

OSPREY LANDING HOA, INC.
FINANCIAL REPORTS
October 31, 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.

11/12/18

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

	Oct 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	8,188.32
1011 · CB Capital Contributions 2820	9,113.59
Total Operating Accounts	17,301.91
Reserve Accounts	
1012 · CB Reserves 2812	476.83
Total Reserve Accounts	476.83
Total Checking/Savings	17,778.74
Accounts Receivable	
1310 · Accounts Receivable	544.29
Total Accounts Receivable	544.29
Other Current Assets	
1610 · Prepaid Insurance	3,469.14
1600 · Undeposited Funds	780.00
Total Other Current Assets	4,249.14
Total Current Assets	22,572.17
Other Assets	
2013 · Due from Operating - WC	1,750.00
2014 · Due from Operating - Reserves	245.67
Total Other Assets	1,995.67
TOTAL ASSETS	24,567.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	(2,770.94)
Total Accounts Payable	(2,770.94)
Other Current Liabilities	
3013 · Due to Working Capital	1,750.00
3014 · Due to Reserves	245.67
3050 · Deferred Revenue	9,880.00
Total Other Current Liabilities	11,875.67
Total Current Liabilities	9,104.73
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	722.11
3699 · Interest	0.39
Total Reserve Fund	722.50
Total Long Term Liabilities	722.50
Total Liabilities	9,827.23
Equity	
Owners Capital Contributions	10,850.00
Unrestricted Net Assets	2,561.60
Net Income	1,329.01
Total Equity	14,740.61
TOTAL LIABILITIES & EQUITY	24,567.84

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

	Oct 18	Budget	\$ Over Budget	Jan - Oct 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	4,940.00	4,937.50	2.50	38,489.60	49,375.00	(10,885.40)	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	1.16	0.00	1.16	9.83	0.00	9.83	0.00
Total Income	4,941.16	4,937.50	3.66	52,000.67	49,375.00	2,625.67	59,250.00
Total Income	4,941.16	4,937.50	3.66	52,000.67	49,375.00	2,625.67	59,250.00
Gross Profit	4,941.16	4,937.50	3.66	52,000.67	49,375.00	2,625.67	59,250.00
Expense							
Administrative							
7100 · Insurance	315.38	354.17	(38.79)	3,618.23	3,541.66	76.57	4,250.00
7150 · Legal	0.00	20.83	(20.83)	0.00	208.34	(208.34)	250.00
7170 · Tax Prep & Financial Rep	0.00	12.50	(12.50)	200.00	125.00	75.00	150.00
7200 · Management Fees	600.00	600.00	0.00	6,000.00	6,000.00	0.00	7,200.00
7260 · Postage	49.75	8.33	41.42	265.71	83.34	182.37	100.00
7270 · Printing & Copying	42.70	12.50	30.20	331.88	125.00	206.88	150.00
7300 · Misc. Administrative	2.50	8.33	(5.83)	83.59	83.34	0.25	100.00
Total Administrative	1,010.33	1,016.66	(6.33)	10,499.41	10,166.68	332.73	12,200.00
Maintenance							
7600 · Landscaping Maintenance	2,728.50	2,920.83	(192.33)	27,285.00	29,208.34	(1,923.34)	35,050.00
7610 · Landscape Replacement	0.00	183.33	(183.33)	3,148.00	1,833.34	1,314.66	2,200.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	613.11	416.66	196.45	500.00
7640 · Pond Maintenance	125.00	125.00	0.00	1,250.00	1,250.00	0.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
7660 · Misc. Maintenance	0.00	41.67	(41.67)	2,027.63	416.66	1,610.97	500.00
Total Maintenance	2,853.50	3,354.17	(500.67)	34,323.74	33,541.66	782.08	40,250.00
Utilities							
8610 · Electricity - Monuments	29.55	125.00	(95.45)	302.69	1,250.00	(947.31)	1,500.00
8620 · Electricity - Street Lights	178.99	233.33	(54.34)	1,768.54	2,333.34	(564.80)	2,800.00
8630 · Water - Irrigation	24.52	125.00	(100.48)	332.11	1,250.00	(917.89)	1,500.00
Total Utilities	233.06	483.33	(250.27)	2,403.34	4,833.34	(2,430.00)	5,800.00
Total Expense	4,096.89	4,854.16	(757.27)	47,226.49	48,541.68	(1,315.19)	58,250.00
Net Ordinary Income	844.27	83.34	760.93	4,774.18	833.32	3,940.86	1,000.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	83.38	83.33	0.05	645.17	833.34	(188.17)	1,000.00
9980 · Capital Contributions	0.00	0.00	0.00	2,800.00	0.00	2,800.00	0.00
Total Transfers	83.38	83.33	0.05	3,445.17	833.34	2,611.83	1,000.00
Total Other Expense	83.38	83.33	0.05	3,445.17	833.34	2,611.83	1,000.00
Net Other Income	(83.38)	(83.33)	(0.05)	(3,445.17)	(833.34)	(2,611.83)	(1,000.00)
Net Income	760.89	0.01	760.88	1,329.01	(0.02)	1,329.03	0.00