

**ROSEATE COURT ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**March 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 March 31, 2021

	Mar 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial OP 1496	81,453.06
1012 · CB S/A Pool Repairs 2060	35,621.26
1013 · Union Bank Primary CK 7083	9,700.00
<b>Total Operating</b>	126,774.32
<b>Reserves</b>	
1020 · Centennial MM 1974	10,020.60
1021 · Union Bank MM Reserve 8916	0.19
<b>Total Reserves</b>	10,020.79
<b>Total Checking/Savings</b>	136,795.11
<b>Accounts Receivable</b>	
1201 · Accounts Receivable	(5,975.49)
<b>Total Accounts Receivable</b>	(5,975.49)
<b>Other Current Assets</b>	
1050 · Prepaid Insurance	60,674.85
1055 · Prepaid Expenses	549.45
<b>Total Other Current Assets</b>	61,224.30
<b>Total Current Assets</b>	192,043.92
<b>TOTAL ASSETS</b>	<b>192,043.92</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	48,035.52
<b>Total Accounts Payable</b>	48,035.52
<b>Other Current Liabilities</b>	
3050 · 2020 Special Assessment	4,508.94
<b>Total Other Current Liabilities</b>	4,508.94
<b>Total Current Liabilities</b>	52,544.46
<b>Total Liabilities</b>	52,544.46
<b>Equity</b>	
3500 · Restricted Equity - Reserves	10,020.79
3950 · Retained Earnings	1,948.61
3990 · Prior Year Surplus (Deficit)	135,615.86
Net Income	(8,085.80)
<b>Total Equity</b>	139,499.46
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>192,043.92</b>

