

**OSPREY LANDING HOA, INC.**  
**FINANCIAL REPORTS**  
**September 30, 2018**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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10/04/18

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

	Sep 30, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · CB Operating 0725	3,986.28
1011 · CB Capital Contributions 2820	9,112.43
<b>Total Operating Accounts</b>	13,098.71
<b>Reserve Accounts</b>	
1012 · CB Reserves 2812	476.77
<b>Total Reserve Accounts</b>	476.77
<b>Total Checking/Savings</b>	13,575.48
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(3,480.03)
<b>Total Accounts Receivable</b>	(3,480.03)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	3,784.52
<b>Total Other Current Assets</b>	3,784.52
<b>Total Current Assets</b>	13,879.97
<b>Other Assets</b>	
2013 · Due from Operating - WC	1,750.00
2014 · Due from Operating - Reserves	162.29
<b>Total Other Assets</b>	1,912.29
<b>TOTAL ASSETS</b>	<b>15,792.26</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	(738.81)
<b>Total Accounts Payable</b>	(738.81)
<b>Other Current Liabilities</b>	
3013 · Due to Working Capital	1,750.00
3014 · Due to Reserves	162.29
<b>Total Other Current Liabilities</b>	1,912.29
<b>Total Current Liabilities</b>	1,173.48
<b>Long Term Liabilities</b>	
<b>Reserve Fund</b>	
3610 · Capital Improvements	638.73
3699 · Interest	0.33
<b>Total Reserve Fund</b>	639.06
<b>Total Long Term Liabilities</b>	639.06
<b>Total Liabilities</b>	1,812.54
<b>Equity</b>	
Owners Capital Contributions	10,850.00
Unrestricted Net Assets	2,561.60
Net Income	568.12
<b>Total Equity</b>	13,979.72
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>15,792.26</b>

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

September 2018

	Sep 18	Budget	\$ Over Budget	Jan - Sep 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Assessment	5,720.34	4,937.50	782.84	33,549.60	44,437.50	(10,887.90)	59,250.00
5050 · Capital Contribution	0.00	0.00	0.00	2,800.00	0.00	2,800.00	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	418.35	0.00	418.35	0.00
5550 · Interest - Capital Contribution	1.12	0.00	1.12	8.67	0.00	8.67	0.00
<b>Total Income</b>	<b>5,721.46</b>	<b>4,937.50</b>	<b>783.96</b>	<b>47,059.51</b>	<b>44,437.50</b>	<b>2,622.01</b>	<b>59,250.00</b>
<b>Total Income</b>	<b>5,721.46</b>	<b>4,937.50</b>	<b>783.96</b>	<b>47,059.51</b>	<b>44,437.50</b>	<b>2,622.01</b>	<b>59,250.00</b>
<b>Gross Profit</b>	<b>5,721.46</b>	<b>4,937.50</b>	<b>783.96</b>	<b>47,059.51</b>	<b>44,437.50</b>	<b>2,622.01</b>	<b>59,250.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	481.49	354.17	127.32	3,302.85	3,187.49	115.36	4,250.00
7150 · Legal	0.00	20.83	(20.83)	0.00	187.51	(187.51)	250.00
7170 · Tax Prep & Financial Rep	0.00	12.50	(12.50)	200.00	112.50	87.50	150.00
7200 · Management Fees	600.00	600.00	0.00	5,400.00	5,400.00	0.00	7,200.00
7260 · Postage	71.51	8.33	63.18	215.96	75.01	140.95	100.00
7270 · Printing & Copying	52.00	12.50	39.50	289.18	112.50	176.68	150.00
7300 · Misc. Administrative	2.50	8.33	(5.83)	81.09	75.01	6.08	100.00
<b>Total Administrative</b>	<b>1,207.50</b>	<b>1,016.66</b>	<b>190.84</b>	<b>9,489.08</b>	<b>9,150.02</b>	<b>339.06</b>	<b>12,200.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	(1,443.50)	2,920.83	(4,364.33)	24,556.50	26,287.51	(1,731.01)	35,050.00
7610 · Landscape Replacement	0.00	183.33	(183.33)	3,148.00	1,650.01	1,497.99	2,200.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	613.11	374.99	238.12	500.00
7640 · Pond Maintenance	250.00	125.00	125.00	1,125.00	1,125.00	0.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
7660 · Misc. Maintenance	0.00	41.67	(41.67)	2,027.63	374.99	1,652.64	500.00
<b>Total Maintenance</b>	<b>(1,193.50)</b>	<b>3,354.17</b>	<b>(4,547.67)</b>	<b>31,470.24</b>	<b>30,187.49</b>	<b>1,282.75</b>	<b>40,250.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	30.05	125.00	(94.95)	273.14	1,125.00	(851.86)	1,500.00
8620 · Electricity - Street Lights	178.99	233.33	(54.34)	1,589.55	2,100.01	(510.46)	2,800.00
8630 · Water - Irrigation	26.31	125.00	(98.69)	307.59	1,125.00	(817.41)	1,500.00
<b>Total Utilities</b>	<b>235.35</b>	<b>483.33</b>	<b>(247.98)</b>	<b>2,170.28</b>	<b>4,350.01</b>	<b>(2,179.73)</b>	<b>5,800.00</b>
<b>Total Expense</b>	<b>249.35</b>	<b>4,854.16</b>	<b>(4,604.81)</b>	<b>43,129.60</b>	<b>43,687.52</b>	<b>(557.92)</b>	<b>58,250.00</b>
<b>Net Ordinary Income</b>	<b>5,472.11</b>	<b>83.34</b>	<b>5,388.77</b>	<b>3,929.91</b>	<b>749.98</b>	<b>3,179.93</b>	<b>1,000.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	96.55	83.33	13.22	561.79	750.01	(188.22)	1,000.00
9980 · Capital Contributions	0.00	0.00	0.00	2,800.00	0.00	2,800.00	0.00
<b>Total Transfers</b>	<b>96.55</b>	<b>83.33</b>	<b>13.22</b>	<b>3,361.79</b>	<b>750.01</b>	<b>2,611.78</b>	<b>1,000.00</b>
<b>Total Other Expense</b>	<b>96.55</b>	<b>83.33</b>	<b>13.22</b>	<b>3,361.79</b>	<b>750.01</b>	<b>2,611.78</b>	<b>1,000.00</b>
<b>Net Other Income</b>	<b>(96.55)</b>	<b>(83.33)</b>	<b>(13.22)</b>	<b>(3,361.79)</b>	<b>(750.01)</b>	<b>(2,611.78)</b>	<b>(1,000.00)</b>
<b>Net Income</b>	<b>5,375.56</b>	<b>0.01</b>	<b>5,375.55</b>	<b>568.12</b>	<b>(0.03)</b>	<b>568.15</b>	<b>0.00</b>