

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

	Aug 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial OP 1496	102,724.02
1012 · CB S/A Pool Repairs 2060	2,380.65
Total Operating	105,104.67
Reserves	
1020 · Centennial MM 1974	12,498.60
Total Reserves	12,498.60
Total Checking/Savings	117,603.27
Accounts Receivable	
1201 · Accounts Receivable	(11,248.35)
Total Accounts Receivable	(11,248.35)
Other Current Assets	
1050 · Prepaid Insurance	50,284.99
Total Other Current Assets	50,284.99
Total Current Assets	156,639.91
TOTAL ASSETS	156,639.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	11,539.84
Total Accounts Payable	11,539.84
Other Current Liabilities	
3050 · 2020 Special Assessment	4,508.94
Total Other Current Liabilities	4,508.94
Total Current Liabilities	16,048.78
Total Liabilities	16,048.78
Equity	
3500 · Restricted Equity - Reserves	12,498.60
3950 · Retained Earnings	1,948.61
3990 · Prior Year Surplus (Deficit)	135,615.86
Net Income	(9,471.94)
Total Equity	140,591.13
TOTAL LIABILITIES & EQUITY	156,639.91

Roseate Court Association Inc.
Revenue & Expense Budget Performance
 August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4020 · Assessments	26,775.00	26,775.00	0.00	214,200.00	214,200.00	0.00	321,300.00
4030 · Reserve Assessments	765.00	765.00	0.00	6,120.00	6,120.00	0.00	9,180.00
4060 · Late Charges	(45.90)	0.00	(45.90)	(116.59)	0.00	(116.59)	0.00
4100 · Interest Operating Accounts	6.19	0.00	6.19	48.83	0.00	48.83	0.00
4280 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Total Income	27,500.29	27,540.00	(39.71)	220,452.24	220,320.00	132.24	330,480.00
Expense							
Building Maintenance							
5180 · Termite Inspection	0.00	550.00	(550.00)	2,197.80	4,400.00	(2,202.20)	6,600.00
5250 · Pest Control	6,593.40	285.00	6,308.40	8,249.40	2,280.00	5,969.40	3,420.00
Total Building Maintenance	6,593.40	835.00	5,758.40	10,447.20	6,680.00	3,767.20	10,020.00
Grounds Maintenance							
6040 · Contracted Lawn Service	2,755.00	2,675.00	80.00	22,040.00	21,400.00	640.00	32,100.00
6041 · Grounds Maintenance	0.00	263.00	(263.00)	0.00	2,104.00	(2,104.00)	3,156.00
6045 · Additional Landscape	100.00	300.00	(200.00)	175.00	2,400.00	(2,225.00)	3,600.00
6060 · Mulch	0.00	500.00	(500.00)	0.00	4,000.00	(4,000.00)	6,000.00
6120 · Irrigation Repair	0.00	330.00	(330.00)	235.46	2,640.00	(2,404.54)	3,960.00
6150 · Electric - Irrigation	93.95	75.00	18.95	(291.53)	600.00	(891.53)	900.00
6201 · Trees / Sod / Plants	0.00	300.00	(300.00)	3,230.50	2,400.00	830.50	3,600.00
Total Grounds Maintenance	2,948.95	4,443.00	(1,494.05)	25,389.43	35,544.00	(10,154.57)	53,316.00
Pool / Clubhouse							
7040 · Contracted Pool Service	240.00	240.00	0.00	1,920.00	1,920.00	0.00	2,880.00
7043 · Pool Permit	0.00	30.00	(30.00)	250.00	240.00	10.00	360.00
7080 · Pool Equipment Repair	519.95	50.00	469.95	4,739.25	400.00	4,339.25	600.00
7100 · Pool Electric	521.02	600.00	(78.98)	4,414.89	4,800.00	(385.11)	7,200.00
7120 · Pool Water & Sewer	97.45	200.00	(102.55)	1,571.80	1,600.00	(28.20)	2,400.00
7161 · Pool House Janitorial Service	105.00	150.00	(45.00)	1,197.00	1,200.00	(3.00)	1,800.00
7259 · Misc. Repairs / Supplies	216.00	50.00	166.00	2,377.69	400.00	1,977.69	600.00
Total Pool / Clubhouse	1,699.42	1,320.00	379.42	16,470.63	10,560.00	5,910.63	15,840.00
Utilities							
7910 · Electric	38.14	50.00	(11.86)	354.48	400.00	(45.52)	600.00
7920 · Water & Sewer	2,594.99	2,750.00	(155.01)	22,447.44	22,000.00	447.44	33,000.00
7950 · Cable Service	3,393.00	3,100.00	293.00	26,849.55	24,800.00	2,049.55	37,200.00
Total Utilities	6,026.13	5,900.00	126.13	49,651.47	47,200.00	2,451.47	70,800.00

Roseate Court Association Inc.
Revenue & Expense Budget Performance
 August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Administrative							
8020 · Management Fee	650.00	820.00	(170.00)	5,700.00	6,560.00	(860.00)	9,840.00
8040 · Postage	5.28	30.00	(24.72)	156.19	240.00	(83.81)	360.00
8060 · Copies/Printing/Supplies	16.00	90.00	(74.00)	1,520.37	720.00	800.37	1,080.00
8080 · CPA Services	0.00	175.00	(175.00)	0.00	1,400.00	(1,400.00)	2,100.00
8120 · Insurance	5,503.78	5,280.00	223.78	44,030.30	42,240.00	1,790.30	63,360.00
8122 · Flood Insurance	4,503.29	3,120.00	1,383.29	32,198.48	24,960.00	7,238.48	37,440.00
8230 · Bank Charges	5.80	0.00	5.80	76.61	0.00	76.61	0.00
8390 · Annual Corporate Report	0.00	10.00	(10.00)	147.50	80.00	67.50	120.00
8411 · Master Association Fees	4,752.00	4,752.00	0.00	38,016.00	38,016.00	0.00	57,024.00
Total Administrative	15,436.15	14,277.00	1,159.15	121,845.45	114,216.00	7,629.45	171,324.00
Other							
9170 · Transfer to Reserves	765.00	765.00	0.00	6,120.00	6,120.00	0.00	9,180.00
Total Other	765.00	765.00	0.00	6,120.00	6,120.00	0.00	9,180.00
Total Expense	33,469.05	27,540.00	5,929.05	229,924.18	220,320.00	9,604.18	330,480.00
Net Ordinary Income	(5,968.76)	0.00	(5,968.76)	(9,471.94)	0.00	(9,471.94)	0.00
Net Income	(5,968.76)	0.00	(5,968.76)	(9,471.94)	0.00	(9,471.94)	0.00