

OSPREY LANDING HOA, INC.
FINANCIAL REPORTS
January 31, 2018

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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.

Osprey Landing Master HOA, Inc.
Statement of Assets, Liabilities & Fund Balance
As of January 31, 2018

	Jan 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	4,966.07
1011 · CB Capital Contributions 2820	6,304.56
Total Operating Accounts	11,270.63
Reserve Accounts	
1012 · CB Reserves 2812	76.97
Total Reserve Accounts	76.97
Total Checking/Savings	11,347.60
Accounts Receivable	
1310 · Accounts Receivable	4,307.57
Total Accounts Receivable	4,307.57
Other Current Assets	
1610 · Prepaid Insurance	2,950.18
Total Other Current Assets	2,950.18
Total Current Assets	18,605.35
Other Assets	
2013 · Due from Operating - WC	1,750.00
2014 · Due from Operating - Reserves	50.46
Total Other Assets	1,800.46
TOTAL ASSETS	20,405.81
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	6,783.56
Total Accounts Payable	6,783.56
Other Current Liabilities	
3013 · Due to Working Capital	1,750.00
3014 · Due to Reserves	50.46
3050 · Deferred Revenue	5,980.00
Total Other Current Liabilities	7,780.46
Total Current Liabilities	14,564.02
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	127.40
3699 · Interest	0.03
Total Reserve Fund	127.43
Total Long Term Liabilities	127.43
Total Liabilities	14,691.45
Equity	
Owners Capital Contributions	8,050.00
Unrestricted Net Assets	2,561.60
Net Income	(4,897.24)
Total Equity	5,714.36
TOTAL LIABILITIES & EQUITY	20,405.81

Osprey Landing Master HOA, Inc.
Revenues & Expense Actual to Budget Performance

January 2018

	Jan 18	Budget	\$ Over Budget	Jan 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5100 - Late Fee/Finance Charge	208.18	0.00	208.18	208.18	0.00	208.18	0.00
5010 - Maintenance Assessment	2,990.00	4,937.50	(1,947.50)	2,990.00	4,937.50	(1,947.50)	59,250.00
5550 - Interest - Capital Contribution	0.80	0.00	0.80	0.80	0.00	0.80	0.00
Total Income	3,198.98	4,937.50	(1,738.52)	3,198.98	4,937.50	(1,738.52)	59,250.00
Total Income	3,198.98	4,937.50	(1,738.52)	3,198.98	4,937.50	(1,738.52)	59,250.00
Expense							
Administrative							
7100 - Insurance	352.67	354.13	(1.46)	352.67	354.13	(1.46)	4,250.00
7150 - Legal	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
7170 - Tax Prep & Financial Rep	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
7200 - Management Fees	600.00	600.00	0.00	600.00	600.00	0.00	7,200.00
7260 - Postage	11.04	8.37	2.67	11.04	8.37	2.67	100.00
7270 - Printing & Copying	8.60	12.50	(3.90)	8.60	12.50	(3.90)	150.00
7300 - Misc. Administrative	61.25	8.37	52.88	61.25	8.37	52.88	100.00
Total Administrative	1,033.56	1,016.74	16.82	1,033.56	1,016.74	16.82	12,200.00
Maintenance							
7600 - Landscaping Maintenance	3,250.00	2,920.87	329.13	3,250.00	2,920.87	329.13	35,050.00
7610 - Landscape Replacement	3,148.00	183.37	2,964.63	3,148.00	183.37	2,964.63	2,200.00
7620 - Irrigation Maint/Repair	177.56	41.63	135.93	177.56	41.63	135.93	500.00
7640 - Pond Maintenance	125.00	125.00	0.00	125.00	125.00	0.00	1,500.00
7650 - Wetland Monitor/Mitigati	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7660 - Misc. Maintenance	54.57	41.63	12.94	54.57	41.63	12.94	500.00
Total Maintenance	6,755.13	3,354.13	3,401.00	6,755.13	3,354.13	3,401.00	40,250.00
Utilities							
8610 - Electricity - Monuments	36.95	125.00	(88.05)	36.95	125.00	(88.05)	1,500.00
8620 - Electricity - Street Lights	185.81	233.37	(47.56)	185.81	233.37	(47.56)	2,800.00
8630 - Water - Irrigation	34.31	125.00	(90.69)	34.31	125.00	(90.69)	1,500.00
Total Utilities	257.07	483.37	(226.30)	257.07	483.37	(226.30)	5,800.00
Total Expense	8,045.76	4,854.24	3,191.52	8,045.76	4,854.24	3,191.52	58,250.00
Net Ordinary Income	(4,846.78)	83.26	(4,930.04)	(4,846.78)	83.26	(4,930.04)	1,000.00
Other Income/Expense							
Other Expense							
Transfers							
9970 - Reserves-General	50.46	83.37	(32.91)	50.46	83.37	(32.91)	1,000.00
Total Transfers	50.46	83.37	(32.91)	50.46	83.37	(32.91)	1,000.00
Total Other Expense	50.46	83.37	(32.91)	50.46	83.37	(32.91)	1,000.00
Net Other Income	(50.46)	(83.37)	32.91	(50.46)	(83.37)	32.91	(1,000.00)
Net Income	(4,897.24)	(0.11)	(4,897.13)	(4,897.24)	(0.11)	(4,897.13)	0.00