

OSPREY LANDING HOA, INC.
FINANCIAL REPORTS
February 28, 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 February 28, 2018

	Feb 28, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	5,555.91
1011 · CB Capital Contributions 2820	6,305.29
Total Operating Accounts	11,861.20
Reserve Accounts	
1012 · CB Reserves 2812	127.44
Total Reserve Accounts	127.44
Total Checking/Savings	11,988.64
Accounts Receivable	
1310 · Accounts Receivable	3,107.68
Total Accounts Receivable	3,107.68
Other Current Assets	
1610 · Prepaid Insurance	2,597.51
Total Other Current Assets	2,597.51
Total Current Assets	17,693.83
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	19,494.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	454.31
Total Accounts Payable	454.31
Other Current Liabilities	
3013 · Due to Working Capital	1,750.00
3014 · Due to Reserves	50.46
3050 · Deferred Revenue	2,990.00
Total Other Current Liabilities	4,790.46
Total Current Liabilities	5,244.77
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	177.86
3699 · Interest	0.04
Total Reserve Fund	177.90
Total Long Term Liabilities	177.90
Total Liabilities	5,422.67
Equity	
Owners Capital Contributions	8,050.00
Unrestricted Net Assets	2,561.60
Net Income	3,460.02
Total Equity	14,071.62
TOTAL LIABILITIES & EQUITY	19,494.29

Osprey Landing Master HOA, Inc.
Revenues & Expense Actual to Budget Performance
February 2018

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	2,990.00	4,937.50	(1,947.50)	5,980.00	9,875.00	(3,895.00)	59,250.00
5055 · Deficit Funding	10,282.89	0.00	10,282.89	10,282.89	0.00	10,282.89	0.00
5100 · Late Fee/Finance Charge	0.00	0.00	0.00	208.18	0.00	208.18	0.00
5550 · Interest - Capital Contribution	0.73	0.00	0.73	1.53	0.00	1.53	0.00
Total Income	13,273.62	4,937.50	8,336.12	16,472.60	9,875.00	6,597.60	59,250.00
Total Income	13,273.62	4,937.50	8,336.12	16,472.60	9,875.00	6,597.60	59,250.00
Expense							
Administrative							
7100 · Insurance	352.67	354.17	(1.50)	705.34	708.30	(2.96)	4,250.00
7150 · Legal	0.00	20.83	(20.83)	0.00	41.70	(41.70)	250.00
7170 · Tax Prep & Financial Rep	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
7200 · Management Fees	600.00	600.00	0.00	1,200.00	1,200.00	0.00	7,200.00
7260 · Postage	13.00	8.33	4.67	24.04	16.70	7.34	100.00
7270 · Printing & Copying	5.40	12.50	(7.10)	14.00	25.00	(11.00)	150.00
7300 · Misc. Administrative	0.00	8.33	(8.33)	61.25	16.70	44.55	100.00
Total Administrative	971.07	1,016.66	(45.59)	2,004.63	2,033.40	(28.77)	12,200.00
Maintenance							
7600 · Landscaping Maintenance	3,250.00	2,920.83	329.17	6,500.00	5,841.70	658.30	35,050.00
7610 · Landscape Replacement	0.00	183.33	(183.33)	3,148.00	366.70	2,781.30	2,200.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	177.56	83.30	94.26	500.00
7640 · Pond Maintenance	125.00	125.00	0.00	250.00	250.00	0.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7660 · Misc. Maintenance	295.00	41.67	253.33	349.57	83.30	266.27	500.00
Total Maintenance	3,670.00	3,354.17	315.83	10,425.13	6,708.30	3,716.83	40,250.00
Utilities							
8610 · Electricity - Monuments	31.46	125.00	(93.54)	68.41	250.00	(181.59)	1,500.00
8620 · Electricity - Street Lights	159.06	233.33	(74.27)	344.87	466.70	(121.83)	2,800.00
8630 · Water - Irrigation	34.31	125.00	(90.69)	68.62	250.00	(181.38)	1,500.00
Total Utilities	224.83	483.33	(258.50)	481.90	966.70	(484.80)	5,800.00
Total Expense	4,865.90	4,854.16	11.74	12,911.66	9,708.40	3,203.26	58,250.00
Net Ordinary Income	8,407.72	83.34	8,324.38	3,560.94	166.60	3,394.34	1,000.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	50.46	83.33	(32.87)	100.92	166.70	(65.78)	1,000.00
Total Transfers	50.46	83.33	(32.87)	100.92	166.70	(65.78)	1,000.00
Total Other Expense	50.46	83.33	(32.87)	100.92	166.70	(65.78)	1,000.00
Net Other Income	(50.46)	(83.33)	32.87	(100.92)	(166.70)	65.78	(1,000.00)
Net Income	8,357.26	0.01	8,357.25	3,460.02	(0.10)	3,460.12	0.00