

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

TABLE OF CONTENTS:

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 May 31, 2021

	May 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	105,302.88
1012 · CB S/A Pool Repairs 2060	2,380.35
Total Operating	107,683.23
Reserves	
1020 · Centennial MM 1974	10,202.16
Total Reserves	10,202.16
Total Checking/Savings	117,885.39
Accounts Receivable	
1201 · Accounts Receivable	(9,185.40)
Total Accounts Receivable	(9,185.40)
Other Current Assets	
1050 · Prepaid Insurance	41,344.95
Total Other Current Assets	41,344.95
Total Current Assets	150,044.94
TOTAL ASSETS	150,044.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,587.05
Total Accounts Payable	3,587.05
Other Current Liabilities	
3050 · 2020 Special Assessment	4,508.94
Total Other Current Liabilities	4,508.94
Total Current Liabilities	8,095.99
Total Liabilities	8,095.99
Equity	
3500 · Restricted Equity - Reserves	10,202.16
3950 · Retained Earnings	1,948.61
3990 · Prior Year Surplus (Deficit)	135,615.86
Net Income	(5,817.68)
Total Equity	141,948.95
TOTAL LIABILITIES & EQUITY	150,044.94

Roseate Court Association Inc.
Revenue & Expense Budget Performance

May 2021

	May 21	Budget	\$ Over Budget	Jan - May 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	26,775.00	26,775.00	0.00	133,875.00	133,875.00	0.00	321,300.00
4030 · Reserve Assessments	765.00	765.00	0.00	3,825.00	3,825.00	0.00	9,180.00
4060 · Late Charges	15.30	0.00	15.30	(93.64)	0.00	(93.64)	0.00
4100 · Interest Operating Accounts	5.74	0.00	5.74	33.54	0.00	33.54	0.00
4280 · Application Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
Total Income	27,661.04	27,540.00	121.04	137,739.90	137,700.00	39.90	330,480.00
Expense							
Building Maintenance							
5180 · Termite Inspection	0.00	550.00	(550.00)	2,197.80	2,750.00	(552.20)	6,600.00
5250 · Pest Control	0.00	285.00	(285.00)	828.00	1,425.00	(597.00)	3,420.00
Total Building Maintenance	0.00	835.00	(835.00)	3,025.80	4,175.00	(1,149.20)	10,020.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,675.00	80.00	13,775.00	13,375.00	400.00	32,100.00
6041 · Grounds Maintenance	0.00	263.00	(263.00)	0.00	1,315.00	(1,315.00)	3,156.00
6045 · Additional Landscape	0.00	300.00	(300.00)	75.00	1,500.00	(1,425.00)	3,600.00
6060 · Mulch	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00
6120 · Irrigation Repair	0.00	330.00	(330.00)	235.46	1,650.00	(1,414.54)	3,960.00
6150 · Electric - Irrigation	104.59	75.00	29.59	(574.36)	375.00	(949.36)	900.00
6201 · Trees / Sod / Plants	475.00	300.00	175.00	2,830.50	1,500.00	1,330.50	3,600.00
Total Grounds Maintenance	3,334.59	4,443.00	(1,108.41)	16,341.60	22,215.00	(5,873.40)	53,316.00
Pool / Clubhouse							
7040 · Contracted Pool Service	240.00	240.00	0.00	1,200.00	1,200.00	0.00	2,880.00
7043 · Pool Permit	0.00	30.00	(30.00)	0.00	150.00	(150.00)	360.00
7080 · Pool Equipment Repair	214.62	50.00	164.62	3,192.13	250.00	2,942.13	600.00
7100 · Pool Electric	538.24	600.00	(61.76)	3,031.87	3,000.00	31.87	7,200.00
7120 · Pool Water & Sewer	95.46	200.00	(104.54)	1,292.43	1,000.00	292.43	2,400.00
7161 · Pool House Janitorial Service	172.00	150.00	22.00	882.00	750.00	132.00	1,800.00
7259 · Misc. Repairs / Supplies	110.00	50.00	60.00	1,555.00	250.00	1,305.00	600.00
Total Pool / Clubhouse	1,370.32	1,320.00	50.32	11,153.43	6,600.00	4,553.43	15,840.00
Utilities							
7910 · Electric	40.13	50.00	(9.87)	237.50	250.00	(12.50)	600.00
7920 · Water & Sewer	2,519.97	2,750.00	(230.03)	14,805.95	13,750.00	1,055.95	33,000.00
7950 · Cable Service	3,370.33	3,100.00	270.33	16,715.89	15,500.00	1,215.89	37,200.00
Total Utilities	5,930.43	5,900.00	30.43	31,759.34	29,500.00	2,259.34	70,800.00
Administrative							
8020 · Management Fee	650.00	820.00	(170.00)	3,750.00	4,100.00	(350.00)	9,840.00
8040 · Postage	4.08	30.00	(25.92)	140.71	150.00	(9.29)	360.00
8060 · Copies/Printing/Supplies	38.75	90.00	(51.25)	1,275.02	450.00	825.02	1,080.00
8080 · CPA Services	0.00	175.00	(175.00)	0.00	875.00	(875.00)	2,100.00
8120 · Insurance	5,503.78	5,280.00	223.78	27,518.97	26,400.00	1,118.97	63,360.00
8122 · Flood Insurance	4,161.17	3,120.00	1,041.17	20,805.85	15,600.00	5,205.85	37,440.00
8230 · Bank Charges	7.15	0.00	7.15	54.36	0.00	54.36	0.00
8390 · Annual Corporate Report	25.00	10.00	15.00	147.50	50.00	97.50	120.00
8411 · Master Association Fees	4,752.00	4,752.00	0.00	23,760.00	23,760.00	0.00	57,024.00
Total Administrative	15,141.93	14,277.00	864.93	77,452.41	71,385.00	6,067.41	171,324.00
Other							
9170 · Transfer to Reserves	765.00	765.00	0.00	3,825.00	3,825.00	0.00	9,180.00
Total Other	765.00	765.00	0.00	3,825.00	3,825.00	0.00	9,180.00
Total Expense	26,542.27	27,540.00	(997.73)	143,557.58	137,700.00	5,857.58	330,480.00
Net Ordinary Income	1,118.77	0.00	1,118.77	(5,817.68)	0.00	(5,817.68)	0.00
Net Income	1,118.77	0.00	1,118.77	(5,817.68)	0.00	(5,817.68)	0.00