

OSPREY LANDING HOA, INC.
FINANCIAL REPORTS
March 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.

04/04/19

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

	Mar 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	7,903.14
1011 · CB Capital Contributions 2820	5,639.80
Total Operating Accounts	13,542.94
Reserve Accounts	
1012 · CB Reserves 2812	722.92
Total Reserve Accounts	722.92
Total Checking/Savings	14,265.86
Accounts Receivable	
1310 · Accounts Receivable	(5,316.70)
Total Accounts Receivable	(5,316.70)
Other Current Assets	
1610 · Prepaid Insurance	1,892.24
1600 · Undeposited Funds	2,554.92
Total Other Current Assets	4,447.16
Total Current Assets	13,396.32
Other Assets	
2013 · Due from Operating - WC	350.00
2014 · Due from Operating - Reserves	430.86
Total Other Assets	780.86
TOTAL ASSETS	14,177.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3013 · Due to Working Capital	350.00
3014 · Due to Reserves	430.86
Total Other Current Liabilities	780.86
Total Current Liabilities	780.86
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	1,152.97
3699 · Interest	0.81
Total Reserve Fund	1,153.78
Total Long Term Liabilities	1,153.78
Total Liabilities	1,934.64
Equity	
Operating Fund Balance	2,561.00
Owners Capital Contributions	13,300.00
Unrestricted Net Assets	(2,925.99)
Net Income	(692.47)
Total Equity	12,242.54
TOTAL LIABILITIES & EQUITY	14,177.18

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

March 2019

	Mar 19	Budget	\$ Over Bud...	Jan - Mar 19	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	4,435.34	4,432.00	3.34	13,306.00	13,296.00	10.00	53,184.00
5020 · Reserve Income	0.00	0.00	0.00	260.00	260.00	0.00	1,040.00
5050 · Capital Contribution	350.00	0.00	350.00	350.00	0.00	350.00	0.00
5100 · Late Fee/Finance Charge	125.00	0.00	125.00	125.00	0.00	125.00	0.00
5550 · Interest - Capital Contribution	0.67	0.00	0.67	2.78	0.00	2.78	0.00
Total Income	4,911.01	4,432.00	479.01	14,043.78	13,556.00	487.78	54,224.00
Total Income	4,911.01	4,432.00	479.01	14,043.78	13,556.00	487.78	54,224.00
Gross Profit	4,911.01	4,432.00	479.01	14,043.78	13,556.00	487.78	54,224.00
Expense							
Administrative							
7100 · Insurance	315.38	361.17	(45.79)	946.14	1,083.47	(137.33)	4,334.00
7150 · Legal	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	49.97	150.03	200.00
7200 · Management Fees	600.00	600.00	0.00	1,800.00	1,800.00	0.00	7,200.00
7260 · Postage	4.50	20.83	(16.33)	21.06	62.53	(41.47)	250.00
7270 · Printing & Copying	3.00	41.67	(38.67)	17.50	124.97	(107.47)	500.00
7300 · Misc. Administrative	63.75	50.00	13.75	68.75	150.00	(81.25)	600.00
Total Administrative	986.63	1,257.01	(270.38)	3,053.45	3,770.91	(717.46)	15,084.00
Maintenance							
7600 · Landscaping Maintenance	1,158.46	1,250.00	(91.54)	3,475.38	3,750.00	(274.62)	15,000.00
7610 · Landscape Replacement	0.00	208.33	(208.33)	0.00	625.03	(625.03)	2,500.00
7620 · Irrigation Maint/Repair	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00
7640 · Pond Maintenance	0.00	125.00	(125.00)	6,892.50	375.00	6,517.50	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	49.97	(49.97)	200.00
7660 · Misc. Maintenance	0.00	1,166.67	(1,166.67)	0.00	3,499.97	(3,499.97)	14,000.00
Total Maintenance	1,158.46	2,866.67	(1,708.21)	10,367.88	8,599.97	1,767.91	34,400.00
Utilities							
8610 · Electricity - Monuments	29.65	33.33	(3.68)	95.96	100.03	(4.07)	400.00
8620 · Electricity - Street Lights	180.45	208.33	(27.88)	535.67	625.03	(89.36)	2,500.00
8630 · Water - Irrigation	5.00	66.67	(61.67)	73.29	199.97	(126.68)	800.00
Total Utilities	215.10	308.33	(93.23)	704.92	925.03	(220.11)	3,700.00
Total Expense	2,360.19	4,432.01	(2,071.82)	14,126.25	13,295.91	830.34	53,184.00
Net Ordinary Income	2,550.82	(0.01)	2,550.83	(82.47)	260.09	(342.56)	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
9980 · Capital Contributions	350.00	0.00	350.00	350.00	0.00	350.00	0.00
Total Transfers	350.00	0.00	350.00	610.00	260.00	350.00	1,040.00
Total Other Expense	350.00	0.00	350.00	610.00	260.00	350.00	1,040.00
Net Other Income	(350.00)	0.00	(350.00)	(610.00)	(260.00)	(350.00)	(1,040.00)
Net Income	2,200.82	(0.01)	2,200.83	(692.47)	0.09	(692.56)	0.00