

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

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

04/09/18

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

	Mar 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	3,748.64
1011 · CB Capital Contributions 2820	6,656.10
Total Operating Accounts	10,404.74
Reserve Accounts	
1012 · CB Reserves 2812	177.92
Total Reserve Accounts	177.92
Total Checking/Savings	10,582.66
Accounts Receivable	
1310 · Accounts Receivable	(539.34)
Total Accounts Receivable	(539.34)
Other Current Assets	
1610 · Prepaid Insurance	2,244.84
1600 · Undeposited Funds	1,560.00
Total Other Current Assets	3,804.84
Total Current Assets	13,848.16
Other Assets	
2013 · Due from Operating - WC	2,100.00
2014 · Due from Operating - Reserves	51.58
Total Other Assets	2,151.58
TOTAL ASSETS	15,999.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	620.57
Total Accounts Payable	620.57
Other Current Liabilities	
3013 · Due to Working Capital	2,100.00
3014 · Due to Reserves	51.58
Total Other Current Liabilities	2,151.58
Total Current Liabilities	2,772.15
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	229.44
3699 · Interest	0.06
Total Reserve Fund	229.50
Total Long Term Liabilities	229.50
Total Liabilities	3,001.65
Equity	
Owners Capital Contributions	8,750.00
Unrestricted Net Assets	2,561.60
Net Income	1,686.49
Total Equity	12,998.09
TOTAL LIABILITIES & EQUITY	15,999.74

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

March 2018

	Mar 18	Budget	\$ Over Budget	Jan - Mar 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	3,056.24	4,937.50	(1,881.26)	9,036.24	14,812.50	(5,776.26)	59,250.00
5050 · Capital Contribution	700.00	0.00	700.00	700.00	0.00	700.00	0.00
5055 · Deficit Funding	0.00	0.00	0.00	10,282.89	0.00	10,282.89	0.00
5100 · Late Fee/Finance Charge	16.87	0.00	16.87	225.05	0.00	225.05	0.00
5550 · Interest - Capital Contribution	0.81	0.00	0.81	2.34	0.00	2.34	0.00
Total Income	3,773.92	4,937.50	(1,163.58)	20,246.52	14,812.50	5,434.02	59,250.00
Total Income	3,773.92	4,937.50	(1,163.58)	20,246.52	14,812.50	5,434.02	59,250.00
Expense							
Administrative							
7100 · Insurance	352.67	354.17	(1.50)	1,058.01	1,062.47	(4.46)	4,250.00
7150 · Legal	(264.36)	20.83	(285.19)	(264.36)	62.53	(326.89)	250.00
7170 · Tax Prep & Financial Rep	0.00	12.50	(12.50)	0.00	37.50	(37.50)	150.00
7200 · Management Fees	600.00	600.00	0.00	1,800.00	1,800.00	0.00	7,200.00
7260 · Postage	22.28	8.33	13.95	46.32	25.03	21.29	100.00
7270 · Printing & Copying	4.80	12.50	(7.70)	18.80	37.50	(18.70)	150.00
7300 · Misc. Administrative	0.00	8.33	(8.33)	61.25	25.03	36.22	100.00
Total Administrative	715.39	1,016.66	(301.27)	2,720.02	3,050.06	(330.04)	12,200.00
Maintenance							
7600 · Landscaping Maintenance	3,250.00	2,920.83	329.17	9,750.00	8,762.53	987.47	35,050.00
7610 · Landscape Replacement	0.00	183.33	(183.33)	3,148.00	550.03	2,597.97	2,200.00
7620 · Irrigation Maint/Repair	183.68	41.67	142.01	361.24	124.97	236.27	500.00
7640 · Pond Maintenance	125.00	125.00	0.00	375.00	375.00	0.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7660 · Misc. Maintenance	275.00	41.67	233.33	624.57	124.97	499.60	500.00
Total Maintenance	3,833.68	3,354.17	479.51	14,258.81	10,062.47	4,196.34	40,250.00
Utilities							
8610 · Electricity - Monuments	30.53	125.00	(94.47)	98.94	375.00	(276.06)	1,500.00
8620 · Electricity - Street Lights	179.38	233.33	(53.95)	524.25	700.03	(175.78)	2,800.00
8630 · Water - Irrigation	36.89	125.00	(88.11)	105.51	375.00	(269.49)	1,500.00
Total Utilities	246.80	483.33	(236.53)	728.70	1,450.03	(721.33)	5,800.00
Total Expense	4,795.87	4,854.16	(58.29)	17,707.53	14,562.56	3,144.97	58,250.00
Net Ordinary Income	(1,021.95)	83.34	(1,105.29)	2,538.99	249.94	2,289.05	1,000.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	51.58	83.33	(31.75)	152.50	250.03	(97.53)	1,000.00
9980 · Capital Contributions	700.00	0.00	700.00	700.00	0.00	700.00	0.00
Total Transfers	751.58	83.33	668.25	852.50	250.03	602.47	1,000.00
Total Other Expense	751.58	83.33	668.25	852.50	250.03	602.47	1,000.00
Net Other Income	(751.58)	(83.33)	(668.25)	(852.50)	(250.03)	(602.47)	(1,000.00)
Net Income	(1,773.53)	0.01	(1,773.54)	1,686.49	(0.09)	1,686.58	0.00