

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

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	48,344.01
Total Operating	48,344.01
Reserves	
1020 · Centennial MM 1974	23,531.36
Total Reserves	23,531.36
Total Checking/Savings	71,875.37
Accounts Receivable	
1201 · Accounts Receivable	(10,056.12)
Total Accounts Receivable	(10,056.12)
Other Current Assets	
1050 · Prepaid Insurance	80,135.33
1055 · Prepaid Expenses	6,043.95
Total Other Current Assets	86,179.28
Total Current Assets	147,998.53
TOTAL ASSETS	147,998.53
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	10,089.62
Total Accounts Payable	10,089.62
Total Current Liabilities	10,089.62
Total Liabilities	10,089.62
Equity	
3500 · Restricted Equity - Reserves	23,531.36
3910 · Prior Year Adjustment	(2,200.00)
3990 · Prior Year Surplus (Deficit)	134,166.96
Net Income	(17,589.41)
Total Equity	137,908.91
TOTAL LIABILITIES & EQUITY	147,998.53

Roseate Court Association Inc.
Revenue & Expense Budget Performance

June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	37,532.50	37,530.00	2.50	225,180.00	225,180.00	0.00	450,360.00
4030 · Reserve Assessments	267.50	270.00	(2.50)	1,620.00	1,620.00	0.00	3,240.00
4060 · Late Charges	0.00	0.00	0.00	7.95	0.00	7.95	0.00
4100 · Interest Operating Accounts	9.97	0.00	9.97	35.62	0.00	35.62	0.00
Total Income	37,809.97	37,800.00	9.97	226,843.57	226,800.00	43.57	453,600.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	563.00	(13.55)	3,296.70	3,378.00	(81.30)	6,756.00
5250 · Pest Control	0.00	227.00	(227.00)	1,296.00	1,362.00	(66.00)	2,724.00
Total Building Maintenance	549.45	790.00	(240.55)	4,592.70	4,740.00	(147.30)	9,480.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,975.00	(220.00)	16,785.00	17,850.00	(1,065.00)	35,700.00
6060 · Mulch	0.00	350.00	(350.00)	8,000.00	2,100.00	5,900.00	4,200.00
6120 · Irrigation Repair	928.52	192.00	736.52	4,658.45	1,152.00	3,506.45	2,304.00
6150 · Electric - Irrigation	81.24	75.00	6.24	(473.08)	450.00	(923.08)	900.00
6201 · Trees / Sod / Plants	0.00	833.00	(833.00)	8,600.00	4,998.00	3,602.00	9,996.00
Total Grounds Maintenance	3,764.76	4,425.00	(660.24)	37,570.37	26,550.00	11,020.37	53,100.00
Pool / Clubhouse							
7040 · Contracted Pool Service	350.00	275.00	75.00	2,100.00	1,650.00	450.00	3,300.00
7043 · Pool Permit	0.00	23.00	(23.00)	250.70	138.00	112.70	276.00
7080 · Pool Equipment Repair	0.00	150.00	(150.00)	732.31	900.00	(167.69)	1,800.00
7100 · Pool Electric	519.48	833.00	(313.52)	5,904.13	4,998.00	906.13	9,996.00
7120 · Pool Water & Sewer	115.37	133.00	(17.63)	1,105.46	798.00	307.46	1,596.00
7161 · Pool House Janitorial Service	115.00	158.00	(43.00)	1,065.00	948.00	117.00	1,896.00
7259 · Misc. Repairs / Supplies	0.00	42.00	(42.00)	430.48	252.00	178.48	504.00
Total Pool / Clubhouse	1,099.85	1,614.00	(514.15)	11,588.08	9,684.00	1,904.08	19,368.00
Utilities							
7910 · Electric	95.55	96.00	(0.45)	586.37	576.00	10.37	1,152.00
7920 · Water & Sewer	2,743.98	3,013.00	(269.02)	18,370.87	18,078.00	292.87	36,156.00
7950 · Cable Service	3,262.34	3,158.00	104.34	20,052.81	18,948.00	1,104.81	37,896.00
Total Utilities	6,101.87	6,267.00	(165.13)	39,010.05	37,602.00	1,408.05	75,204.00
Administrative							
8020 · Management Fee	689.50	690.00	(0.50)	4,137.00	4,140.00	(3.00)	8,280.00
8040 · Postage	12.85	13.00	(0.15)	41.30	78.00	(36.70)	156.00
8060 · Copies/Printing/Supplies	390.67	190.00	200.67	1,555.34	1,140.00	415.34	2,280.00
8080 · CPA Services	0.00	21.00	(21.00)	275.00	126.00	149.00	252.00
8085 · Legal Expense	0.00	0.00	0.00	247.50	0.00	247.50	0.00
8120 · Insurance	18,968.25	15,667.00	3,301.25	97,184.50	94,002.00	3,182.50	188,004.00
8122 · Flood Insurance	1,919.04	2,000.00	(80.96)	11,514.24	12,000.00	(485.76)	24,000.00
8230 · Bank Charges	11.10	8.00	3.10	43.65	48.00	(4.35)	96.00
8390 · Annual Corporate Report	0.00	13.00	(13.00)	61.25	78.00	(16.75)	156.00
8411 · Master Association Fees	5,832.00	5,832.00	0.00	34,992.00	34,992.00	0.00	69,984.00
Total Administrative	27,823.41	24,434.00	3,389.41	150,051.78	146,604.00	3,447.78	293,208.00
Other							
9170 · Transfer to Reserves	267.50	270.00	(2.50)	1,620.00	1,620.00	0.00	3,240.00
Total Other	267.50	270.00	(2.50)	1,620.00	1,620.00	0.00	3,240.00
Total Expense	39,606.84	37,800.00	1,806.84	244,432.98	226,800.00	17,632.98	453,600.00
Net Ordinary Income	(1,796.87)	0.00	(1,796.87)	(17,589.41)	0.00	(17,589.41)	0.00
Net Income	(1,796.87)	0.00	(1,796.87)	(17,589.41)	0.00	(17,589.41)	0.00