

SA8940
ROSEATE COURT ASSOCIATION INC

FINANCIAL REPORT
April 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 04/30/2019	05/24/2019
1035	UNION BANK - MM - OPERATING	LAST RECONCILED ON 04/30/2019	05/21/2019
1065	UNION BANK - MM - RESERVE	LAST RECONCILED ON 04/30/2019	05/21/2019
1083	UNION BANK - LANDSCAPING - ROSEATE	LAST RECONCILED ON 04/30/2019	05/24/2019
1085	UNION BANK - LANDSCAPING - IBIS	LAST RECONCILED ON 04/30/2019	05/24/2019
1087	UNION BANK - LANDSCAPING - PELICAN	LAST RECONCILED ON 04/30/2019	05/24/2019
5250	EXTERIOR PEST CONTROL	HIGH AND OVER THE MONTHLY BUDGET DUE TO MASSEY SERVICES	04/30/2019
5250	EXTERIOR PEST CONTROL	PEST PREVENTION.	04/30/2019
6045	ADDITIONAL LANDSCAPE	CREDIT BALANCE FOR THE MONTH DUE TO AUDIT ENTRY FROM CPA.	04/30/2019
6060	MULCH	CREDIT BALANCE FOR THE MONTH DUE TO AUDIT ENTRY FROM CPA.	04/30/2019
6120	IRRIGATION REPAIR	HIGH AND OVER THE MONTHLY BUDGET DUE TO WEST BAY LANDSCAPE	04/30/2019
6120	IRRIGATION REPAIR	INC IRRIGATION REPAIRS SERVICE.	04/30/2019
6161	MISCELLANEOUS REPAIRS	HIGH AND OVER THE MONTHLY BUDGET DUE TO REIMBURSEMENT TO	04/30/2019
6161	MISCELLANEOUS REPAIRS	VENDOR MURLEY*DAVID.	04/30/2019
7259	MISCELLANEOUS REPAIRS/SUPPLIES	HIGH AND OVER THE MONTHLY BUDGET DUE TO REIMBURSEMENTS TO	04/30/2019
7259	MISCELLANEOUS REPAIRS/SUPPLIES	VENDOR MURLEY*DAVID.	04/30/2019
8080	CPA SERVICES	HIGH AND OVER THE MONTHLY BUDGET DUE TO 2018 FINANCIAL	04/30/2019
8080	CPA SERVICES	RENEWAL & TAX RETURN SERVICE TO ARRINGTON & MAPILI.	04/30/2019
8230	BANK CHARGES	NONBUDGETED WITH SENTRY MANAGEMENT N.S.F. CHECK CHARGE	04/30/2019
8230	BANK CHARGES	CODED IN.	04/30/2019
8385	RENTAL APPLICATIONS	NONBUDGETED WITH SERVICE CHARGES TO BEACON BACKGROUND	04/30/2019
8385	RENTAL APPLICATIONS	SCREENING CODED IN.	04/30/2019

ROSEATE COURT ASSOCIATION INC
 B A L A N C E S H E E T
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	OPERATING	RESERVE	LAND ENHANCE	TOTAL
CURRENT ASSETS				
1015 UNION BANK - CHECKING - PRIMARY	40,000.20			40,000.20
1035 UNION BANK - MM - OPERATING	54,917.10			54,917.10
1065 UNION BANK - MM - RESERVE		6,170.97		6,170.97
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
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	94,917.30	6,170.97	5,402.41	106,490.68
ACCOUNTS RECEIVABLE				
1210 ASSESSMENTS	0.06			0.06
1271 DUE FROM MASSEY SERVICES INC \$ 2,450	2,450.00			2,450.00
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	2,450.06	0.00	0.00	2,450.06
PREPAID ASSETS				
1310 STATEWIDE PROP INS 12/6/18-19 \$53,724.00	31,339.00			31,339.00
1331 STATEWIDE FLD INS 7/20/18-19 \$45,549.00	11,387.25			11,387.25
1366 ELEVATION CERT 1/1/2017-2020 \$4050*	923.84			923.84
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	43,650.09	0.00	0.00	43,650.09
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TOTAL ASSETS	<u>141,017.45</u>	<u>6,170.97</u>	<u>5,402.41</u>	<u>152,590.83</u>

