

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
October 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.

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

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	121,467.19
Total Operating	121,467.19
Reserves	
1020 · Centennial MM 1974	17,442.35
Total Reserves	17,442.35
Total Checking/Savings	138,909.54
Accounts Receivable	
1201 · Accounts Receivable	
1210 · Assessments Receivable	(10,046.12)
1220 · Special Assessment Receivable	2,400.00
Total 1201 · Accounts Receivable	(7,646.12)
Total Accounts Receivable	(7,646.12)
Other Current Assets	
1050 · Prepaid Insurance	35,530.25
1055 · Prepaid Expenses	3,846.15
Total Other Current Assets	39,376.40
Total Current Assets	170,639.82
TOTAL ASSETS	170,639.82
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,910.59
Total Accounts Payable	3,910.59
Other Current Liabilities	
3110 · 2023 S/A Boardwalk Rebuild	25,920.00
Total Other Current Liabilities	25,920.00
Total Current Liabilities	29,830.59
Total Liabilities	29,830.59
Equity	
3500 · Restricted Equity - Reserves	17,442.35
3910 · Prior Year Adjustment	(2,200.00)
3990 · Prior Year Surplus (Deficit)	134,166.96
Net Income	(8,600.08)
Total Equity	140,809.23
TOTAL LIABILITIES & EQUITY	170,639.82

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

October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	37,530.00	37,530.00	0.00	375,300.00	375,300.00	0.00	450,360.00
4030 · Reserve Assessments	270.00	270.00	0.00	2,700.00	2,700.00	0.00	3,240.00
4060 · Late Charges	10.50	0.00	10.50	93.45	0.00	93.45	0.00
4100 · Interest Operating Accounts	24.31	0.00	24.31	98.73	0.00	98.73	0.00
Total Income	37,834.81	37,800.00	34.81	378,192.18	378,000.00	192.18	453,600.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	563.00	(13.55)	5,494.50	5,630.00	(135.50)	6,756.00
5250 · Pest Control	648.00	227.00	421.00	2,592.00	2,270.00	322.00	2,724.00
Total Building Maintenance	1,197.45	790.00	407.45	8,086.50	7,900.00	186.50	9,480.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,975.00	(220.00)	27,805.00	29,750.00	(1,945.00)	35,700.00
6060 · Mulch	0.00	350.00	(350.00)	8,000.00	3,500.00	4,500.00	4,200.00
6120 · Irrigation Repair	0.00	192.00	(192.00)	4,181.76	1,920.00	2,261.76	2,304.00
6150 · Electric - Irrigation	50.82	75.00	(24.18)	(251.80)	750.00	(1,001.80)	900.00
6201 · Trees / Sod / Plants	450.00	833.00	(383.00)	9,050.00	8,330.00	720.00	9,996.00
Total Grounds Maintenance	3,255.82	4,425.00	(1,169.18)	48,784.96	44,250.00	4,534.96	53,100.00
Pool / Clubhouse							
7040 · Contracted Pool Service	350.00	275.00	75.00	3,500.00	2,750.00	750.00	3,300.00
7043 · Pool Permit	0.00	23.00	(23.00)	250.70	230.00	20.70	276.00
7080 · Pool Equipment Repair	0.00	150.00	(150.00)	2,259.57	1,500.00	759.57	1,800.00
7100 · Pool Electric	707.50	833.00	(125.50)	8,277.27	8,330.00	(52.73)	9,996.00
7120 · Pool Water & Sewer	423.75	133.00	290.75	2,289.47	1,330.00	959.47	1,596.00
7161 · Pool House Janitorial Service	115.00	158.00	(43.00)	1,525.00	1,580.00	(55.00)	1,896.00
7259 · Misc. Repairs / Supplies	0.00	42.00	(42.00)	430.48	420.00	10.48	504.00
Total Pool / Clubhouse	1,596.25	1,614.00	(17.75)	18,532.49	16,140.00	2,392.49	19,368.00
Utilities							
7910 · Electric	96.36	96.00	0.36	968.86	960.00	8.86	1,152.00
7920 · Water & Sewer	2,921.84	3,013.00	(91.16)	29,829.07	30,130.00	(300.93)	36,156.00
7950 · Cable Service	3,262.34	3,158.00	104.34	33,046.89	31,580.00	1,466.89	37,896.00
Total Utilities	6,280.54	6,267.00	13.54	63,844.82	62,670.00	1,174.82	75,204.00
Administrative							
8020 · Management Fee	689.50	690.00	(0.50)	6,895.00	6,900.00	(5.00)	8,280.00
8040 · Postage	10.82	13.00	(2.18)	78.79	130.00	(51.21)	156.00
8060 · Copies/Printing/Supplies	136.84	190.00	(53.16)	2,399.18	1,900.00	499.18	2,280.00
8080 · CPA Services	0.00	21.00	(21.00)	275.00	210.00	65.00	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)	156,432.53	156,670.00	(237.47)	188,004.00
8122 · Flood Insurance	2,209.67	2,000.00	209.67	20,062.29	20,000.00	62.29	24,000.00
8230 · Bank Charges	15.30	8.00	7.30	71.95	80.00	(8.05)	96.00
8390 · Annual Corporate Report	0.00	13.00	(13.00)	61.25	130.00	(68.75)	156.00
8411 · Master Association Fees	5,832.00	5,832.00	0.00	58,320.00	58,320.00	0.00	69,984.00
Total Administrative	24,537.39	24,434.00	103.39	244,843.49	244,340.00	503.49	293,208.00
Other							
9170 · Transfer to Reserves	270.00	270.00	0.00	2,700.00	2,700.00	0.00	3,240.00
Total Other	270.00	270.00	0.00	2,700.00	2,700.00	0.00	3,240.00
Total Expense	37,137.45	37,800.00	(662.55)	386,792.26	378,000.00	8,792.26	453,600.00
Net Ordinary Income	697.36	0.00	697.36	(8,600.08)	0.00	(8,600.08)	0.00
Net Income	697.36	0.00	697.36	(8,600.08)	0.00	(8,600.08)	0.00