

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

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REVENUE AND EXPENSE
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Prepared By: Sunstate Association Management Group, Inc.

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

	Oct 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	17,795.27
1011 · Cadence Capital Contrib 2820	5,644.77
Total Operating Accounts	23,440.04
Reserve Accounts	
1012 · Cadence Reserves 2812	1,934.89
Total Reserve Accounts	1,934.89
Total Checking/Savings	25,374.93
Accounts Receivable	
1310 · Accounts Receivable	3,565.56
Total Accounts Receivable	3,565.56
Other Current Assets	
1610 · Prepaid Insurance	3,733.62
Total Other Current Assets	3,733.62
Total Current Assets	32,674.11
Other Assets	
2014 · Due from Operating - Reserves	260.00
Total Other Assets	260.00
TOTAL ASSETS	32,934.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,645.79
Total Accounts Payable	1,645.79
Other Current Liabilities	
3014 · Due to Reserves	260.00
3050 · Deferred Revenue	8,870.68
Total Other Current Liabilities	9,130.68
Total Current Liabilities	10,776.47
Long Term Liabilities	
Reserve Fund	1,934.89
Total Long Term Liabilities	1,934.89
Total Liabilities	12,711.36
Equity	
Operating Fund Balance	2,561.00
Owners Capital Contributions	13,300.00
Unrestricted Net Assets	(2,925.99)
Net Income	7,287.74
Total Equity	20,222.75
TOTAL LIABILITIES & EQUITY	32,934.11

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

	Oct 19	Budget	\$ Over Budget	Jan - Oct 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	4,435.32	4,432.00	3.32	44,353.32	44,320.00	33.32	53,184.00
5020 · Reserve Income	260.00	260.00	0.00	1,040.00	1,040.00	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	0.00	0.00	0.00	500.00	0.00	500.00	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	7.75	0.00	7.75	0.00
Total Income	4,696.04	4,692.00	4.04	46,411.07	45,360.00	1,051.07	54,224.00
Total Income	4,696.04	4,692.00	4.04	46,411.07	45,360.00	1,051.07	54,224.00
Gross Profit	4,696.04	4,692.00	4.04	46,411.07	45,360.00	1,051.07	54,224.00
Expense							
Administrative							
7100 · Insurance	280.88	361.17	(80.29)	3,119.26	3,611.66	(492.40)	4,334.00
7150 · Legal	0.00	166.67	(166.67)	0.00	1,666.66	(1,666.66)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	166.66	33.34	200.00
7200 · Management Fees	600.00	600.00	0.00	6,000.00	6,000.00	0.00	7,200.00
7260 · Postage	37.00	20.83	16.17	237.06	208.34	28.72	250.00
7270 · Printing & Copying	54.20	41.67	12.53	364.17	416.66	(52.49)	500.00
7300 · Misc. Administrative	55.00	50.00	5.00	443.75	500.00	(56.25)	600.00
Total Administrative	1,027.08	1,257.01	(229.93)	10,364.24	12,569.98	(2,205.74)	15,084.00
Maintenance							
7600 · Landscaping Maintenance	1,158.46	1,250.00	(91.54)	11,584.60	12,500.00	(915.40)	15,000.00
7610 · Landscape Replacement	650.00	208.33	441.67	3,820.37	2,083.34	1,737.03	2,500.00
7620 · Irrigation Maint/Repair	800.52	100.00	700.52	949.48	1,000.00	(50.52)	1,200.00
7640 · Pond Maintenance	125.00	125.00	0.00	7,892.50	1,250.00	6,642.50	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	166.66	(166.66)	200.00
7660 · Misc. Maintenance	0.00	1,166.67	(1,166.67)	550.46	11,666.66	(11,116.20)	14,000.00
Total Maintenance	2,733.98	2,866.67	(132.69)	24,797.41	28,666.66	(3,869.25)	34,400.00
Utilities							
8610 · Electricity - Monuments	29.89	33.33	(3.44)	307.85	333.34	(25.49)	400.00
8620 · Electricity - Street Lights	181.31	208.33	(27.02)	1,814.60	2,083.34	(268.74)	2,500.00
8630 · Water - Irrigation	70.27	66.67	3.60	449.23	666.66	(217.43)	800.00
Total Utilities	281.47	308.33	(26.86)	2,571.68	3,083.34	(511.66)	3,700.00
Total Expense	4,042.53	4,432.01	(389.48)	37,733.33	44,319.98	(6,586.65)	53,184.00
Net Ordinary Income	653.51	259.99	393.52	8,677.74	1,040.02	7,637.72	1,040.00

