

**OSPREY LANDING HOA, INC.  
YEAR-END FINANCIAL REPORTS  
FISCAL YEAR 2018**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

**Prepared By: Sunstate Association Management Group, Inc.**

01/22/19

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

	Dec 31, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	225.98
1011 · CB Capital Contributions 2820	11,217.02
Total Operating Accounts	11,443.00
Reserve Accounts	
1012 · CB Reserves 2812	722.66
Total Reserve Accounts	722.66
Total Checking/Savings	12,165.66
Accounts Receivable	
1310 · Accounts Receivable	(4,997.54)
Total Accounts Receivable	(4,997.54)
Other Current Assets	
1610 · Prepaid Insurance	2,838.38
1600 · Undeposited Funds	4,900.98
Total Other Current Assets	7,739.36
Total Current Assets	14,907.48
Other Assets	
2013 · Due from Operating - WC	1,750.00
2014 · Due from Operating - Reserves	170.86
Total Other Assets	1,920.86
<b>TOTAL ASSETS</b>	<b>16,828.34</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,428.95
Total Accounts Payable	1,428.95
Other Current Liabilities	
3013 · Due to Working Capital	1,750.00
3014 · Due to Reserves	170.86
Total Other Current Liabilities	1,920.86
Total Current Liabilities	3,349.81
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	892.97
3699 · Interest	0.55
Total Reserve Fund	893.52
Total Long Term Liabilities	893.52
Total Liabilities	4,243.33
Equity	
Owners Capital Contributions	12,950.00
Unrestricted Net Assets	2,561.60
Net Income	(2,926.59)
Total Equity	12,585.01
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>16,828.34</b>

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

December 2018

	Dec 18	Budget	\$ Over Budget	Jan - Dec 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
5010 · Maintenance Assessment	6,228.25	4,937.50	1,290.75	48,613.22	59,250.00	(10,636.78)	59,250.00
5050 · Capital Contribution	700.00	0.00	700.00	4,900.00	0.00	4,900.00	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	467.40	0.00	467.40	0.00
5550 · Interest - Capital Contribution	2.28	0.00	2.28	13.26	0.00	13.26	0.00
<b>Total Income</b>	<b>6,930.53</b>	<b>4,937.50</b>	<b>1,993.03</b>	<b>64,276.77</b>	<b>59,250.00</b>	<b>5,026.77</b>	<b>59,250.00</b>
<b>Total Income</b>	<b>6,930.53</b>	<b>4,937.50</b>	<b>1,993.03</b>	<b>64,276.77</b>	<b>59,250.00</b>	<b>5,026.77</b>	<b>59,250.00</b>
<b>Gross Profit</b>	<b>6,930.53</b>	<b>4,937.50</b>	<b>1,993.03</b>	<b>64,276.77</b>	<b>59,250.00</b>	<b>5,026.77</b>	<b>59,250.00</b>
<b>Expense</b>							
Administrative							
7100 · Insurance	315.38	354.17	(38.79)	4,248.99	4,250.00	(1.01)	4,250.00
7150 · Legal	135.00	20.83	114.17	135.00	250.00	(115.00)	250.00
7170 · Tax Prep & Financial Rep	0.00	12.50	(12.50)	200.00	150.00	50.00	150.00
7200 · Management Fees	600.00	600.00	0.00	7,200.00	7,200.00	0.00	7,200.00
7260 · Postage	8.97	8.33	0.64	277.03	100.00	177.03	100.00
7270 · Printing & Copying	53.58	12.50	41.08	409.56	150.00	259.56	150.00
7300 · Misc. Administrative	2.50	8.33	(5.83)	88.59	100.00	(11.41)	100.00
<b>Total Administrative</b>	<b>1,115.43</b>	<b>1,016.66</b>	<b>98.77</b>	<b>12,559.17</b>	<b>12,200.00</b>	<b>359.17</b>	<b>12,200.00</b>
Maintenance							
7600 · Landscaping Maintenance	2,728.50	2,920.83	(192.33)	32,742.00	35,050.00	(2,308.00)	35,050.00
7610 · Landscape Replacement	0.00	183.33	(183.33)	3,148.00	2,200.00	948.00	2,200.00
7620 · Irrigation Maint/Repair	78.69	41.67	37.02	691.80	500.00	191.80	500.00
7640 · Pond Maintenance	1,085.00	125.00	960.00	2,460.00	1,500.00	960.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
7660 · Misc. Maintenance	4,992.43	41.67	4,950.76	7,020.00	500.00	6,520.00	500.00
<b>Total Maintenance</b>	<b>8,884.62</b>	<b>3,354.17</b>	<b>5,530.45</b>	<b>46,061.86</b>	<b>40,250.00</b>	<b>5,811.86</b>	<b>40,250.00</b>
Utilities							
8610 · Electricity - Monuments	24.45	125.00	(100.55)	363.54	1,500.00	(1,136.46)	1,500.00
8620 · Electricity - Street Lights	178.99	233.33	(54.34)	2,126.52	2,800.00	(673.48)	2,800.00
8630 · Water - Irrigation	26.53	125.00	(98.47)	376.24	1,500.00	(1,123.76)	1,500.00
<b>Total Utilities</b>	<b>229.97</b>	<b>483.33</b>	<b>(253.36)</b>	<b>2,866.30</b>	<b>5,800.00</b>	<b>(2,933.70)</b>	<b>5,800.00</b>
<b>Total Expense</b>	<b>10,230.02</b>	<b>4,854.16</b>	<b>5,375.86</b>	<b>61,487.33</b>	<b>58,250.00</b>	<b>3,237.33</b>	<b>58,250.00</b>
<b>Net Ordinary Income</b>	<b>(3,299.49)</b>	<b>83.34</b>	<b>(3,382.83)</b>	<b>2,789.44</b>	<b>1,000.00</b>	<b>1,789.44</b>	<b>1,000.00</b>
<b>Other Income/Expense</b>							
Other Expense							
Transfers							
9970 · Reserves-General	105.12	83.33	21.79	816.03	1,000.00	(183.97)	1,000.00
9980 · Capital Contributions	700.00	0.00	700.00	4,900.00	0.00	4,900.00	0.00
<b>Total Transfers</b>	<b>805.12</b>	<b>83.33</b>	<b>721.79</b>	<b>5,716.03</b>	<b>1,000.00</b>	<b>4,716.03</b>	<b>1,000.00</b>
<b>Total Other Expense</b>	<b>805.12</b>	<b>83.33</b>	<b>721.79</b>	<b>5,716.03</b>	<b>1,000.00</b>	<b>4,716.03</b>	<b>1,000.00</b>
<b>Net Other Income</b>	<b>(805.12)</b>	<b>(83.33)</b>	<b>(721.79)</b>	<b>(5,716.03)</b>	<b>(1,000.00)</b>	<b>(4,716.03)</b>	<b>(1,000.00)</b>
<b>Net Income</b>	<b>(4,104.61)</b>	<b>0.01</b>	<b>(4,104.62)</b>	<b>(2,926.59)</b>	<b>0.00</b>	<b>(2,926.59)</b>	<b>0.00</b>

