

OSPREY LANDING HOA, INC.
FINANCIAL REPORTS
February 28, 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.

03/11/19

Osprey Landing Master HOA, Inc.
Statement of Assets, Liabilities & Fund Balance
As of February 28, 2019

	Feb 28, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	5,479.65
1011 · CB Capital Contributions 2820	5,289.13
Total Operating Accounts	10,768.78
Reserve Accounts	
1012 · CB Reserves 2812	722.83
Total Reserve Accounts	722.83
Total Checking/Savings	11,491.61
Accounts Receivable	
1310 · Accounts Receivable	1,454.22
Total Accounts Receivable	1,454.22
Other Current Assets	
1610 · Prepaid Insurance	2,207.62
1600 · Undeposited Funds	487.00
Total Other Current Assets	2,694.62
Total Current Assets	15,640.45
Other Assets	
2014 · Due from Operating - Reserves	430.86
Total Other Assets	430.86
TOTAL ASSETS	16,071.31
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	359.70
Total Accounts Payable	359.70
Other Current Liabilities	
3014 · Due to Reserves	430.86
3050 · Deferred Revenue	4,435.34
Total Other Current Liabilities	4,866.20
Total Current Liabilities	5,225.90
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	1,152.97
3699 · Interest	0.72
Total Reserve Fund	1,153.69
Total Long Term Liabilities	1,153.69
Total Liabilities	6,379.59
Equity	
Operating Fund Balance	2,561.00
Owners Capital Contributions	12,950.00
Unrestricted Net Assets	(2,925.99)
Net Income	(2,893.29)
Total Equity	9,691.72
TOTAL LIABILITIES & EQUITY	16,071.31

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

	Feb 19	Budget	\$ Over Budget	Jan - Feb 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	4,435.33	4,432.00	3.33	8,870.66	8,864.00	6.66	53,184.00
5020 · Reserve Income	0.00	0.00	0.00	260.00	260.00	0.00	1,040.00
5550 · Interest - Capital Contribution	0.61	0.00	0.61	2.11	0.00	2.11	0.00
Total Income	4,435.94	4,432.00	3.94	9,132.77	9,124.00	8.77	54,224.00
Total Income	4,435.94	4,432.00	3.94	9,132.77	9,124.00	8.77	54,224.00
Gross Profit	4,435.94	4,432.00	3.94	9,132.77	9,124.00	8.77	54,224.00
Expense							
Administrative							
7100 · Insurance	315.38	361.17	(45.79)	630.76	722.30	(91.54)	4,334.00
7150 · Legal	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
7170 · Tax Prep & Financial Rep	200.00	16.67	183.33	200.00	33.30	166.70	200.00
7200 · Management Fees	600.00	600.00	0.00	1,200.00	1,200.00	0.00	7,200.00
7260 · Postage	6.58	20.83	(14.25)	16.56	41.70	(25.14)	250.00
7270 · Printing & Copying	4.80	41.67	(36.87)	14.50	83.30	(68.80)	500.00
7300 · Misc. Administrative	2.50	50.00	(47.50)	5.00	100.00	(95.00)	600.00
Total Administrative	1,129.26	1,257.01	(127.75)	2,066.82	2,513.90	(447.08)	15,084.00
Maintenance							
7600 · Landscaping Maintenance	1,158.46	1,250.00	(91.54)	2,316.92	2,500.00	(183.08)	15,000.00
7610 · Landscape Replacement	0.00	208.33	(208.33)	0.00	416.70	(416.70)	2,500.00
7620 · Irrigation Maint/Repair	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
7640 · Pond Maintenance	125.00	125.00	0.00	6,892.50	250.00	6,642.50	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
7660 · Misc. Maintenance	0.00	1,166.67	(1,166.67)	0.00	2,333.30	(2,333.30)	14,000.00
Total Maintenance	1,283.46	2,866.67	(1,583.21)	9,209.42	5,733.30	3,476.12	34,400.00
Utilities							
8610 · Electricity - Monuments	35.08	33.33	1.75	66.31	66.70	(0.39)	400.00
8620 · Electricity - Street Lights	180.47	208.33	(27.86)	355.22	416.70	(61.48)	2,500.00
8630 · Water - Irrigation	34.70	66.67	(31.97)	68.29	133.30	(65.01)	800.00
Total Utilities	250.25	308.33	(58.08)	489.82	616.70	(126.88)	3,700.00
Total Expense	2,662.97	4,432.01	(1,769.04)	11,766.06	8,863.90	2,902.16	53,184.00
Net Ordinary Income	1,772.97	(0.01)	1,772.98	(2,633.29)	260.10	(2,893.39)	1,040.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	260.00	260.00	0.00	1,040.00
Total Transfers	0.00	0.00	0.00	260.00	260.00	0.00	1,040.00
Total Other Expense	0.00	0.00	0.00	260.00	260.00	0.00	1,040.00
Net Other Income	0.00	0.00	0.00	(260.00)	(260.00)	0.00	(1,040.00)
Net Income	1,772.97	(0.01)	1,772.98	(2,893.29)	0.10	(2,893.39)	0.00