

SA8940
ROSEATE COURT ASSOCIATION INC

FINANCIAL REPORT
October 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 10/31/2019	11/13/2019
1035	UNION BANK - MM - OPERATING	LAST RECONCILED ON 10/31/2019	11/13/2019
1065	UNION BANK - MM - RESERVE	LAST RECONCILED ON 10/31/2019	11/13/2019
1083	UNION BANK - LANDSCAPING - ROSEATE	LAST RECONCILED ON 10/31/2019	11/13/2019
1085	UNION BANK - LANDSCAPING - IBIS	LAST RECONCILED ON 10/31/2019	11/13/2019
1087	UNION BANK - LANDSCAPING - PELICAN	LAST RECONCILED ON 10/31/2019	11/13/2019
8385	RENTAL APPLICATIONS	NONBUDGETED WITH INVOICE # 8445/8417 TO VENDOR BEACON	10/31/2019
8385	RENTAL APPLICATIONS	BACKGROUND SCREENING CODED IN.	10/31/2019

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

	OPERATING	RESERVE	LAND ENHANCE	TOTAL
CURRENT ASSETS				
1015 UNION BANK - CHECKING - PRIMARY	60,376.66			60,376.66
1035 UNION BANK - MM - OPERATING	50,011.72			50,011.72
1065 UNION BANK - MM - RESERVE		10,386.36		10,386.36
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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	110,388.38	10,386.36	5,402.41	126,177.15
ACCOUNTS RECEIVABLE				
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	0.00	0.00	0.00	0.00
PREPAID ASSETS				
1310 STATEWIDE PROP INS 12/6/18-19 \$53,724.00	4,477.00			4,477.00
1322 ARROW TERMITE BOND 5/3/19-20 \$ 6,593.40	3,296.70			3,296.70
1331 SELECTIVE FLOOD INS 7/20/19-20 \$ 46,928	35,196.03			35,196.03
1366 ELEVATION CERT 1/1/2017-2020 \$4050*	230.96			230.96
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	43,200.69	0.00	0.00	43,200.69
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TOTAL ASSETS	153,589.07	10,386.36	5,402.41	169,377.84
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ROSEATE COURT ASSOCIATION INC
 B A L A N C E S H E E T
 October 2019

	OPERATING	RESERVE	LAND ENHANCE	TOTAL
CURRENT LIABILITIES				
2010	ACCOUNTS PAYABLE	2,131.25		2,131.25
2020	ACCRUED ESTIMATED EXPENSES	780.48		780.48
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	10,995.65		10,995.65
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	13,907.38	0.00	5,402.41	19,309.79
RESTRICTED EQUITY - RESERVES				
2270	RESERVES - DEFERRED MAINTENANCE	26,086.36		26,086.36
	SPENT FROM RESERVES			
2470	RESERVES - DEFERRED MAINTENANCE	(15,700.00)		(15,700.00)
		-----	-----	-----
	0.00	10,386.36	0.00	10,386.36
OPERATING EQUITY				
2650	PRIOR YEAR SURPLUS (DEFICIT)	127,858.41		127,858.41
2670	CURRENT YEAR SURPLUS (DEFICIT)	11,823.28		11,823.28
		-----	-----	-----
	139,681.69	0.00	0.00	139,681.69
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	TOTAL LIABILITIES & EQUITY	153,589.07	5,402.41	169,377.84
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ROSEATE COURT ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 OCTOBER 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	10 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	275,400.00	275,400.00	0.00	330,480
4060 LATE CHARGES - EARNED	0.00	0.00	0.00	14.46	0.00	14.46	0
4100 INTEREST - OPERATING ACCOUNTS	14.85	0.00	14.85	143.57	0.00	143.57	0
4280 APPLICATION FEES	200.00	0.00	200.00	1,250.00	0.00	1,250.00	0
4340 INTEREST-RESERVES	3.08	0.00	3.08	32.36	0.00	32.36	0
4350 INTEREST ALLOC TO RESERVES	- 3.08	0.00	- 3.08	- 32.36	0.00	- 32.36	0
4970	27,754.85	27,540.00	214.85	276,808.03	275,400.00	1,408.03	330,480
4980 TOTAL INCOME	27,754.85	27,540.00	214.85	276,808.03	275,400.00	1,408.03	330,480
EXPENSES							
BUILDING MAINTENANCE							
5180 TERMITE BOND	549.45	550.00	- 0.55	5,492.82	5,500.00	- 7.18	6,600
5250 EXTERIOR PEST CONTROL	0.00	205.00	-205.00	4,779.00	2,050.00	2,729.00	2,460
5799	549.45	755.00	-205.55	10,271.82	7,550.00	2,721.82	9,060
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	2,620.00	2,620.00	0.00	26,200.00	26,200.00	0.00	31,440

