

**ROSEATE COURT ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**September 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 September 30, 2023

	Sep 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial OP 1496	96,391.19
<b>Total Operating</b>	96,391.19
<b>Reserves</b>	
1020 · Centennial MM 1974	17,146.77
<b>Total Reserves</b>	17,146.77
<b>Total Checking/Savings</b>	113,537.96
<b>Accounts Receivable</b>	
1201 · Accounts Receivable	
1210 · Assessments Receivable	(10,756.62)
1220 · Special Assessment Receivable	9,120.00
<b>Total 1201 · Accounts Receivable</b>	(1,636.62)
<b>Total Accounts Receivable</b>	(1,636.62)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	53,383.18
1055 · Prepaid Expenses	4,395.60
<b>Total Other Current Assets</b>	57,778.78
<b>Total Current Assets</b>	169,680.12
<b>TOTAL ASSETS</b>	<b>169,680.12</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	3,943.83
<b>Total Accounts Payable</b>	3,943.83
<b>Other Current Liabilities</b>	
3110 · 2023 S/A Boardwalk Rebuild	25,920.00
<b>Total Other Current Liabilities</b>	25,920.00
<b>Total Current Liabilities</b>	29,863.83
<b>Total Liabilities</b>	29,863.83
<b>Equity</b>	
3500 · Restricted Equity - Reserves	17,146.77
3910 · Prior Year Adjustment	(2,200.00)
3990 · Prior Year Surplus (Deficit)	134,166.96
Net Income	(9,297.44)
<b>Total Equity</b>	139,816.29
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>169,680.12</b>

