Rosewood Park Community Association, Inc

Balance Sheet For 7/31/2026

Cash		
Operating Account - Alliance	$58,694.08	
Total Cash		**$58,694.08**
Cash-Reserves		
MMA-Alliance Bank	$33,242.04	
CD ...8968 Alliance Bank; 3.10%; (4/01/2027)	$77,890.34	
Total Cash-Reserves		**$111,132.38**
	Total Assets	**$169,826.46**
Liabilities		
Collection Fees Payable	$15.00	
Prepaid Dues Payable	$1,082.71	
Insur Claim Funds Received	$17,059.35	
Insur Claim Expenses	($17,364.00)	
Total Liabilities		**$793.06**
Reserves		
Reserves - General	$111,132.38	
Total Reserves		**$111,132.38**
Equity		
Prior Years' Net Income	$34,699.85	
Net Income (Loss)	$23,201.17	
Total Equity		**$57,901.02**
	Total Liabilities / Equity	**$169,826.46**

Rosewood Park Community Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
631000 - Assessment Income - Owner	468.53	-	468.53	103,883.80	105,000.00	(1,116.20)	105,000.00
634000 - Late Fee Income	62.50	-	62.50	2,310.30	-	2,310.30	-
636000 - Misc Owner Receivable Inc	-	-	-	400.00	-	400.00	-
650000 - Initiation Fee	312.50	-	312.50	312.50	-	312.50	-
651000 - Initiation Fee-Resales	(156.25)	-	(156.25)	-	-	-	-
691100 - Owner Interest Income	401.05	-	401.05	1,448.31	-	1,448.31	-
691600 - Fines Income	(45.00)	-	(45.00)	9,436.00	-	9,436.00	-
691701 - Pool Key Income	50.00	-	50.00	175.00	-	175.00	-
694000 - Interest Income - Operating	1.74	-	1.74	12.99	-	12.99	-
Total Operating Income	**1,095.07**	**-**	**1,095.07**	**117,978.90**	**105,000.00**	**12,978.90**	**105,000.00**
Operating Expense							
General & Adminstrative							
701000 - Management Fees	1,025.00	995.00	(30.00)	7,175.00	6,965.00	(210.00)	12,060.00
704500 - Tax Preparation Fee	-	-	-	395.00	365.00	(30.00)	365.00
707000 - Access Administration Fee	60.00	60.00	-	360.00	420.00	60.00	720.00
715000 - Legal Fees	1,366.00	100.00	(1,266.00)	4,408.60	700.00	(3,708.60)	1,200.00
715001 - Legal - Retainer	-	-	-	-	1,200.00	1,200.00	1,200.00
715005 - Legal - Collection Fee Expense	135.98	300.00	164.02	135.98	2,100.00	1,964.02	3,600.00
715006 - Legal - Collection Fees Recovered	(625.00)	-	625.00	(3,617.82)	-	3,617.82	-
725000 - Bank Charges	15.00	-	(15.00)	105.00	-	(105.00)	-
726000 - Postage & Mail	.78	10.00	9.22	865.59	70.00	(795.59)	120.00
727000 - Printing & Reproduction	6.24	10.00	3.76	817.68	70.00	(747.68)	120.00
732000 - Office Supplies	111.20	50.00	(61.20)	1,588.55	350.00	(1,238.55)	600.00
736000 - Website Hosting	80.00	80.00	-	560.00	560.00	-	960.00
738000 - Miscellaneous G&A	-	10.82	10.82	470.00	425.92	(44.08)	480.00
761000 - Social Activities	-	-	-	2,222.77	1,400.00	(822.77)	2,600.00
765006 - Welcome Packets	-	16.67	16.67	-	116.69	116.69	200.00
765009 - Meeting - Board	-	-	-	200.00	-	(200.00)	125.00
779000 - Surveillance Services	-	-	-	-	2,500.00	2,500.00	2,500.00
Total General & Adminstrative	**2,175.20**	**1,632.49**	**(542.71)**	**15,686.35**	**17,242.61**	**1,556.26**	**26,850.00**
Taxes and Insurance							
791000 - Insurance - General	-	-	-	7,294.20	7,300.00	5.80	7,300.00
795001 - Taxes - Property	-	-	-	-	-	-	10.00
795002 - Taxes - Federal Income	-	-	-	459.00	-	(459.00)	-
795003 - Taxes - State & Local	-	-	-	79.00	-	(79.00)	-

