151,224.58	151,200.00	24.58	453,600.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	563.00	(13.55)	2,197.80	2,252.00	(54.20)	6,756.00
5250 · Pest Control	648.00	227.00	421.00	1,296.00	908.00	388.00	2,724.00
Total Building Maintenance	1,197.45	790.00	407.45	3,493.80	3,160.00	333.80	9,480.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,975.00	(220.00)	11,275.00	11,900.00	(625.00)	35,700.00
6060 · Mulch	0.00	350.00	(350.00)	8,000.00	1,400.00	6,600.00	4,200.00
6120 · Irrigation Repair	0.00	192.00	(192.00)	233.90	768.00	(534.10)	2,304.00
6150 · Electric - Irrigation	53.41	75.00	(21.59)	(611.24)	300.00	(911.24)	900.00
6201 · Trees / Sod / Plants	(5,500.00)	833.00	(6,333.00)	1,675.00	3,332.00	(1,657.00)	9,996.00
Total Grounds Maintenance	(2,691.59)	4,425.00	(7,116.59)	20,572.66	17,700.00	2,872.66	53,100.00
Pool / Clubhouse							
7040 · Contracted Pool Service	350.00	275.00	75.00	1,400.00	1,100.00	300.00	3,300.00
7043 · Pool Permit	0.00	23.00	(23.00)	0.00	92.00	(92.00)	276.00
7080 · Pool Equipment Repair	211.66	150.00	61.66	211.66	600.00	(388.34)	1,800.00
7100 · Pool Electric	1,096.26	833.00	263.26	4,535.13	3,332.00	1,203.13	9,996.00
7120 · Pool Water & Sewer	207.20	133.00	74.20	874.72	532.00	342.72	1,596.00
7161 · Pool House Janitorial Service	190.00	158.00	32.00	760.00	632.00	128.00	1,896.00
7259 · Misc. Repairs / Supplies	336.19	42.00	294.19	430.48	168.00	262.48	504.00
Total Pool / Clubhouse	2,391.31	1,614.00	777.31	8,211.99	6,456.00	1,755.99	19,368.00
Utilities							
7910 · Electric	97.20	96.00	1.20	395.13	384.00	11.13	1,152.00
7920 · Water & Sewer	3,245.74	3,013.00	232.74	12,830.73	12,052.00	778.73	36,156.00
7950 · Cable Service	3,508.00	3,158.00	350.00	14,051.58	12,632.00	1,419.58	37,896.00
Total Utilities	6,850.94	6,267.00	583.94	27,277.44	25,068.00	2,209.44	75,204.00
Administrative							
8020 · Management Fee	689.50	690.00	(0.50)	2,758.00	2,760.00	(2.00)	8,280.00
8040 · Postage	6.05	13.00	(6.95)	25.30	52.00	(26.70)	156.00
8060 · Copies/Printing/Supplies	253.84	190.00	63.84	993.58	760.00	233.58	2,280.00
8080 · CPA Services	0.00	21.00	(21.00)	275.00	84.00	191.00	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)	62,573.00	62,668.00	(95.00)	188,004.00
8122 · Flood Insurance	1,919.04	2,000.00	(80.96)	7,676.16	8,000.00	(323.84)	24,000.00
8230 · Bank Charges	6.60	8.00	(1.40)	25.35	32.00	(6.65)	96.00
8390 · Annual Corporate Report	0.00	13.00	(13.00)	61.25	52.00	9.25	156.00
8411 · Master Association Fees	5,832.00	5,832.00	0.00	23,328.00	23,328.00	0.00	69,984.00
Total Administrative	24,350.28	24,434.00	(83.72)	97,963.14	97,736.00	227.14	293,208.00
Other							
9170 · Transfer to Reserves	270.50	270.00	0.50	1,082.00	1,080.00	2.00	3,240.00
Total Other	270.50	270.00	0.50	1,082.00	1,080.00	2.00	3,240.00
Total Expense	32,368.89	37,800.00	(5,431.11)	158,601.03	151,200.00	7,401.03	453,600.00
Net Ordinary Income	5,435.75	0.00	5,435.75	(7,376.45)	0.00	(7,376.45)	0.00
Net Income	5,435.75	0.00	5,435.75	(7,376.45)	0.00	(7,376.45)	0.00