

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

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	91,395.93
1012 · CB S/A Pool Repairs 2060	2,380.55
Total Operating	93,776.48
Reserves	
1020 · Centennial MM 1974	11,733.08
Total Reserves	11,733.08
Total Checking/Savings	105,509.56
Accounts Receivable	
1201 · Accounts Receivable	(10,182.45)
Total Accounts Receivable	(10,182.45)
Other Current Assets	
1050 · Prepaid Insurance	58,859.06
1200 · Undeposited Funds	510.00
Total Other Current Assets	59,369.06
Total Current Assets	154,696.17
TOTAL ASSETS	154,696.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,392.86
Total Accounts Payable	4,392.86
Other Current Liabilities	
3050 · 2020 Special Assessment	4,508.94
Total Other Current Liabilities	4,508.94
Total Current Liabilities	8,901.80
Total Liabilities	8,901.80
Equity	
3500 · Restricted Equity - Reserves	11,733.08
3950 · Retained Earnings	1,948.61
3990 · Prior Year Surplus (Deficit)	135,615.86
Net Income	(3,503.18)
Total Equity	145,794.37
TOTAL LIABILITIES & EQUITY	154,696.17

Roseate Court Association Inc.
Revenue & Expense Budget Performance

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	26,775.00	26,775.00	0.00	187,425.00	187,425.00	0.00	321,300.00
4030 · Reserve Assessments	765.00	765.00	0.00	5,355.00	5,355.00	0.00	9,180.00
4060 · Late Charges	15.30	0.00	15.30	(70.69)	0.00	(70.69)	0.00
4100 · Interest Operating Accounts	3.94	0.00	3.94	42.64	0.00	42.64	0.00
4280 · Application Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00
Total Income	27,659.24	27,540.00	119.24	192,951.95	192,780.00	171.95	330,480.00
Expense							
Building Maintenance							
5180 · Termite Inspection	0.00	550.00	(550.00)	2,197.80	3,850.00	(1,652.20)	6,600.00
5250 · Pest Control	828.00	285.00	543.00	1,656.00	1,995.00	(339.00)	3,420.00
Total Building Maintenance	828.00	835.00	(7.00)	3,853.80	5,845.00	(1,991.20)	10,020.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,675.00	80.00	19,285.00	18,725.00	560.00	32,100.00
6041 · Grounds Maintenance	0.00	263.00	(263.00)	0.00	1,841.00	(1,841.00)	3,156.00
6045 · Additional Landscape	0.00	300.00	(300.00)	75.00	2,100.00	(2,025.00)	3,600.00
6060 · Mulch	0.00	500.00	(500.00)	0.00	3,500.00	(3,500.00)	6,000.00
6120 · Irrigation Repair	0.00	330.00	(330.00)	235.46	2,310.00	(2,074.54)	3,960.00
6150 · Electric - Irrigation	91.89	75.00	16.89	(385.48)	525.00	(910.48)	900.00
6201 · Trees / Sod / Plants	150.00	300.00	(150.00)	3,230.50	2,100.00	1,130.50	3,600.00
Total Grounds Maintenance	2,996.89	4,443.00	(1,446.11)	22,440.48	31,101.00	(8,660.52)	53,316.00
Pool / Clubhouse							
7040 · Contracted Pool Service	240.00	240.00	0.00	1,680.00	1,680.00	0.00	2,880.00
7043 · Pool Permit	0.00	30.00	(30.00)	250.00	210.00	40.00	360.00
7080 · Pool Equipment Repair	263.90	50.00	213.90	4,219.30	350.00	3,869.30	600.00
7100 · Pool Electric	431.00	600.00	(169.00)	3,893.87	4,200.00	(306.13)	7,200.00
7120 · Pool Water & Sewer	86.46	200.00	(113.54)	1,474.35	1,400.00	74.35	2,400.00
7161 · Pool House Janitorial Service	105.00	150.00	(45.00)	1,092.00	1,050.00	42.00	1,800.00
7259 · Misc. Repairs / Supplies	606.69	50.00	556.69	2,161.69	350.00	1,811.69	600.00
Total Pool / Clubhouse	1,733.05	1,320.00	413.05	14,771.21	9,240.00	5,531.21	15,840.00
Utilities							
7910 · Electric	39.65	50.00	(10.35)	316.34	350.00	(33.66)	600.00
7920 · Water & Sewer	2,481.51	2,750.00	(268.49)	19,852.45	19,250.00	602.45	33,000.00
7950 · Cable Service	3,370.33	3,100.00	270.33	23,456.55	21,700.00	1,756.55	37,200.00
Total Utilities	5,891.49	5,900.00	(8.51)	43,625.34	41,300.00	2,325.34	70,800.00
Administrative							
8020 · Management Fee	650.00	820.00	(170.00)	5,050.00	5,740.00	(690.00)	9,840.00
8040 · Postage	4.59	30.00	(25.41)	150.91	210.00	(59.09)	360.00
8060 · Copies/Printing/Supplies	215.25	90.00	125.25	1,504.37	630.00	874.37	1,080.00
8080 · CPA Services	0.00	175.00	(175.00)	0.00	1,225.00	(1,225.00)	2,100.00
8120 · Insurance	5,503.77	5,280.00	223.77	38,526.52	36,960.00	1,566.52	63,360.00
8122 · Flood Insurance	4,161.17	3,120.00	1,041.17	27,695.19	21,840.00	5,855.19	37,440.00
8230 · Bank Charges	11.15	0.00	11.15	70.81	0.00	70.81	0.00
8390 · Annual Corporate Report	0.00	10.00	(10.00)	147.50	70.00	77.50	120.00
8411 · Master Association Fees	4,752.00	4,752.00	0.00	33,264.00	33,264.00	0.00	57,024.00
Total Administrative	15,297.93	14,277.00	1,020.93	106,409.30	99,939.00	6,470.30	171,324.00
Other							
9170 · Transfer to Reserves	765.00	765.00	0.00	5,355.00	5,355.00	0.00	9,180.00
Total Other	765.00	765.00	0.00	5,355.00	5,355.00	0.00	9,180.00
Total Expense	27,512.36	27,540.00	(27.64)	196,455.13	192,780.00	3,675.13	330,480.00
Net Ordinary Income	146.88	0.00	146.88	(3,503.18)	0.00	(3,503.18)	0.00
Net Income	146.88	0.00	146.88	(3,503.18)	0.00	(3,503.18)	0.00