Rosewood Park Community Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
795004 - SEC State Filings	-	-	-	175.00	175.00	-	175.00
Total Taxes and Insurance	**-**	**-**	**-**	**8,007.20**	**7,475.00**	**(532.20)**	**7,485.00**
Recreation Area							
811001 - Pool - Facility Maintenance	610.78	-	(610.78)	759.81	-	(759.81)	-
811005 - Pool - Operations & Mgmt	840.00	840.00	-	5,880.00	5,880.00	-	8,900.00
811009 - Pool - Repairs	2,000.00	200.00	(1,800.00)	3,450.00	1,400.00	(2,050.00)	2,400.00
811010 - Pool - Supplies	-	-	-	1,270.05	-	(1,270.05)	-
811062 - R&M - Pool Electric	-	-	-	1,018.94	-	(1,018.94)	-
831005 - Rec - Decorations	-	-	-	800.00	-	(800.00)	-
835005 - Clubhouse - Repair & Maint	-	166.67	166.67	385.00	1,166.69	781.69	2,000.00
Total Recreation Area	**3,450.78**	**1,206.67**	**(2,244.11)**	**13,563.80**	**8,446.69**	**(5,117.11)**	**13,300.00**
Landscaping							
861001 - Landscaping - Contract	1,450.00	1,312.50	(137.50)	9,550.00	9,187.50	(362.50)	15,750.00
861002 - Landscaping - Improvements	-	125.00	125.00	-	875.00	875.00	1,500.00
861004 - Landscaping - Seas Color	-	-	-	-	800.00	800.00	975.00
861005 - Landscaping - Pinestraw	-	-	-	5,970.00	3,175.00	(2,795.00)	6,350.00
861014 - Landscaping - Tree Removal	-	-	-	1,700.00	-	(1,700.00)	-
861018 - Landscaping - Retention/ Detention	2,000.00	-	(2,000.00)	2,000.00	1,250.00	(750.00)	2,000.00
861023 - Landscaping - Backflow Prevention	-	-	-	-	-	-	710.00
Total Landscaping	**3,450.00**	**1,437.50**	**(2,012.50)**	**19,220.00**	**15,287.50**	**(3,932.50)**	**27,285.00**
Utilities							
871001 - Electricity - Entrance	-	-	-	84.84	-	(84.84)	-
871005 - Electricity - Pool	408.44	278.17	(130.27)	2,097.84	1,947.19	(150.65)	3,338.00
871006 - Electricity - Irrigation	35.31	100.00	64.69	244.96	360.00	115.04	620.00
873001 - Water - Irrigation	102.22	105.00	2.78	247.17	735.00	487.83	1,260.00
873003 - Water - Pool	606.72	200.00	(406.72)	7,309.32	800.00	(6,509.32)	1,400.00
875000 - Trash Removal	-	-	-	2,550.71	300.00	(2,250.71)	600.00
876001 - Phone - Pool	45.31	50.00	4.69	315.19	350.00	34.81	1,600.00
878500 - Internet	90.00	91.67	1.67	630.00	641.69	11.69	1,100.00
Total Utilities	**1,288.00**	**824.84**	**(463.16)**	**13,480.03**	**5,133.88**	**(8,346.15)**	**9,918.00**
Maintenance & Services							
901000 - Trash Can Cleaning	-	-	-	180.00	144.00	(36.00)	288.00
901500 - Janitorial Services	455.00	420.00	(35.00)	945.00	1,330.00	385.00	2,240.00
901501 - Janitorial Supplies	-	-	-	26.77	-	(26.77)	-
902000 - Project Supervison Fee	-	-	-	1,364.75	-	(1,364.75)	-
921002 - HVAC - Repairs	135.00	-	(135.00)	135.00	-	(135.00)	-

Rosewood Park Community Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
921024 - Lighting Repair/maint	385.51	-	(385.51)	385.51	-	(385.51)	-
923000 - Surveillance - Annual Fee	-	-	-	2,500.00	-	(2,500.00)	-
928000 - Gate Service	-	-	-	150.00	-	(150.00)	110.00
931000 - R&M - General	-	50.00	50.00	-	350.00	350.00	600.00
931004 - R&M - Electric	-	-	-	921.42	-	(921.42)	-
931005 - R&M - Gate	275.00	-	(275.00)	275.00	-	(275.00)	500.00
931011 - R&M - Plumbing	-	-	-	3,777.84	-	(3,777.84)	500.00
931015 - R&M - Sign	-	-	-	-	250.00	250.00	250.00
934500 - Pressure Washing	385.00	-	(385.00)	1,210.00	-	(1,210.00)	700.00
937000 - Termite Bond	-	22.00	22.00	104.00	154.00	50.00	264.00
937500 - Pest Control	-	25.00	25.00	(580.00)	175.00	755.00	300.00
937501 - Mosquito Control	-	99.00	99.00	396.00	693.00	297.00	1,188.00
Total Maintenance & Services	**1,635.51**	**616.00**	**(1,019.51)**	**11,791.29**	**3,096.00**	**(8,695.29)**	**6,940.00**
Total Operating Expense	**11,999.49**	**5,717.50**	**(6,281.99)**	**81,748.67**	**56,681.68**	**(25,066.99)**	**91,778.00**
Net Operating Income (Loss)	**(10,904.42)**	**(5,717.50)**	**(5,186.92)**	**36,230.23**	**48,318.32**	**(12,088.09)**	**13,222.00**

Rosewood Park Community Association, Inc

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Capital Expenditures							
Capital Expenditures							
970090 - Pool (Cap)	-	-	-	5,160.00	-	(5,160.00)	-
Total Operating Capital Expenditures	**-**	**-**	**-**	**5,160.00**	**-**	**(5,160.00)**	**-**
Operating Reserves and Other Activity							
Reserves and Other Activity							
979100 - Transfer To Reserves	1,101.83	1,101.83	-	7,712.81	7,712.81	-	13,222.00
979102 - Transfer To Reserve-Initiation Fee	156.25	-	(156.25)	156.25	-	(156.25)	-
979301 - Interest Income - Reserves	(4.18)	-	4.18	(739.55)	-	739.55	-
979302 - Transfer To Reserve - Interest Income	4.18	-	(4.18)	739.55	-	(739.55)	-
Total Operating Reserves and Other Activity	**1,258.08**	**1,101.83**	**(156.25)**	**7,869.06**	**7,712.81**	**(156.25)**	**13,222.00**
Net Total	**(12,162.50)**	**(6,819.33)**	**(5,343.17)**	**23,201.17**	**40,605.51**	**(17,404.34)**	**-**