ROSEATE COURT ASSOCIATION INC
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	OPERATING	RESERVE	LAND ENHANCE	TOTAL
CURRENT LIABILITIES				
2010	ACCOUNTS PAYABLE	5,166.08		5,166.08
2020	ACCRUED ESTIMATED EXPENSES	904.44		904.44
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	8,955.13		8,955.13
		-----	-----	-----
	15,025.65	0.00	5,402.41	20,428.06
RESTRICTED EQUITY - RESERVES				
2270	RESERVES - DEFERRED MAINTENANCE	21,870.97		21,870.97
	SPENT FROM RESERVES			
2470	RESERVES - DEFERRED MAINTENANCE	(15,700.00)		(15,700.00)
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	0.00	6,170.97	0.00	6,170.97
OPERATING EQUITY				
2650	PRIOR YEAR SURPLUS (DEFICIT)	127,858.41		127,858.41
2670	CURRENT YEAR SURPLUS (DEFICIT)	(1,866.61)		(1,866.61)
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	125,991.80	0.00	0.00	125,991.80
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	TOTAL LIABILITIES & EQUITY	141,017.45	5,402.41	152,590.83
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ROSEATE COURT ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 APRIL 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 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	110,160.00	110,160.00	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	19.86	0.00	19.86	48.95	0.00	48.95	0
4280 APPLICATION FEES	100.00	0.00	100.00	625.00	0.00	625.00	0
4340 INTEREST-RESERVES	2.23	0.00	2.23	16.97	0.00	16.97	0
4350 INTEREST ALLOC TO RESERVES	- 2.23	0.00	- 2.23	- 16.97	0.00	- 16.97	0
4970	27,659.86	27,540.00	119.86	110,848.99	110,160.00	688.99	330,480
4980 TOTAL INCOME	27,659.86	27,540.00	119.86	110,848.99	110,160.00	688.99	330,480
EXPENSES							
BUILDING MAINTENANCE							
5180 TERMITE BOND	549.03	550.00	- 0.97	2,196.12	2,200.00	- 3.88	6,600
5250 EXTERIOR PEST CONTROL	1,356.75	205.00	1,151.75	3,771.00	820.00	2,951.00	2,460
5799	1,905.78	755.00	1,150.78	5,967.12	3,020.00	2,947.12	9,060
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	2,620.00	2,620.00	0.00	10,480.00	10,480.00	0.00	31,440

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6041 GROUNDS MAINTENANCE	0.00	200.00	-200.00	59.58	800.00	-740.42	2,400
6045 ADDITIONAL LANDSCAPE	-2,500.00	250.00	-2,750.00	0.00	1,000.00	-1,000.00	3,000
6060 MULCH	-4,941.00	500.00	-5,441.00	0.00	2,000.00	-2,000.00	6,000
6120 IRRIGATION REPAIR	494.62	250.00	244.62	693.46	1,000.00	-306.54	3,000
6150 ELECTRIC POWER -IRRIGATION	45.31	50.00	- 4.69	218.22	200.00	18.22	600
6161 MISCELLANEOUS REPAIRS	140.73	40.00	100.73	748.48	160.00	588.48	480
6201 TREES/SOD/PLANTS	85.00	200.00	-115.00	822.00	800.00	22.00	2,400
6599	-4,055.34	4,110.00	-8,165.34	13,021.74	16,440.00	-3,418.26	49,320
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	240.00	240.00	0.00	960.00	960.00	0.00	2,880
7043 POOL PERMIT	0.00	20.00	- 20.00	0.00	80.00	- 80.00	240
7080 POOL EQUIPMENT REPAIR	0.00	100.00	-100.00	768.00	400.00	368.00	1,200
7100 ELECTRIC POWER	633.07	600.00	33.07	2,860.40	2,400.00	460.40	7,200
7120 WATER & SEWER	295.66	130.00	165.66	958.69	520.00	438.69	1,560
7161 JANITORIAL SERVICE	194.00	150.00	44.00	732.67	600.00	132.67	1,800
7259 MISCELLANEOUS REPAIRS/SUPPLIES	1,307.78	300.00	1,007.78	2,123.64	1,200.00	923.64	3,600
7899	2,670.51	1,540.00	1,130.51	8,403.40	6,160.00	2,243.40	18,480
UTILITIES							
7910 ELECTRIC	40.27	50.00	- 9.73	228.66	200.00	28.66	600
7920 WATER/SEWER	3,022.22	2,850.00	172.22	12,215.30	11,400.00	815.30	34,200
7950 CABLE SERVICE	2,960.45	3,025.00	- 64.55	11,674.23	12,100.00	-425.77	36,300

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7999	6,022.94	5,925.00	97.94	24,118.19	23,700.00	418.19	71,100
ADMINISTRATIVE							
8020	820.00	820.00	0.00	3,280.00	3,280.00	0.00	9,840
8040	8.55	30.00	- 21.45	69.10	120.00	- 50.90	360
8060	73.00	73.00	0.00	353.83	292.00	61.83	876
8080	1,500.00	125.00	1,375.00	1,500.00	500.00	1,000.00	1,500
8083	115.48	0.00	115.48	461.97	0.00	461.97	0
8120	4,477.00	4,500.00	- 23.00	17,908.00	18,000.00	- 92.00	54,000
8122	3,570.75	4,200.00	-629.25	14,958.00	16,800.00	-1,842.00	50,400
8230	25.00	0.00	25.00	25.00	0.00	25.00	0
8385	120.00	0.00	120.00	745.00	0.00	745.00	0
8390	0.00	10.00	- 10.00	96.25	40.00	56.25	120
8411	4,752.00	4,752.00	0.00	19,008.00	19,008.00	0.00	57,024
8479	15,461.78	14,510.00	951.78	58,405.15	58,040.00	365.15	174,120
RESERVE FOR REPLACEMENT							
9170	700.00	700.00	0.00	2,800.00	2,800.00	0.00	8,400
9299	700.00	700.00	0.00	2,800.00	2,800.00	0.00	8,400

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	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 4 MONTH PERIOD -----	----- Y-T-D BUDGET -----	----- Y-T-D VARIANCE -----	----- ANNUAL BUDGET -----
9980 TOTAL EXPENSES	22,705.67	27,540.00	-4,834.33	112,715.60	110,160.00	2,555.60	330,480
9990 GAIN (LOSS)	<u>4,954.19</u>	<u>0.00</u>	<u>(4,954.19)</u>	<u>(1,866.61)</u>	<u>0.00</u>	<u>1,866.61</u>	<u>0</u>