

OSPREY LANDING HOA, INC.
FINANCIAL REPORTS
May 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.

06/07/18

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

	May 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	4,841.44
1011 · CB Capital Contributions 2820	8,057.96
Total Operating Accounts	12,899.40
Reserve Accounts	
1012 · CB Reserves 2812	288.04
Total Reserve Accounts	288.04
Total Checking/Savings	13,187.44
Accounts Receivable	
1310 · Accounts Receivable	1,301.27
Total Accounts Receivable	1,301.27
Other Current Assets	
1610 · Prepaid Insurance	1,539.50
1600 · Undeposited Funds	508.14
Total Other Current Assets	2,047.64
Total Current Assets	16,536.35
Other Assets	
2013 · Due from Operating - WC	1,750.00
2014 · Due from Operating - Reserves	61.39
Total Other Assets	1,811.39
TOTAL ASSETS	18,347.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	168.92
Total Accounts Payable	168.92
Other Current Liabilities	
3013 · Due to Working Capital	1,750.00
3014 · Due to Reserves	61.39
3050 · Deferred Revenue	3,900.00
Total Other Current Liabilities	5,711.39
Total Current Liabilities	5,880.31
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	349.31
3699 · Interest	0.12
Total Reserve Fund	349.43
Total Long Term Liabilities	349.43
Total Liabilities	6,229.74
Equity	
Owners Capital Contributions	10,500.00
Unrestricted Net Assets	2,561.60
Net Income	(943.60)
Total Equity	12,118.00
TOTAL LIABILITIES & EQUITY	18,347.74

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

May 2018

	May 18	Budget	\$ Over Budget	Jan - May 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	3,637.16	4,937.50	(1,300.34)	16,138.52	24,687.50	(8,548.98)	59,250.00
5050 · Capital Contribution	1,050.00	0.00	1,050.00	2,450.00	0.00	2,450.00	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	168.30	0.00	168.30	393.35	0.00	393.35	0.00
5550 · Interest - Capital Contribution	1.00	0.00	1.00	4.20	0.00	4.20	0.00
Total Income	4,856.46	4,937.50	(81.04)	29,268.96	24,687.50	4,581.46	59,250.00
Total Income	4,856.46	4,937.50	(81.04)	29,268.96	24,687.50	4,581.46	59,250.00
Expense							
Administrative							
7100 · Insurance	352.67	354.17	(1.50)	1,763.35	1,770.81	(7.46)	4,250.00
7150 · Legal	264.36	20.83	243.53	0.00	104.19	(104.19)	250.00
7170 · Tax Prep & Financial Rep	0.00	12.50	(12.50)	0.00	62.50	(62.50)	150.00
7200 · Management Fees	600.00	600.00	0.00	3,000.00	3,000.00	0.00	7,200.00
7260 · Postage	4.60	8.33	(3.73)	65.44	41.69	23.75	100.00
7270 · Printing & Copying	5.20	12.50	(7.30)	32.60	62.50	(29.90)	150.00
7300 · Misc. Administrative	2.50	8.33	(5.83)	73.59	41.69	31.90	100.00
Total Administrative	1,229.33	1,016.66	212.67	4,934.98	5,083.38	(148.40)	12,200.00
Maintenance							
7600 · Landscaping Maintenance	3,250.00	2,920.83	329.17	16,250.00	14,604.19	1,645.81	35,050.00
7610 · Landscape Replacement	0.00	183.33	(183.33)	3,148.00	916.69	2,231.31	2,200.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	613.11	208.31	404.80	500.00
7640 · Pond Maintenance	125.00	125.00	0.00	625.00	625.00	0.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
7660 · Misc. Maintenance	62.36	41.67	20.69	686.93	208.31	478.62	500.00
Total Maintenance	3,437.36	3,354.17	83.19	21,323.04	16,770.81	4,552.23	40,250.00
Utilities							
8610 · Electricity - Monuments	30.34	125.00	(94.66)	160.86	625.00	(464.14)	1,500.00
8620 · Electricity - Street Lights	179.38	233.33	(53.95)	883.01	1,166.69	(283.68)	2,800.00
8630 · Water - Irrigation	43.92	125.00	(81.08)	188.30	625.00	(436.70)	1,500.00
Total Utilities	253.64	483.33	(229.69)	1,232.17	2,416.69	(1,184.52)	5,800.00
Total Expense	4,920.33	4,854.16	66.17	27,490.19	24,270.88	3,219.31	58,250.00
Net Ordinary Income	(63.87)	83.34	(147.21)	1,778.77	416.62	1,362.15	1,000.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	61.39	83.33	(21.94)	272.37	416.69	(144.32)	1,000.00
9980 · Capital Contributions	1,050.00	0.00	1,050.00	2,450.00	0.00	2,450.00	0.00
Total Transfers	1,111.39	83.33	1,028.06	2,722.37	416.69	2,305.68	1,000.00
Total Other Expense	1,111.39	83.33	1,028.06	2,722.37	416.69	2,305.68	1,000.00
Net Other Income	(1,111.39)	(83.33)	(1,028.06)	(2,722.37)	(416.69)	(2,305.68)	(1,000.00)
Net Income	(1,175.26)	0.01	(1,175.27)	(943.60)	(0.07)	(943.53)	0.00