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6041 GROUNDS MAINTENANCE	0.00	200.00	-200.00	59.58	2,000.00	-1,940.42	2,400
6045 ADDITIONAL LANDSCAPE	0.00	250.00	-250.00	0.00	2,500.00	-2,500.00	3,000
6060 MULCH	0.00	500.00	-500.00	0.00	5,000.00	-5,000.00	6,000
6120 IRRIGATION REPAIR	59.15	250.00	-190.85	1,018.31	2,500.00	-1,481.69	3,000
6150 ELECTRIC POWER -IRRIGATION	70.80	50.00	20.80	570.47	500.00	70.47	600
6161 MISCELLANEOUS REPAIRS	0.00	40.00	- 40.00	1,535.48	400.00	1,135.48	480
6201 TREES/SOD/PLANTS	0.00	200.00	-200.00	3,369.00	2,000.00	1,369.00	2,400
6599	2,749.95	4,110.00	-1,360.05	32,752.84	41,100.00	-8,347.16	49,320
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	240.00	240.00	0.00	2,400.00	2,400.00	0.00	2,880
7043 POOL PERMIT	0.00	20.00	- 20.00	250.00	200.00	50.00	240
7080 POOL EQUIPMENT REPAIR	0.00	100.00	-100.00	1,201.42	1,000.00	201.42	1,200
7100 ELECTRIC POWER	485.28	600.00	-114.72	4,350.76	6,000.00	-1,649.24	7,200
7120 WATER & SEWER	66.90	130.00	- 63.10	1,807.97	1,300.00	507.97	1,560
7161 JANITORIAL SERVICE	105.00	150.00	- 45.00	1,429.67	1,500.00	- 70.33	1,800
7259 MISCELLANEOUS REPAIRS/SUPPLIES	0.00	300.00	-300.00	2,854.29	3,000.00	-145.71	3,600
7899	897.18	1,540.00	-642.82	14,294.11	15,400.00	-1,105.89	18,480
UTILITIES							
7910 ELECTRIC	39.96	50.00	- 10.04	457.31	500.00	- 42.69	600
7920 WATER/SEWER	2,016.62	2,850.00	-833.38	27,067.89	28,500.00	-1,432.11	34,200
7950 CABLE SERVICE	2,960.63	3,025.00	- 64.37	29,439.56	30,250.00	-810.44	36,300

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7999	5,017.21	5,925.00	-907.79	56,964.76	59,250.00	-2,285.24	71,100
ADMINISTRATIVE							
8020	820.00	820.00	0.00	8,200.00	8,200.00	0.00	9,840
8040	11.05	30.00	- 18.95	160.00	300.00	-140.00	360
8060	71.60	73.00	- 1.40	727.90	730.00	- 2.10	876
8080	0.00	125.00	-125.00	1,500.00	1,250.00	250.00	1,500
8083	115.48	0.00	115.48	1,154.85	0.00	1,154.85	0
8120	4,477.00	4,500.00	- 23.00	44,770.00	45,000.00	-230.00	54,000
8122	3,910.67	4,200.00	-289.33	38,077.22	42,000.00	-3,922.78	50,400
8230	0.00	0.00	0.00	25.00	0.00	25.00	0
8310	0.00	0.00	0.00	75.00	0.00	75.00	0
8385	160.00	0.00	160.00	1,395.00	0.00	1,395.00	0
8390	0.00	10.00	- 10.00	96.25	100.00	- 3.75	120
8411	4,752.00	4,752.00	0.00	47,520.00	47,520.00	0.00	57,024
8479	14,317.80	14,510.00	-192.20	143,701.22	145,100.00	-1,398.78	174,120
RESERVE FOR REPLACEMENT							
9170	700.00	700.00	0.00	7,000.00	7,000.00	0.00	8,400
9299	700.00	700.00	0.00	7,000.00	7,000.00	0.00	8,400

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9980 TOTAL EXPENSES	24,231.59	27,540.00	-3,308.41	264,984.75	275,400.00	-10,415.25	330,480
9990 GAIN (LOSS)	<u>3,523.26</u>	<u>0.00</u>	<u>(3,523.26)</u>	<u>11,823.28</u>	<u>0.00</u>	<u>(11,823.28)</u>	<u>0</u>