

SA8940
ROSEATE COURT ASSOCIATION INC

FINANCIAL REPORT
February 2019

BALANCE SHEET

REVENUE & EXPENSE BUDGET COMPARISON REPORT

PREPARED BY:

SENTRY MANAGEMENT, INC. (EXPORTED)

***** NOTES TO THE FINANCIAL *****

COA#	DESCRIPTION	COMMENTS	DATE
1015	UNION BANK - CHECKING - PRIMARY	LAST RECONCILED ON 02/28/2019	03/12/2019
1035	UNION BANK - MM - OPERATING	LAST RECONCILED ON 02/28/2019	03/11/2019
1065	UNION BANK - MM - RESERVE	LAST RECONCILED ON 02/28/2019	03/11/2019
1083	UNION BANK - LANDSCAPING - ROSEATE	LAST RECONCILED ON 02/28/2019	03/12/2019
1085	UNION BANK - LANDSCAPING - IBIS	LAST RECONCILED ON 02/28/2019	03/12/2019
1087	UNION BANK - LANDSCAPING - PELICAN	LAST RECONCILED ON 02/28/2019	03/12/2019
1271	DUE FROM MASSEY SERVICES INC \$ 2,450	REIMBURSEMENT FROM MASSEY SERVICES INC FOR VOUCHER #5051:	02/28/2019
1271	DUE FROM MASSEY SERVICES INC \$ 2,450	QRTLTY TERMITE SERVICE FOR FORTY-THREE WATERSIDE (108230).	02/28/2019
5250	EXTERIOR PEST CONTROL	HIGH AND OVER THE MONTHLY BUDGET DUE TO VO# 5115: RODENT	02/28/2019
5250	EXTERIOR PEST CONTROL	EXCURSION.	02/28/2019
7080	POOL EQUIPMENT REPAIR	HIGH AND OVER THE MONTHLY BUDGET DUE TO VO# 5102: NEW TIMER	02/28/2019
7080	POOL EQUIPMENT REPAIR	FOR SPA JETS.	02/28/2019
7100	ELECTRIC POWER	OVER THE MONTHLY BUDGET.	02/28/2019
7920	WATER/SEWER	OVER THE MONTHLY BUDGET.	02/28/2019
8083	PROFESSIONAL	NONBUDGETED WITH THE EXPENSE OF PERPAID ELEVATION CERT FROM	02/28/2019
8083	PROFESSIONAL	COA 1366 CODED IN.	02/28/2019
8385	RENTAL APPLICATIONS	NONBUDGETED WITH MULTIPLE VOUCHERS CODED IN:	02/28/2019
8385	RENTAL APPLICATIONS	VO# 5132-5133/5116-5119.	02/28/2019
8411	MASTER ASSOCIATION FEES	ACCRUED FOR MISSING FEBRUARY MASTER ASSOCIATION FEE.	02/28/2019

ROSEATE COURT ASSOCIATION INC
 B A L A N C E S H E E T
 February 2019

	OPERATING	RESERVE	LAND ENHANCE	TOTAL
CURRENT ASSETS				
1015 UNION BANK - CHECKING - PRIMARY	32,321.68			32,321.68
1035 UNION BANK - MM - OPERATING	44,884.88			44,884.88
1065 UNION BANK - MM - RESERVE		20,462.91		20,462.91
1083 UNION BANK - LANDSCAPING - ROSEATE			1,886.53	1,886.53
1085 UNION BANK - LANDSCAPING - IBIS			1,789.30	1,789.30
1087 UNION BANK - LANDSCAPING - PELICAN			1,726.58	1,726.58
	-----	-----	-----	-----
	77,206.56	20,462.91	5,402.41	103,071.88
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	1,043.01			1,043.01
1271 DUE FROM MASSEY SERVICES INC \$ 2,450	2,450.00			2,450.00
	-----	-----	-----	-----
	3,493.01	0.00	0.00	3,493.01
PREPAID ASSETS				
1310 STATEWIDE PROP INS 12/6/18-19 \$53,724.00	40,293.00			40,293.00
1320 MASSEY RODENT SVC 5/18-19 \$6,345.00	1,057.50			1,057.50
1322 ARROW TERMITE BOND 5/18-19 \$6,588.40	1,098.06			1,098.06
1331 STATEWIDE FLD INS 7/20/18-19 \$45,549.00	18,978.75			18,978.75
1366 ELEVATION CERT 1/1/2017-2020 \$4050*	1,154.80			1,154.80
	-----	-----	-----	-----
	62,582.11	0.00	0.00	62,582.11
	-----	-----	-----	-----
TOTAL ASSETS	143,281.68	20,462.91	5,402.41	169,147.00
	=====	=====	=====	=====

