

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2021

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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 January 31, 2021

	Jan 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	81,721.06
1013 · Union Bank Primary Ck 7083	9,700.00
Total Operating	91,421.06
Reserves	
1020 · Centennial MM 1974	8,488.94
Total Reserves	8,488.94
Total Checking/Savings	99,910.00
Accounts Receivable	
1210 · Assessments Receivable	11,170.00
1220 · Special Assessment Receivable	1,421.00
Total Accounts Receivable	12,591.00
Other Current Assets	
1050 · Prepaid Insurance	80,004.75
1055 · Prepaid Expenses	6,400.35
Total Other Current Assets	86,405.10
Total Current Assets	198,906.10
TOTAL ASSETS	198,906.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	17,846.52
Total Accounts Payable	17,846.52
Other Current Liabilities	
3050 · 2020 Special Assessment	
3051 · Special Assessment - Pool/Wall	37,831.50
3052 · Spent from Special Assessment	(81.00)
Total 3050 · 2020 Special Assessment	37,750.50
Total Other Current Liabilities	37,750.50
Total Current Liabilities	55,597.02
Total Liabilities	55,597.02
Equity	
3500 · Restricted Equity - Reserves	8,488.94
3950 · Retained Earnings	1,948.61
3990 · Prior Year Surplus (Deficit)	135,615.86
Net Income	(2,744.33)
Total Equity	143,309.08
TOTAL LIABILITIES & EQUITY	198,906.10

Roseate Court Association Inc.
Revenue & Expense Budget Performance

January 2021

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	26,775.00	26,775.00	0.00	26,775.00	26,775.00	0.00	321,300.00
4030 · Reserve Assessments	765.00	765.00	0.00	765.00	765.00	0.00	9,180.00
4060 · Late Charges	(150.25)	0.00	(150.25)	(150.25)	0.00	(150.25)	0.00
4100 · Interest Operating Accounts	0.16	0.00	0.16	0.16	0.00	0.16	0.00
Total Income	27,389.91	27,540.00	(150.09)	27,389.91	27,540.00	(150.09)	330,480.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	550.00	(0.55)	549.45	550.00	(0.55)	6,600.00
5250 · Pest Control	180.00	285.00	(105.00)	180.00	285.00	(105.00)	3,420.00
Total Building Maintenance	729.45	835.00	(105.55)	729.45	835.00	(105.55)	10,020.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,675.00	80.00	2,755.00	2,675.00	80.00	32,100.00
6041 · Grounds Maintenance	0.00	263.00	(263.00)	0.00	263.00	(263.00)	3,156.00
6045 · Additional Landscape	75.00	300.00	(225.00)	75.00	300.00	(225.00)	3,600.00
6060 · Mulch	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
6120 · Irrigation Repair	55.46	330.00	(274.54)	55.46	330.00	(274.54)	3,960.00
6150 · Electric - Irrigation	(918.56)	75.00	(993.56)	(918.56)	75.00	(993.56)	900.00
6201 · Trees / Sod / Plants	755.50	300.00	455.50	755.50	300.00	455.50	3,600.00
Total Grounds Maintenance	2,722.40	4,443.00	(1,720.60)	2,722.40	4,443.00	(1,720.60)	53,316.00
Pool / Clubhouse							
7040 · Contracted Pool Service	240.00	240.00	0.00	240.00	240.00	0.00	2,880.00
7043 · Pool Permit	0.00	30.00	(30.00)	0.00	30.00	(30.00)	360.00
7080 · Pool Equipment Repair	613.57	50.00	563.57	613.57	50.00	563.57	600.00
7100 · Pool Electric	543.31	600.00	(56.69)	543.31	600.00	(56.69)	7,200.00
7120 · Pool Water & Sewer	122.95	200.00	(77.05)	122.95	200.00	(77.05)	2,400.00
7161 · Pool House Janitorial Service	194.00	150.00	44.00	194.00	150.00	44.00	1,800.00
7259 · Misc. Repairs / Supplies	1,445.00	50.00	1,395.00	1,445.00	50.00	1,395.00	600.00
Total Pool / Clubhouse	3,158.83	1,320.00	1,838.83	3,158.83	1,320.00	1,838.83	15,840.00
Utilities							
7910 · Electric	61.84	50.00	11.84	61.84	50.00	11.84	600.00
7920 · Water & Sewer	3,636.44	2,750.00	886.44	3,636.44	2,750.00	886.44	33,000.00
7950 · Cable Service	3,209.48	3,100.00	109.48	3,209.48	3,100.00	109.48	37,200.00
Total Utilities	6,907.76	5,900.00	1,007.76	6,907.76	5,900.00	1,007.76	70,800.00
Administrative							
8020 · Management Fee	1,150.00	820.00	330.00	1,150.00	820.00	330.00	9,840.00
8040 · Postage	30.30	30.00	0.30	30.30	30.00	0.30	360.00
8060 · Copies/Printing/Supplies	253.48	90.00	163.48	253.48	90.00	163.48	1,080.00
8080 · CPA Services	0.00	175.00	(175.00)	0.00	175.00	(175.00)	2,100.00
8120 · Insurance	5,503.85	5,280.00	223.85	5,503.85	5,280.00	223.85	63,360.00
8122 · Flood Insurance	4,161.17	3,120.00	1,041.17	4,161.17	3,120.00	1,041.17	37,440.00
8390 · Annual Corporate Report	0.00	10.00	(10.00)	0.00	10.00	(10.00)	120.00
8411 · Master Association Fees	4,752.00	4,752.00	0.00	4,752.00	4,752.00	0.00	57,024.00
Total Administrative	15,850.80	14,277.00	1,573.80	15,850.80	14,277.00	1,573.80	171,324.00
Other							
9170 · Transfer to Reserves	765.00	765.00	0.00	765.00	765.00	0.00	9,180.00
Total Other	765.00	765.00	0.00	765.00	765.00	0.00	9,180.00
Total Expense	30,134.24	27,540.00	2,594.24	30,134.24	27,540.00	2,594.24	330,480.00
Net Ordinary Income	(2,744.33)	0.00	(2,744.33)	(2,744.33)	0.00	(2,744.33)	0.00
Net Income	(2,744.33)	0.00	(2,744.33)	(2,744.33)	0.00	(2,744.33)	0.00