

**OSPREY LANDING HOA, INC.**  
**FINANCIAL REPORTS**  
**November 30, 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.**

12/10/18

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

	Nov 30, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	6,845.27
1011 · CB Capital Contributions 2820	10,164.74
Total Operating Accounts	17,010.01
Reserve Accounts	
1012 · CB Reserves 2812	722.57
Total Reserve Accounts	722.57
Total Checking/Savings	17,732.58
Accounts Receivable	
1310 · Accounts Receivable	(96.56)
Total Accounts Receivable	(96.56)
Other Current Assets	
1610 · Prepaid Insurance	3,153.76
1600 · Undeposited Funds	550.88
Total Other Current Assets	3,704.64
Total Current Assets	21,340.66
Other Assets	
2013 · Due from Operating - WC	2,100.00
2014 · Due from Operating - Reserves	65.74
Total Other Assets	2,165.74
<b>TOTAL ASSETS</b>	<b>23,506.40</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	(1,421.90)
Total Accounts Payable	(1,421.90)
Other Current Liabilities	
3013 · Due to Working Capital	2,100.00
3014 · Due to Reserves	65.74
3050 · Deferred Revenue	5,984.63
Total Other Current Liabilities	8,150.37
Total Current Liabilities	6,728.47
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	787.85
3699 · Interest	0.46
Total Reserve Fund	788.31
Total Long Term Liabilities	788.31
Total Liabilities	7,516.78
Equity	
Owners Capital Contributions	12,250.00
Unrestricted Net Assets	2,561.60
Net Income	1,178.02
Total Equity	15,989.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>23,506.40</b>

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

November 2018

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,895.37	4,937.50	(1,042.13)	42,384.97	54,312.50	(11,927.53)	59,250.00
5050 · Capital Contribution	1,400.00	0.00	1,400.00	4,200.00	0.00	4,200.00	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	49.05	0.00	49.05	467.40	0.00	467.40	0.00
5550 · Interest - Capital Contribution	1.15	0.00	1.15	10.98	0.00	10.98	0.00
<b>Total Income</b>	<b>5,345.57</b>	<b>4,937.50</b>	<b>408.07</b>	<b>57,346.24</b>	<b>54,312.50</b>	<b>3,033.74</b>	<b>59,250.00</b>
<b>Total Income</b>	<b>5,345.57</b>	<b>4,937.50</b>	<b>408.07</b>	<b>57,346.24</b>	<b>54,312.50</b>	<b>3,033.74</b>	<b>59,250.00</b>
<b>Gross Profit</b>	<b>5,345.57</b>	<b>4,937.50</b>	<b>408.07</b>	<b>57,346.24</b>	<b>54,312.50</b>	<b>3,033.74</b>	<b>59,250.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	315.38	354.17	(38.79)	3,933.61	3,895.83	37.78	4,250.00
7150 · Legal	0.00	20.83	(20.83)	0.00	229.17	(229.17)	250.00
7170 · Tax Prep & Financial Rep	0.00	12.50	(12.50)	200.00	137.50	62.50	150.00
7200 · Management Fees	600.00	600.00	0.00	6,600.00	6,600.00	0.00	7,200.00
7260 · Postage	2.35	8.33	(5.98)	268.06	91.67	176.39	100.00
7270 · Printing & Copying	24.10	12.50	11.60	355.98	137.50	218.48	150.00
7300 · Misc. Administrative	2.50	8.33	(5.83)	86.09	91.67	(5.58)	100.00
<b>Total Administrative</b>	<b>944.33</b>	<b>1,016.66</b>	<b>(72.33)</b>	<b>11,443.74</b>	<b>11,183.34</b>	<b>260.40</b>	<b>12,200.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	2,728.50	2,920.83	(192.33)	30,013.50	32,129.17	(2,115.67)	35,050.00
7610 · Landscape Replacement	0.00	183.33	(183.33)	3,148.00	2,016.67	1,131.33	2,200.00
7620 · Irrigation Main/Repair	0.00	41.67	(41.67)	613.11	458.33	154.78	500.00
7640 · Pond Maintenance	125.00	125.00	0.00	1,375.00	1,375.00	0.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7660 · Misc. Maintenance	0.00	41.67	(41.67)	2,027.63	458.33	1,569.30	500.00
<b>Total Maintenance</b>	<b>2,853.50</b>	<b>3,354.17</b>	<b>(500.67)</b>	<b>37,177.24</b>	<b>36,895.83</b>	<b>281.41</b>	<b>40,250.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	36.40	125.00	(88.60)	339.09	1,375.00	(1,035.91)	1,500.00
8620 · Electricity - Street Lights	178.99	233.33	(54.34)	1,947.53	2,566.67	(619.14)	2,800.00
8630 · Water - Irrigation	17.60	125.00	(107.40)	349.71	1,375.00	(1,025.29)	1,500.00
<b>Total Utilities</b>	<b>232.99</b>	<b>483.33</b>	<b>(250.34)</b>	<b>2,636.33</b>	<b>5,316.67</b>	<b>(2,680.34)</b>	<b>5,800.00</b>
<b>Total Expense</b>	<b>4,030.82</b>	<b>4,854.16</b>	<b>(823.34)</b>	<b>51,257.31</b>	<b>53,395.84</b>	<b>(2,138.53)</b>	<b>58,250.00</b>
<b>Net Ordinary Income</b>	<b>1,314.75</b>	<b>83.34</b>	<b>1,231.41</b>	<b>6,088.93</b>	<b>916.66</b>	<b>5,172.27</b>	<b>1,000.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	65.74	83.33	(17.59)	710.91	916.67	(205.76)	1,000.00
9980 · Capital Contributions	1,400.00	0.00	1,400.00	4,200.00	0.00	4,200.00	0.00
<b>Total Transfers</b>	<b>1,465.74</b>	<b>83.33</b>	<b>1,382.41</b>	<b>4,910.91</b>	<b>916.67</b>	<b>3,994.24</b>	<b>1,000.00</b>
<b>Total Other Expense</b>	<b>1,465.74</b>	<b>83.33</b>	<b>1,382.41</b>	<b>4,910.91</b>	<b>916.67</b>	<b>3,994.24</b>	<b>1,000.00</b>
<b>Net Other Income</b>	<b>(1,465.74)</b>	<b>(83.33)</b>	<b>(1,382.41)</b>	<b>(4,910.91)</b>	<b>(916.67)</b>	<b>(3,994.24)</b>	<b>(1,000.00)</b>
<b>Net Income</b>	<b>(150.99)</b>	<b>0.01</b>	<b>(151.00)</b>	<b>1,178.02</b>	<b>(0.01)</b>	<b>1,178.03</b>	<b>0.00</b>