ROSEATE COURT ASSOCIATION INC
 B A L A N C E S H E E T
 February 2019

	OPERATING	RESERVE	LAND ENHANCE	TOTAL	
CURRENT LIABILITIES					
2010	ACCOUNTS PAYABLE	1,078.16		1,078.16	
2020	ACCRUED ESTIMATED EXPENSES	7,882.00		7,882.00	
2072	LANDSCAPE ENHANCEMENT - ROSEATE		3,920.00	3,920.00	
2073	SPENT FROM LANDSCAPE - ROSEATE		(2,033.47)	(2,033.47)	
2074	LANDSCAPE ENHANCEMENT - IBIS		3,920.00	3,920.00	
2075	SPENT FROM LANDSCAPE - IBIS		(2,130.70)	(2,130.70)	
2076	LANDSCAPE ENHANCEMENT - PELICAN		3,920.00	3,920.00	
2077	SPENT FROM LANDSCAPE - PELICAN		(2,193.42)	(2,193.42)	
2130	PREPAID ASSESSMENTS	7,169.48		7,169.48	
	-----	-----	-----	-----	
	16,129.64	0.00	5,402.41	21,532.05	
RESTRICTED EQUITY - RESERVES					
2270	RESERVES - DEFERRED MAINTENANCE SPENT FROM RESERVES	20,462.91		20,462.91	
	-----	-----	-----	-----	
	0.00	20,462.91	0.00	20,462.91	
OPERATING EQUITY					
2650	PRIOR YEAR SURPLUS (DEFICIT)	135,299.41		135,299.41	
2670	CURRENT YEAR SURPLUS (DEFICIT)	(8,147.37)		(8,147.37)	
	-----	-----	-----	-----	
	127,152.04	0.00	0.00	127,152.04	
	-----	-----	-----	-----	
	TOTAL LIABILITIES & EQUITY	143,281.68	20,462.91	5,402.41	169,147.00
	=====	=====	=====	=====	

ROSEATE COURT ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 FEBRUARY 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - EARNED - MONTHLY	27,540.00	27,540.00	0.00	55,080.00	55,080.00	0.00	330,480
4060 LATE CHARGES - EARNED	0.00	0.00	0.00	15.04	0.00	15.04	0
4100 INTEREST - OPERATING ACCOUNTS	10.46	0.00	10.46	16.73	0.00	16.73	0
4280 APPLICATION FEES	300.00	0.00	300.00	425.00	0.00	425.00	0
4340 INTEREST-RESERVES	4.77	0.00	4.77	8.91	0.00	8.91	0
4350 INTEREST ALLOC TO RESERVES	- 4.77	0.00	- 4.77	- 8.91	0.00	- 8.91	0
4970	27,850.46	27,540.00	310.46	55,536.77	55,080.00	456.77	330,480
4980 TOTAL INCOME	27,850.46	27,540.00	310.46	55,536.77	55,080.00	456.77	330,480
EXPENSES							
BUILDING MAINTENANCE							
5180 TERMITE BOND	549.03	550.00	- 0.97	1,098.06	1,100.00	- 1.94	6,600
5250 EXTERIOR PEST CONTROL	1,176.75	205.00	971.75	1,885.50	410.00	1,475.50	2,460
5799	1,725.78	755.00	970.78	2,983.56	1,510.00	1,473.56	9,060
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	2,620.00	2,620.00	0.00	5,240.00	5,240.00	0.00	31,440

