

**OSPREY LANDING HOA, INC.**  
**FINANCIAL REPORTS**  
**May 31, 2019**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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06/11/19

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

	May 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	8,944.92
1011 · CB Capital Contributions 2820	5,641.21
Total Operating Accounts	14,586.13
Reserve Accounts	
1012 · CB Reserves 2812	723.10
Total Reserve Accounts	723.10
Total Checking/Savings	15,309.23
Accounts Receivable	
1310 · Accounts Receivable	2,456.64
Total Accounts Receivable	2,456.64
Other Current Assets	
1610 · Prepaid Insurance	1,261.48
Total Other Current Assets	1,261.48
Total Current Assets	19,027.35
Other Assets	
2014 · Due from Operating - Reserves	690.86
Total Other Assets	690.86
<b>TOTAL ASSETS</b>	<b>19,718.21</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	147.61
Total Accounts Payable	147.61
Other Current Liabilities	
3014 · Due to Reserves	690.86
3050 · Deferred Revenue	4,435.34
Total Other Current Liabilities	5,126.20
Total Current Liabilities	5,273.81
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	1,412.97
3699 · Interest	0.99
Total Reserve Fund	1,413.96
Total Long Term Liabilities	1,413.96
Total Liabilities	6,687.77
Equity	
Operating Fund Balance	2,561.00
Owners Capital Contributions	13,300.00
Unrestricted Net Assets	(2,925.99)
Net Income	95.43
Total Equity	13,030.44
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>19,718.21</b>

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

May 2019

	May 19	Budget	\$ Over Budget	Jan - May 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Assessment	4,435.33	4,432.00	3.33	22,176.66	22,160.00	16.66	53,184.00
5020 · Reserve Income	0.00	0.00	0.00	520.00	520.00	0.00	1,040.00
5050 · Capital Contribution	0.00	0.00	0.00	350.00	0.00	350.00	0.00
5100 · Late Fee/Finance Charge	175.00	0.00	175.00	300.00	0.00	300.00	0.00
5200 · Fines	0.00	0.00	0.00	160.00	0.00	160.00	0.00
5550 · Interest - Capital Contribution	0.72	0.00	0.72	4.19	0.00	4.19	0.00
<b>Total Income</b>	<u>4,611.05</u>	<u>4,432.00</u>	<u>179.05</u>	<u>23,510.85</u>	<u>22,680.00</u>	<u>830.85</u>	<u>54,224.00</u>
<b>Total Income</b>	<u>4,611.05</u>	<u>4,432.00</u>	<u>179.05</u>	<u>23,510.85</u>	<u>22,680.00</u>	<u>830.85</u>	<u>54,224.00</u>
<b>Gross Profit</b>	<u>4,611.05</u>	<u>4,432.00</u>	<u>179.05</u>	<u>23,510.85</u>	<u>22,680.00</u>	<u>830.85</u>	<u>54,224.00</u>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	315.38	361.17	(45.79)	1,576.90	1,805.81	(228.91)	4,334.00
7150 · Legal	0.00	166.67	(166.67)	0.00	833.31	(833.31)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	83.31	116.69	200.00
7200 · Management Fees	600.00	600.00	0.00	3,000.00	3,000.00	0.00	7,200.00
7260 · Postage	37.15	20.83	16.32	82.71	104.19	(21.48)	250.00
7270 · Printing & Copying	31.90	41.67	(9.77)	140.34	208.31	(67.97)	500.00
7300 · Misc. Administrative	2.50	50.00	(47.50)	73.75	250.00	(176.25)	600.00
<b>Total Administrative</b>	<u>966.93</u>	<u>1,257.01</u>	<u>(270.08)</u>	<u>5,073.70</u>	<u>6,284.93</u>	<u>(1,211.23)</u>	<u>15,084.00</u>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,158.46	1,250.00	(91.54)	5,792.30	6,250.00	(457.70)	15,000.00
7610 · Landscape Replacement	2,571.12	208.33	2,362.79	2,571.12	1,041.69	1,529.43	2,500.00
7620 · Irrigation Main/Repair	0.00	100.00	(100.00)	83.00	500.00	(417.00)	1,200.00
7640 · Pond Maintenance	125.00	125.00	0.00	7,267.50	625.00	6,642.50	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	83.31	(83.31)	200.00
7660 · Misc. Maintenance	450.46	1,166.67	(716.21)	550.46	5,833.31	(5,282.85)	14,000.00
<b>Total Maintenance</b>	<u>4,305.04</u>	<u>2,866.67</u>	<u>1,438.37</u>	<u>16,264.38</u>	<u>14,333.31</u>	<u>1,931.07</u>	<u>34,400.00</u>
<b>Utilities</b>							
8610 · Electricity - Monuments	29.34	33.33	(3.99)	155.76	166.69	(10.93)	400.00
8620 · Electricity - Street Lights	184.79	208.33	(23.54)	905.25	1,041.69	(136.44)	2,500.00
8630 · Water - Irrigation	22.61	66.67	(44.06)	146.33	333.31	(186.98)	800.00
<b>Total Utilities</b>	<u>236.74</u>	<u>308.33</u>	<u>(71.59)</u>	<u>1,207.34</u>	<u>1,541.69</u>	<u>(334.35)</u>	<u>3,700.00</u>
<b>Total Expense</b>	<u>5,528.71</u>	<u>4,432.01</u>	<u>1,096.70</u>	<u>22,545.42</u>	<u>22,159.93</u>	<u>385.49</u>	<u>53,184.00</u>
<b>Net Ordinary Income</b>	<u>(917.66)</u>	<u>(0.01)</u>	<u>(917.65)</u>	<u>965.43</u>	<u>520.07</u>	<u>445.36</u>	<u>1,040.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	0.00	0.00	0.00	520.00	520.00	0.00	1,040.00
9980 · Capital Contributions	0.00	0.00	0.00	350.00	0.00	350.00	0.00
<b>Total Transfers</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>870.00</u>	<u>520.00</u>	<u>350.00</u>	<u>1,040.00</u>
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>870.00</u>	<u>520.00</u>	<u>350.00</u>	<u>1,040.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(870.00)</u>	<u>(520.00)</u>	<u>(350.00)</u>	<u>(1,040.00)</u>
<b>Net Income</b>	<u><u>(917.66)</u></u>	<u><u>(0.01)</u></u>	<u><u>(917.65)</u></u>	<u><u>95.43</u></u>	<u><u>0.07</u></u>	<u><u>95.36</u></u>	<u><u>0.00</u></u>