

OSPREY LANDING HOA, INC.
FINANCIAL REPORTS
April 30, 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.

05/14/18

Osprey Landing Master HOA, Inc.
Statement of Assets, Liabilities & Fund Balance
As of April 30, 2018

	Apr 30, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	4,655.02
1011 · CB Capital Contributions 2820	7,706.96
Total Operating Accounts	12,361.98
Reserve Accounts	
1012 · CB Reserves 2812	229.53
Total Reserve Accounts	229.53
Total Checking/Savings	12,591.51
Accounts Receivable	
1310 · Accounts Receivable	4,428.91
Total Accounts Receivable	4,428.91
Other Current Assets	
1610 · Prepaid Insurance	1,892.17
1600 · Undeposited Funds	910.00
Total Other Current Assets	2,802.17
Total Current Assets	19,822.59
Other Assets	
2013 · Due from Operating - WC	1,750.00
2014 · Due from Operating - Reserves	58.48
Total Other Assets	1,808.48
TOTAL ASSETS	21,631.07
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	271.32
Total Accounts Payable	271.32
Other Current Liabilities	
3013 · Due to Working Capital	1,750.00
3014 · Due to Reserves	58.48
3050 · Deferred Revenue	7,020.00
Total Other Current Liabilities	8,828.48
Total Current Liabilities	9,099.80
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	287.92
3699 · Interest	0.09
Total Reserve Fund	288.01
Total Long Term Liabilities	288.01
Total Liabilities	9,387.81
Equity	
Owners Capital Contributions	9,450.00
Unrestricted Net Assets	2,561.60
Net Income	231.66
Total Equity	12,243.26
TOTAL LIABILITIES & EQUITY	21,631.07

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

April 2018

	Apr 18	Budget	\$ Over Budget	Jan - Apr 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 - Maintenance Assessment	3,465.12	4,937.50	(1,472.38)	12,501.36	19,750.00	(7,248.64)	59,250.00
5050 - Capital Contribution	700.00	0.00	700.00	1,400.00	0.00	1,400.00	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	0.00	0.00	0.00	225.05	0.00	225.05	0.00
5550 - Interest - Capital Contribution	0.86	0.00	0.86	3.20	0.00	3.20	0.00
Total Income	4,165.98	4,937.50	(771.52)	24,412.50	19,750.00	4,662.50	59,250.00
Total Income	4,165.98	4,937.50	(771.52)	24,412.50	19,750.00	4,662.50	59,250.00
Expense							
Administrative							
7100 - Insurance	352.67	354.17	(1.50)	1,410.68	1,416.64	(5.96)	4,250.00
7150 - Legal	0.00	20.83	(20.83)	(264.36)	83.36	(347.72)	250.00
7170 - Tax Prep & Financial Rep	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00
7200 - Management Fees	600.00	600.00	0.00	2,400.00	2,400.00	0.00	7,200.00
7260 - Postage	14.52	8.33	6.19	60.84	33.36	27.48	100.00
7270 - Printing & Copying	8.60	12.50	(3.90)	27.40	50.00	(22.60)	150.00
7300 - Misc. Administrative	9.84	8.33	1.51	71.09	33.36	37.73	100.00
Total Administrative	985.63	1,016.66	(31.03)	3,705.65	4,066.72	(361.07)	12,200.00
Maintenance							
7600 - Landscaping Maintenance	3,250.00	2,920.83	329.17	13,000.00	11,683.36	1,316.64	35,050.00
7610 - Landscape Replacement	0.00	183.33	(183.33)	3,148.00	733.36	2,414.64	2,200.00
7620 - Irrigation Maint/Repair	251.87	41.67	210.20	613.11	166.64	446.47	500.00
7640 - Pond Maintenance	125.00	125.00	0.00	500.00	500.00	0.00	1,500.00
7650 - Wetland Monitor/Mitigati	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7660 - Misc. Maintenance	0.00	41.67	(41.67)	624.57	166.64	457.93	500.00
Total Maintenance	3,626.87	3,354.17	272.70	17,885.68	13,416.64	4,469.04	40,250.00
Utilities							
8610 - Electricity - Monuments	31.58	125.00	(93.42)	130.52	500.00	(369.48)	1,500.00
8620 - Electricity - Street Lights	179.38	233.33	(53.95)	703.63	933.36	(229.73)	2,800.00
8630 - Water - Irrigation	38.87	125.00	(86.13)	144.38	500.00	(355.62)	1,500.00
Total Utilities	249.83	483.33	(233.50)	978.53	1,933.36	(954.83)	5,800.00
Total Expense	4,862.33	4,854.16	8.17	22,569.86	19,416.72	3,153.14	58,250.00
Net Ordinary Income	(696.35)	83.34	(779.69)	1,842.64	333.28	1,509.36	1,000.00
Other Income/Expense							
Other Expense							
Transfers							
9970 - Reserves-General	58.48	83.33	(24.85)	210.98	333.36	(122.38)	1,000.00
9980 - Capital Contributions	700.00	0.00	700.00	1,400.00	0.00	1,400.00	0.00
Total Transfers	758.48	83.33	675.15	1,610.98	333.36	1,277.62	1,000.00
Total Other Expense	758.48	83.33	675.15	1,610.98	333.36	1,277.62	1,000.00
Net Other Income	(758.48)	(83.33)	(675.15)	(1,610.98)	(333.36)	(1,277.62)	(1,000.00)
Net Income	(1,454.83)	0.01	(1,454.84)	231.66	(0.08)	231.74	0.00