ROSEATE COURT ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 FEBRUARY 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6041 GROUNDS MAINTENANCE	0.00	200.00	-200.00	59.58	400.00	-340.42	2,400
6045 ADDITIONAL LANDSCAPE	0.00	250.00	-250.00	2,500.00	500.00	2,000.00	3,000
6060 MULCH	0.00	500.00	-500.00	4,941.00	1,000.00	3,941.00	6,000
6120 IRRIGATION REPAIR	39.64	250.00	-210.36	163.62	500.00	-336.38	3,000
6150 ELECTRIC POWER -IRRIGATION	59.10	50.00	9.10	123.15	100.00	23.15	600
6161 MISCELLANEOUS REPAIRS	0.00	40.00	- 40.00	607.75	80.00	527.75	480
6201 TREES/SOD/PLANTS	17.00	200.00	-183.00	82.00	400.00	-318.00	2,400
6599	2,735.74	4,110.00	-1,374.26	13,717.10	8,220.00	5,497.10	49,320
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	240.00	240.00	0.00	480.00	480.00	0.00	2,880
7043 POOL PERMIT	0.00	20.00	- 20.00	0.00	40.00	- 40.00	240
7080 POOL EQUIPMENT REPAIR	194.91	100.00	94.91	532.36	200.00	332.36	1,200
7100 ELECTRIC POWER	685.68	600.00	85.68	1,596.44	1,200.00	396.44	7,200
7120 WATER & SEWER	130.00	130.00	0.00	597.82	260.00	337.82	1,560
7161 JANITORIAL SERVICE	150.00	150.00	0.00	366.67	300.00	66.67	1,800
7259 MISCELLANEOUS REPAIRS/SUPPLIES	0.00	300.00	-300.00	815.86	600.00	215.86	3,600
7899	1,400.59	1,540.00	-139.41	4,389.15	3,080.00	1,309.15	18,480
UTILITIES							
7910 ELECTRIC	39.73	50.00	- 10.27	149.41	100.00	49.41	600
7920 WATER/SEWER	2,960.78	2,850.00	110.78	6,618.25	5,700.00	918.25	34,200
7950 CABLE SERVICE	2,960.45	3,025.00	- 64.55	5,753.33	6,050.00	-296.67	36,300

ROSEATE COURT ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 FEBRUARY 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7999	5,960.96	5,925.00	35.96	12,520.99	11,850.00	670.99	71,100
ADMINISTRATIVE							
8020	820.00	820.00	0.00	1,640.00	1,640.00	0.00	9,840
8040	8.12	30.00	- 21.88	14.23	60.00	- 45.77	360
8060	65.40	73.00	- 7.60	148.60	146.00	2.60	876
8080	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500
8083	115.48	0.00	115.48	231.01	0.00	231.01	0
8120	4,477.00	4,500.00	- 23.00	8,954.00	9,000.00	- 46.00	54,000
8122	3,795.75	4,200.00	-404.25	7,591.50	8,400.00	-808.50	50,400
8385	300.00	0.00	300.00	590.00	0.00	590.00	0
8390	0.00	10.00	- 10.00	0.00	20.00	- 20.00	120
8411	4,752.00	4,752.00	0.00	9,504.00	9,504.00	0.00	57,024
8479	14,333.75	14,510.00	-176.25	28,673.34	29,020.00	-346.66	174,120
RESERVE FOR REPLACEMENT							
9170	700.00	700.00	0.00	1,400.00	1,400.00	0.00	8,400
9299	700.00	700.00	0.00	1,400.00	1,400.00	0.00	8,400
9980	26,856.82	27,540.00	-683.18	63,684.14	55,080.00	8,604.14	330,480

ROSEATE COURT ASSOCIATION INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
FEBRUARY 2019

	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 2 MONTH PERIOD -----	----- Y-T-D BUDGET -----	----- Y-T-D VARIANCE -----	----- ANNUAL BUDGET -----
9990 GAIN (LOSS)	993.64	0.00	(993.64)	(8,147.37)	0.00	8,147.37	0