

OSPREY LANDING HOA, INC.
FINANCIAL REPORTS
January 31, 2019

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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.

02/18/19

Osprey Landing Master HOA, Inc.
Statement of Assets, Liabilities & Fund Balance
As of January 31, 2019

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	5,561.58
1011 · CB Capital Contributions 2820	5,288.52
Total Operating Accounts	10,850.10
Reserve Accounts	
1012 · CB Reserves 2812	722.75
Total Reserve Accounts	722.75
Total Checking/Savings	11,572.85
Accounts Receivable	
1310 · Accounts Receivable	4,718.27
Total Accounts Receivable	4,718.27
Other Current Assets	
1610 · Prepaid Insurance	2,523.00
Total Other Current Assets	2,523.00
Total Current Assets	18,814.12
Other Assets	
2014 · Due from Operating - Reserves	430.86
Total Other Assets	430.86
TOTAL ASSETS	19,244.98
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	871.09
Total Accounts Payable	871.09
Other Current Liabilities	
3014 · Due to Reserves	430.86
3050 · Deferred Revenue	8,870.67
Total Other Current Liabilities	9,301.53
Total Current Liabilities	10,172.62
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	1,152.97
3699 · Interest	0.64
Total Reserve Fund	1,153.61
Total Long Term Liabilities	1,153.61
Total Liabilities	11,326.23
Equity	
Operating Fund Balance	2,561.00
Owners Capital Contributions	12,950.00
Unrestricted Net Assets	(2,925.99)
Net Income	(4,666.26)
Total Equity	7,918.75
TOTAL LIABILITIES & EQUITY	19,244.98

02/18/19

Osprey Landing Master HOA, Inc.
Revenues & Expense Actual to Budget Performance
 January 2019

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	4,435.33	4,432.00	3.33	4,435.33	4,432.00	3.33	53,184.00
5020 · Reserve Income	260.00	260.00	0.00	260.00	260.00	0.00	1,040.00
5550 · Interest - Capital Contribution	1.50	0.00	1.50	1.50	0.00	1.50	0.00
Total Income	4,696.83	4,692.00	4.83	4,696.83	4,692.00	4.83	54,224.00
Total Income	4,696.83	4,692.00	4.83	4,696.83	4,692.00	4.83	54,224.00
Gross Profit	4,696.83	4,692.00	4.83	4,696.83	4,692.00	4.83	54,224.00
Expense							
Administrative							
7100 · Insurance	315.38	361.13	(45.75)	315.38	361.13	(45.75)	4,334.00
7150 · Legal	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
7200 · Management Fees	600.00	600.00	0.00	600.00	600.00	0.00	7,200.00
7260 · Postage	9.98	20.87	(10.89)	9.98	20.87	(10.89)	250.00
7270 · Printing & Copying	9.70	41.63	(31.93)	9.70	41.63	(31.93)	500.00
7300 · Misc. Administrative	2.50	50.00	(47.50)	2.50	50.00	(47.50)	600.00
Total Administrative	937.56	1,256.89	(319.33)	937.56	1,256.89	(319.33)	15,084.00
Maintenance							
7600 · Landscaping Maintenance	1,158.46	1,250.00	(91.54)	1,158.46	1,250.00	(91.54)	15,000.00
7610 · Landscape Replacement	0.00	208.37	(208.37)	0.00	208.37	(208.37)	2,500.00
7620 · Irrigation Maint/Repair	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
7640 · Pond Maintenance	6,767.50	125.00	6,642.50	6,767.50	125.00	6,642.50	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
7660 · Misc. Maintenance	0.00	1,166.63	(1,166.63)	0.00	1,166.63	(1,166.63)	14,000.00
Total Maintenance	7,925.96	2,866.63	5,059.33	7,925.96	2,866.63	5,059.33	34,400.00
Utilities							
8610 · Electricity - Monuments	31.23	33.37	(2.14)	31.23	33.37	(2.14)	400.00
8620 · Electricity - Street Lights	174.75	208.37	(33.62)	174.75	208.37	(33.62)	2,500.00
8630 · Water - Irrigation	33.59	66.63	(33.04)	33.59	66.63	(33.04)	800.00
Total Utilities	239.57	308.37	(68.80)	239.57	308.37	(68.80)	3,700.00
Total Expense	9,103.09	4,431.89	4,671.20	9,103.09	4,431.89	4,671.20	53,184.00
Net Ordinary Income	(4,406.26)	260.11	(4,666.37)	(4,406.26)	260.11	(4,666.37)	1,040.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	260.00	260.00	0.00	260.00	260.00	0.00	1,040.00
Total Transfers	260.00	260.00	0.00	260.00	260.00	0.00	1,040.00
Total Other Expense	260.00	260.00	0.00	260.00	260.00	0.00	1,040.00
Net Other Income	(260.00)	(260.00)	0.00	(260.00)	(260.00)	0.00	(1,040.00)
Net Income	(4,666.26)	0.11	(4,666.37)	(4,666.26)	0.11	(4,666.37)	0.00