

ROSEATE COURT ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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 April 30, 2021

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	85,645.98
1012 · CB S/A Pool Repairs 2060	2,380.25
1013 · Union Bank Primary CK 7083	9,700.00
1019 · Due (to) from Operating	1,350.00
Total Operating	99,076.23
Reserves	
1020 · Centennial MM 1974	10,786.46
1021 · Union Bank MM Reserve 8916	0.19
1025 · Due (to from Reserves)	(1,350.00)
Total Reserves	9,436.65
Total Checking/Savings	108,512.88
Accounts Receivable	
1201 · Accounts Receivable	(10,730.70)
Total Accounts Receivable	(10,730.70)
Other Current Assets	
1050 · Prepaid Insurance	51,009.90
Total Other Current Assets	51,009.90
Total Current Assets	148,792.08
TOTAL ASSETS	148,792.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,218.47
Total Accounts Payable	4,218.47
Other Current Liabilities	
3050 · 2020 Special Assessment	
3051 · Special Assessment - Pool/Wall	4,589.94
3052 · Spent from Special Assessment	(81.00)
Total 3050 · 2020 Special Assessment	4,508.94
Total Other Current Liabilities	4,508.94
Total Current Liabilities	8,727.41
Total Liabilities	8,727.41
Equity	
3500 · Restricted Equity - Reserves	9,436.65
3950 · Retained Earnings	1,948.61
3990 · Prior Year Surplus (Deficit)	135,615.86
Net Income	(6,936.45)
Total Equity	140,064.67
TOTAL LIABILITIES & EQUITY	148,792.08

Roseate Court Association Inc.
Revenue & Expense Budget Performance

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	26,775.00	26,775.00	0.00	107,100.00	107,100.00	0.00	321,300.00
4030 · Reserve Assessments	765.00	765.00	0.00	3,060.00	3,060.00	0.00	9,180.00
4060 · Late Charges	0.00	0.00	0.00	(108.94)	0.00	(108.94)	0.00
4100 · Interest Operating Accounts	8.96	0.00	8.96	27.80	0.00	27.80	0.00
Total Income	27,548.96	27,540.00	8.96	110,078.86	110,160.00	(81.14)	330,480.00
Expense							
Building Maintenance							
5180 · Termite Inspection	549.45	550.00	(0.55)	2,197.80	2,200.00	(2.20)	6,600.00
5250 · Pest Control	0.00	285.00	(285.00)	828.00	1,140.00	(312.00)	3,420.00
Total Building Maintenance	549.45	835.00	(285.55)	3,025.80	3,340.00	(314.20)	10,020.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,675.00	80.00	11,020.00	10,700.00	320.00	32,100.00
6041 · Grounds Maintenance	0.00	263.00	(263.00)	0.00	1,052.00	(1,052.00)	3,156.00
6045 · Additional Landscape	0.00	300.00	(300.00)	75.00	1,200.00	(1,125.00)	3,600.00
6060 · Mulch	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
6120 · Irrigation Repair	0.00	330.00	(330.00)	235.46	1,320.00	(1,084.54)	3,960.00
6150 · Electric - Irrigation	84.63	75.00	9.63	(678.95)	300.00	(978.95)	900.00
6201 · Trees / Sod / Plants	0.00	300.00	(300.00)	2,355.50	1,200.00	1,155.50	3,600.00
Total Grounds Maintenance	2,839.63	4,443.00	(1,603.37)	13,007.01	17,772.00	(4,764.99)	53,316.00
Pool / Clubhouse							
7040 · Contracted Pool Service	240.00	240.00	0.00	960.00	960.00	0.00	2,880.00
7043 · Pool Permit	0.00	30.00	(30.00)	0.00	120.00	(120.00)	360.00
7080 · Pool Equipment Repair	0.00	50.00	(50.00)	2,977.51	200.00	2,777.51	600.00
7100 · Pool Electric	645.67	600.00	45.67	2,493.63	2,400.00	93.63	7,200.00
7120 · Pool Water & Sewer	72.65	200.00	(127.35)	1,196.97	800.00	396.97	2,400.00
7161 · Pool House Janitorial Service	172.00	150.00	22.00	710.00	600.00	110.00	1,800.00
7259 · Misc. Repairs / Supplies	0.00	50.00	(50.00)	1,445.00	200.00	1,245.00	600.00
Total Pool / Clubhouse	1,130.32	1,320.00	(189.68)	9,783.11	5,280.00	4,503.11	15,840.00
Utilities							
7910 · Electric	39.63	50.00	(10.37)	197.37	200.00	(2.63)	600.00
7920 · Water & Sewer	2,539.19	2,750.00	(210.81)	12,285.98	11,000.00	1,285.98	33,000.00
7950 · Cable Service	3,370.33	3,100.00	270.33	13,345.56	12,400.00	945.56	37,200.00
Total Utilities	5,949.15	5,900.00	49.15	25,828.91	23,600.00	2,228.91	70,800.00
Administrative							
8020 · Management Fee	650.00	820.00	(170.00)	3,100.00	3,280.00	(180.00)	9,840.00
8040 · Postage	7.21	30.00	(22.79)	136.63	120.00	16.63	360.00
8060 · Copies/Printing/Supplies	22.25	90.00	(67.75)	1,236.27	360.00	876.27	1,080.00
8080 · CPA Services	0.00	175.00	(175.00)	0.00	700.00	(700.00)	2,100.00
8120 · Insurance	5,503.78	5,280.00	223.78	22,015.19	21,120.00	895.19	63,360.00
8122 · Flood Insurance	4,161.17	3,120.00	1,041.17	16,644.68	12,480.00	4,164.68	37,440.00
8230 · Bank Charges	8.10	0.00	8.10	47.21	0.00	47.21	0.00
8390 · Annual Corporate Report	61.25	10.00	51.25	122.50	40.00	82.50	120.00
8411 · Master Association Fees	4,752.00	4,752.00	0.00	19,008.00	19,008.00	0.00	57,024.00
Total Administrative	15,165.76	14,277.00	888.76	62,310.48	57,108.00	5,202.48	171,324.00
Other							
9170 · Transfer to Reserves	765.00	765.00	0.00	3,060.00	3,060.00	0.00	9,180.00
Total Other	765.00	765.00	0.00	3,060.00	3,060.00	0.00	9,180.00
Total Expense	26,399.31	27,540.00	(1,140.69)	117,015.31	110,160.00	6,855.31	330,480.00
Net Ordinary Income	1,149.65	0.00	1,149.65	(6,936.45)	0.00	(6,936.45)	0.00
Net Income	1,149.65	0.00	1,149.65	(6,936.45)	0.00	(6,936.45)	0.00