

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 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 February 28, 2021

	Feb 28, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	98,086.00
1013 · Union Bank Primary Ck 7083	9,700.00
Total Operating	107,786.00
Reserves	
1020 · Centennial MM 1974	9,254.77
1021 · Union Bank MM Reserve 8916	0.19
Total Reserves	9,254.96
Total Checking/Savings	117,040.96
Accounts Receivable	
1210 · Assessments Receivable	(1,619.65)
1220 · Special Assessment Receivable	1,421.00
Total Accounts Receivable	(198.65)
Other Current Assets	
1050 · Prepaid Insurance	70,339.80
1055 · Prepaid Expenses	1,098.90
1200 · Undeposited Funds	4,119.65
Total Other Current Assets	75,558.35
Total Current Assets	192,400.66
TOTAL ASSETS	192,400.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	11,713.18
Total Accounts Payable	11,713.18
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	49,463.68
Total Liabilities	49,463.68
Equity	
3500 · Restricted Equity - Reserves	9,254.96
3950 · Retained Earnings	1,948.61
3990 · Prior Year Surplus (Deficit)	135,615.86
Net Income	(3,882.45)
Total Equity	142,936.98
TOTAL LIABILITIES & EQUITY	192,400.66

Roseate Court Association Inc.
Revenue & Expense Budget Performance

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	26,775.00	26,775.00	0.00	53,550.00	53,550.00	0.00	321,300.00
4030 · Reserve Assessments	765.00	765.00	0.00	1,530.00	1,530.00	0.00	9,180.00
4060 · Late Charges	0.00	0.00	0.00	(150.25)	0.00	(150.25)	0.00
4100 · Interest Operating Accounts	9.45	0.00	9.45	9.61	0.00	9.61	0.00
Total Income	27,549.45	27,540.00	9.45	54,939.36	55,080.00	(140.64)	330,480.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	550.00	(0.55)	1,098.90	1,100.00	(1.10)	6,600.00
5250 · Pest Control	0.00	285.00	(285.00)	180.00	570.00	(390.00)	3,420.00
Total Building Maintenance	549.45	835.00	(285.55)	1,278.90	1,670.00	(391.10)	10,020.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,675.00	80.00	5,510.00	5,350.00	160.00	32,100.00
6041 · Grounds Maintenance	0.00	263.00	(263.00)	0.00	526.00	(526.00)	3,156.00
6045 · Additional Landscape	0.00	300.00	(300.00)	75.00	600.00	(525.00)	3,600.00
6060 · Mulch	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
6120 · Irrigation Repair	0.00	330.00	(330.00)	55.46	660.00	(604.54)	3,960.00
6150 · Electric - Irrigation	90.26	75.00	15.26	(828.30)	150.00	(978.30)	900.00
6201 · Trees / Sod / Plants	0.00	300.00	(300.00)	755.50	600.00	155.50	3,600.00
Total Grounds Maintenance	2,845.26	4,443.00	(1,597.74)	5,567.66	8,886.00	(3,318.34)	53,316.00
Pool / Clubhouse							
7040 · Contracted Pool Service	240.00	240.00	0.00	480.00	480.00	0.00	2,880.00
7043 · Pool Permit	0.00	30.00	(30.00)	0.00	60.00	(60.00)	360.00
7080 · Pool Equipment Repair	111.15	50.00	61.15	724.72	100.00	624.72	600.00
7100 · Pool Electric	828.41	600.00	228.41	1,371.72	1,200.00	171.72	7,200.00
7120 · Pool Water & Sewer	0.00	200.00	(200.00)	122.95	400.00	(277.05)	2,400.00
7161 · Pool House Janitorial Service	172.00	150.00	22.00	366.00	300.00	66.00	1,800.00
7259 · Misc. Repairs / Supplies	0.00	50.00	(50.00)	1,445.00	100.00	1,345.00	600.00
Total Pool / Clubhouse	1,351.56	1,320.00	31.56	4,510.39	2,640.00	1,870.39	15,840.00
Utilities							
7910 · Electric	56.34	50.00	6.34	118.18	100.00	18.18	600.00
7920 · Water & Sewer	3,547.68	2,750.00	797.68	7,184.12	5,500.00	1,684.12	33,000.00
7950 · Cable Service	3,395.37	3,100.00	295.37	6,604.85	6,200.00	404.85	37,200.00
Total Utilities	6,999.39	5,900.00	1,099.39	13,907.15	11,800.00	2,107.15	70,800.00
Administrative							
8020 · Management Fee	650.00	820.00	(170.00)	1,800.00	1,640.00	160.00	9,840.00
8040 · Postage	91.91	30.00	61.91	122.21	60.00	62.21	360.00
8060 · Copies/Printing/Supplies	954.54	90.00	864.54	1,208.02	180.00	1,028.02	1,080.00
8080 · CPA Services	0.00	175.00	(175.00)	0.00	350.00	(350.00)	2,100.00
8120 · Insurance	5,503.78	5,280.00	223.78	11,007.63	10,560.00	447.63	63,360.00
8122 · Flood Insurance	4,161.17	3,120.00	1,041.17	8,322.34	6,240.00	2,082.34	37,440.00
8230 · Bank Charges	2.26	0.00	2.26	2.26	0.00	2.26	0.00
8390 · Annual Corporate Report	61.25	10.00	51.25	61.25	20.00	41.25	120.00
8411 · Master Association Fees	4,752.00	4,752.00	0.00	9,504.00	9,504.00	0.00	57,024.00
Total Administrative	16,176.91	14,277.00	1,899.91	32,027.71	28,554.00	3,473.71	171,324.00
Other							
9170 · Transfer to Reserves	765.00	765.00	0.00	1,530.00	1,530.00	0.00	9,180.00
Total Other	765.00	765.00	0.00	1,530.00	1,530.00	0.00	9,180.00
Total Expense	28,687.57	27,540.00	1,147.57	58,821.81	55,080.00	3,741.81	330,480.00
Net Ordinary Income	(1,138.12)	0.00	(1,138.12)	(3,882.45)	0.00	(3,882.45)	0.00
Net Income	(1,138.12)	0.00	(1,138.12)	(3,882.45)	0.00	(3,882.45)	0.00