**Roseate Court Association Inc.**  
**Revenue & Expense Budget Performance**

March 2021

	Mar 21	Budget	\$ Over Budget	Jan - Mar 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4020 · Assessments	26,775.00	26,775.00	0.00	80,325.00	80,325.00	0.00	321,300.00
4030 · Reserve Assessments	765.00	765.00	0.00	2,295.00	2,295.00	0.00	9,180.00
4060 · Late Charges	41.31	0.00	41.31	(108.94)	0.00	(108.94)	0.00
4100 · Interest Operating Accounts	9.23	0.00	9.23	18.84	0.00	18.84	0.00
<b>Total Income</b>	<b>27,590.54</b>	<b>27,540.00</b>	<b>50.54</b>	<b>82,529.90</b>	<b>82,620.00</b>	<b>(90.10)</b>	<b>330,480.00</b>
<b>Expense</b>							
<b>Building Maintenance</b>							
5180 · Termite Inspection	549.45	550.00	(0.55)	1,648.35	1,650.00	(1.65)	6,600.00
5250 · Pest Control	648.00	285.00	363.00	828.00	855.00	(27.00)	3,420.00
<b>Total Building Maintenance</b>	<b>1,197.45</b>	<b>835.00</b>	<b>362.45</b>	<b>2,476.35</b>	<b>2,505.00</b>	<b>(28.65)</b>	<b>10,020.00</b>
<b>Grounds Maintenance</b>							
6040 · Contracted Lawn Service	2,755.00	2,675.00	80.00	8,265.00	8,025.00	240.00	32,100.00
6041 · Grounds Maintenance	0.00	263.00	(263.00)	0.00	789.00	(789.00)	3,156.00
6045 · Additional Landscape	0.00	300.00	(300.00)	75.00	900.00	(825.00)	3,600.00
6060 · Mulch	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
6120 · Irrigation Repair	180.00	330.00	(150.00)	235.46	990.00	(754.54)	3,960.00
6150 · Electric - Irrigation	64.72	75.00	(10.28)	(763.58)	225.00	(988.58)	900.00
6201 · Trees / Sod / Plants	1,600.00	300.00	1,300.00	2,355.50	900.00	1,455.50	3,600.00
<b>Total Grounds Maintenance</b>	<b>4,599.72</b>	<b>4,443.00</b>	<b>156.72</b>	<b>10,167.38</b>	<b>13,329.00</b>	<b>(3,161.62)</b>	<b>53,316.00</b>
<b>Pool / Clubhouse</b>							
7040 · Contracted Pool Service	240.00	240.00	0.00	720.00	720.00	0.00	2,880.00
7043 · Pool Permit	0.00	30.00	(30.00)	0.00	90.00	(90.00)	360.00
7080 · Pool Equipment Repair	2,252.79	50.00	2,202.79	2,977.51	150.00	2,827.51	600.00
7100 · Pool Electric	476.24	600.00	(123.76)	1,847.96	1,800.00	47.96	7,200.00
7120 · Pool Water & Sewer	491.68	200.00	291.68	1,124.32	600.00	524.32	2,400.00
7161 · Pool House Janitorial Service	172.00	150.00	22.00	538.00	450.00	88.00	1,800.00
7259 · Misc. Repairs / Supplies	0.00	50.00	(50.00)	1,445.00	150.00	1,295.00	600.00
<b>Total Pool / Clubhouse</b>	<b>3,632.71</b>	<b>1,320.00</b>	<b>2,312.71</b>	<b>8,652.79</b>	<b>3,960.00</b>	<b>4,692.79</b>	<b>15,840.00</b>
<b>Utilities</b>							
7910 · Electric	39.56	50.00	(10.44)	157.74	150.00	7.74	600.00
7920 · Water & Sewer	3,072.06	2,750.00	322.06	9,746.49	8,250.00	1,496.49	33,000.00
7950 · Cable Service	3,370.38	3,100.00	270.38	9,975.23	9,300.00	675.23	37,200.00
<b>Total Utilities</b>	<b>6,482.00</b>	<b>5,900.00</b>	<b>582.00</b>	<b>19,879.46</b>	<b>17,700.00</b>	<b>2,179.46</b>	<b>70,800.00</b>
<b>Administrative</b>							
8020 · Management Fee	650.00	820.00	(170.00)	2,450.00	2,460.00	(10.00)	9,840.00
8040 · Postage	7.21	30.00	(22.79)	129.42	90.00	39.42	360.00
8060 · Copies/Printing/Supplies	6.00	90.00	(84.00)	1,214.02	270.00	944.02	1,080.00
8080 · CPA Services	0.00	175.00	(175.00)	0.00	525.00	(525.00)	2,100.00
8120 · Insurance	5,503.78	5,280.00	223.78	16,511.41	15,840.00	671.41	63,360.00
8122 · Flood Insurance	4,161.17	3,120.00	1,041.17	12,483.51	9,360.00	3,123.51	37,440.00
8230 · Bank Charges	36.85	0.00	36.85	39.11	0.00	39.11	0.00
8390 · Annual Corporate Report	0.00	10.00	(10.00)	61.25	30.00	31.25	120.00
8411 · Master Association Fees	4,752.00	4,752.00	0.00	14,256.00	14,256.00	0.00	57,024.00
<b>Total Administrative</b>	<b>15,117.01</b>	<b>14,277.00</b>	<b>840.01</b>	<b>47,144.72</b>	<b>42,831.00</b>	<b>4,313.72</b>	<b>171,324.00</b>
<b>Other</b>							
9170 · Transfer to Reserves	765.00	765.00	0.00	2,295.00	2,295.00	0.00	9,180.00
<b>Total Other</b>	<b>765.00</b>	<b>765.00</b>	<b>0.00</b>	<b>2,295.00</b>	<b>2,295.00</b>	<b>0.00</b>	<b>9,180.00</b>
<b>Total Expense</b>	<b>31,793.89</b>	<b>27,540.00</b>	<b>4,253.89</b>	<b>90,615.70</b>	<b>82,620.00</b>	<b>7,995.70</b>	<b>330,480.00</b>
<b>Net Ordinary Income</b>	<b>(4,203.35)</b>	<b>0.00</b>	<b>(4,203.35)</b>	<b>(8,085.80)</b>	<b>0.00</b>	<b>(8,085.80)</b>	<b>0.00</b>
<b>Net Income</b>	<b>(4,203.35)</b>	<b>0.00</b>	<b>(4,203.35)</b>	<b>(8,085.80)</b>	<b>0.00</b>	<b>(8,085.80)</b>	<b>0.00</b>