**Osprey Landing HOA**

**2018 Reserve Schedule**

<b>Total Budget</b>	<b>\$59,250.00</b>	<b>% of Total</b>	
Capital Improvements	1,000.00	<b>0.016878</b>	0.016878
<b>Total Annual Reserve Contributions</b>	<b>1,000.00</b>	<b>0.016878</b>	<b>0.016878</b>

Month	Acct. 5010 Total Assessments	Capital Improvements	Total for Month	Interest	Transfer		Balance
					Date		
BB 12/31/17	\$ 18,206.52	76.94	0.00	0.02			76.96
January	2,990.00	50.46	50.46	0.01	02/28/18		127.43
February	2,990.00	50.46	50.46	0.01	03/22/18		177.90
March	3,056.24	51.58	51.58	0.02	04/09/18		229.50
April	3,465.12	58.48	58.48	0.03	05/14/18		288.01
May	3,637.16	61.39	61.39	0.03	07/09/18		349.43
June	3,637.16	61.39	61.39	0.04	07/09/18		410.86
July	3,895.37	65.74	65.74	0.05	08/10/18		476.65
August	3,895.37	65.74	65.74	0.06	11/15/18		542.45
September	5,720.34	96.55	96.55	0.06	11/15/18		639.06
October	4,940.00	83.38	83.38	0.06	11/15/18		722.50
November	3,895.37	65.74	65.74	0.07			788.31
December	6,228.25	105.12	105.12	0.09			893.52
<b>Total - P&amp;L</b>	<b>48,350.38</b>	<b>816.03</b>	<b>816.03</b>	<b>0.53</b>			<b>816.56</b>
<b>Total - Balance Sheet</b>		<b>892.97</b>	<b>892.97</b>	<b>0.55</b>			<b>893.52</b>

	Capital Improvements
Utilizations:	
<b>Total Utilizations:</b>	<b>0.00</b>