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

September 2023

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4020 · Assessments	37,530.00	37,530.00	0.00	337,770.00	337,770.00	0.00	450,360.00
4030 · Reserve Assessments	270.00	270.00	0.00	2,430.00	2,430.00	0.00	3,240.00
4060 · Late Charges	53.25	0.00	53.25	82.95	0.00	82.95	0.00
4100 · Interest Operating Accounts	14.13	0.00	14.13	74.42	0.00	74.42	0.00
<b>Total Income</b>	<b>37,867.38</b>	<b>37,800.00</b>	<b>67.38</b>	<b>340,357.37</b>	<b>340,200.00</b>	<b>157.37</b>	<b>453,600.00</b>
<b>Expense</b>							
<b>Building Maintenance</b>							
5180 · Termite Inspection	549.45	563.00	(13.55)	4,945.05	5,067.00	(121.95)	6,756.00
5250 · Pest Control	0.00	227.00	(227.00)	1,944.00	2,043.00	(99.00)	2,724.00
<b>Total Building Maintenance</b>	<b>549.45</b>	<b>790.00</b>	<b>(240.55)</b>	<b>6,889.05</b>	<b>7,110.00</b>	<b>(220.95)</b>	<b>9,480.00</b>
<b>Grounds Maintenance</b>							
6040 · Contracted Lawn Service	2,755.00	2,975.00	(220.00)	25,050.00	26,775.00	(1,725.00)	35,700.00
6060 · Mulch	0.00	350.00	(350.00)	8,000.00	3,150.00	4,850.00	4,200.00
6120 · Irrigation Repair	1,454.00	192.00	1,262.00	4,181.76	1,728.00	2,453.76	2,304.00
6150 · Electric - Irrigation	43.41	75.00	(31.59)	(302.62)	675.00	(977.62)	900.00
6201 · Trees / Sod / Plants	0.00	833.00	(833.00)	8,600.00	7,497.00	1,103.00	9,996.00
<b>Total Grounds Maintenance</b>	<b>4,252.41</b>	<b>4,425.00</b>	<b>(172.59)</b>	<b>45,529.14</b>	<b>39,825.00</b>	<b>5,704.14</b>	<b>53,100.00</b>
<b>Pool / Clubhouse</b>							
7040 · Contracted Pool Service	350.00	275.00	75.00	3,150.00	2,475.00	675.00	3,300.00
7043 · Pool Permit	0.00	23.00	(23.00)	250.70	207.00	43.70	276.00
7080 · Pool Equipment Repair	649.61	150.00	499.61	2,259.57	1,350.00	909.57	1,800.00
7100 · Pool Electric	482.21	833.00	(350.79)	7,569.77	7,497.00	72.77	9,996.00
7120 · Pool Water & Sewer	345.85	133.00	212.85	1,865.72	1,197.00	668.72	1,596.00
7161 · Pool House Janitorial Service	115.00	158.00	(43.00)	1,410.00	1,422.00	(12.00)	1,896.00
7259 · Misc. Repairs / Supplies	0.00	42.00	(42.00)	430.48	378.00	52.48	504.00
<b>Total Pool / Clubhouse</b>	<b>1,942.67</b>	<b>1,614.00</b>	<b>328.67</b>	<b>16,936.24</b>	<b>14,526.00</b>	<b>2,410.24</b>	<b>19,368.00</b>
<b>Utilities</b>							
7910 · Electric	95.32	96.00	(0.68)	872.50	864.00	8.50	1,152.00
7920 · Water & Sewer	2,990.69	3,013.00	(22.31)	26,907.23	27,117.00	(209.77)	36,156.00
7950 · Cable Service	3,207.06	3,158.00	49.06	29,784.55	28,422.00	1,362.55	37,896.00
<b>Total Utilities</b>	<b>6,293.07</b>	<b>6,267.00</b>	<b>26.07</b>	<b>57,564.28</b>	<b>56,403.00</b>	<b>1,161.28</b>	<b>75,204.00</b>
<b>Administrative</b>							
8020 · Management Fee	689.50	690.00	(0.50)	6,205.50	6,210.00	(4.50)	8,280.00
8040 · Postage	19.11	13.00	6.11	67.97	117.00	(49.03)	156.00
8060 · Copies/Printing/Supplies	387.59	190.00	197.59	2,262.34	1,710.00	552.34	2,280.00
8080 · CPA Services	0.00	21.00	(21.00)	275.00	189.00	86.00	252.00
8085 · Legal Expense	0.00	0.00	0.00	247.50	0.00	247.50	0.00
8120 · Insurance	15,643.26	15,667.00	(23.74)	140,789.27	141,003.00	(213.73)	188,004.00
8122 · Flood Insurance	2,209.67	2,000.00	209.67	17,852.62	18,000.00	(147.38)	24,000.00
8230 · Bank Charges	6.85	8.00	(1.15)	56.65	72.00	(15.35)	96.00
8390 · Annual Corporate Report	0.00	13.00	(13.00)	61.25	117.00	(55.75)	156.00
8411 · Master Association Fees	5,832.00	5,832.00	0.00	52,488.00	52,488.00	0.00	69,984.00
<b>Total Administrative</b>	<b>24,787.98</b>	<b>24,434.00</b>	<b>353.98</b>	<b>220,306.10</b>	<b>219,906.00</b>	<b>400.10</b>	<b>293,208.00</b>
<b>Other</b>							
9170 · Transfer to Reserves	270.00	270.00	0.00	2,430.00	2,430.00	0.00	3,240.00
<b>Total Other</b>	<b>270.00</b>	<b>270.00</b>	<b>0.00</b>	<b>2,430.00</b>	<b>2,430.00</b>	<b>0.00</b>	<b>3,240.00</b>
<b>Total Expense</b>	<b>38,095.58</b>	<b>37,800.00</b>	<b>295.58</b>	<b>349,654.81</b>	<b>340,200.00</b>	<b>9,454.81</b>	<b>453,600.00</b>
<b>Net Ordinary Income</b>	<b>(228.20)</b>	<b>0.00</b>	<b>(228.20)</b>	<b>(9,297.44)</b>	<b>0.00</b>	<b>(9,297.44)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(228.20)</b>	<b>0.00</b>	<b>(228.20)</b>	<b>(9,297.44)</b>	<b>0.00</b>	<b>(9,297.44)</b>	<b>0.00</b>