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

	<u>Oct 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	260.00	260.00	0.00	1,040.00	1,040.00	0.00	1,040.00
9980 · Capital Contributions	0.00	0.00	0.00	350.00	0.00	350.00	0.00
Total Transfers	<u>260.00</u>	<u>260.00</u>	<u>0.00</u>	<u>1,390.00</u>	<u>1,040.00</u>	<u>350.00</u>	<u>1,040.00</u>
Total Other Expense	<u>260.00</u>	<u>260.00</u>	<u>0.00</u>	<u>1,390.00</u>	<u>1,040.00</u>	<u>350.00</u>	<u>1,040.00</u>
Net Other Income	<u>(260.00)</u>	<u>(260.00)</u>	<u>0.00</u>	<u>(1,390.00)</u>	<u>(1,040.00)</u>	<u>(350.00)</u>	<u>(1,040.00)</u>
Net Income	<u><u>393.51</u></u>	<u><u>(0.01)</u></u>	<u><u>393.52</u></u>	<u><u>7,287.74</u></u>	<u><u>0.02</u></u>	<u><u>7,287.72</u></u>	<u><u>0.00</u></u>

Osprey Landing Master HOA, Inc.
Revenue and Expense Monthly Comparison
 January through October 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	TOTAL
Ordinary Income/Expense											
Income											
5010 · Maintenance Assessment	4,435.33	4,435.33	4,435.34	4,435.33	4,435.33	4,435.34	4,435.34	4,435.34	4,435.32	4,435.32	44,353.32
5020 · Reserve Income	260.00	0.00	0.00	260.00	0.00	0.00	260.00	0.00	0.00	260.00	1,040.00
5050 · Capital Contribution	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
5100 · Late Fee/Finance Charge	0.00	0.00	125.00	0.00	175.00	0.00	(25.00)	225.00	0.00	0.00	500.00
5200 · Fines	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00
5550 · Interest - Capital Contribution	1.50	0.61	0.67	0.69	0.72	0.70	0.72	0.72	0.70	0.72	7.75
Total Income	<u>4,696.83</u>	<u>4,435.94</u>	<u>4,911.01</u>	<u>4,856.02</u>	<u>4,611.05</u>	<u>4,436.04</u>	<u>4,671.06</u>	<u>4,661.06</u>	<u>4,436.02</u>	<u>4,696.04</u>	<u>46,411.07</u>
Total Income	<u>4,696.83</u>	<u>4,435.94</u>	<u>4,911.01</u>	<u>4,856.02</u>	<u>4,611.05</u>	<u>4,436.04</u>	<u>4,671.06</u>	<u>4,661.06</u>	<u>4,436.02</u>	<u>4,696.04</u>	<u>46,411.07</u>
Gross Profit	<u>4,696.83</u>	<u>4,435.94</u>	<u>4,911.01</u>	<u>4,856.02</u>	<u>4,611.05</u>	<u>4,436.04</u>	<u>4,671.06</u>	<u>4,661.06</u>	<u>4,436.02</u>	<u>4,696.04</u>	<u>46,411.07</u>
Expense											
Administrative											
7100 · Insurance	315.38	315.38	315.38	315.38	315.38	315.38	315.38	315.34	315.38	280.88	3,119.26
7170 · Tax Prep & Financial Rep	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
7200 · Management Fees	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	6,000.00
7260 · Postage	9.98	6.58	4.50	24.50	37.15	68.30	24.85	2.50	21.70	37.00	237.06
7270 · Printing & Copying	9.70	4.80	3.00	90.94	31.90	14.00	21.60	131.13	2.90	54.20	364.17
7300 · Misc. Administrative	2.50	2.50	63.75	2.50	2.50	50.00	155.00	55.00	55.00	55.00	443.75
Total Administrative	<u>937.56</u>	<u>1,129.26</u>	<u>986.63</u>	<u>1,033.32</u>	<u>986.93</u>	<u>1,047.68</u>	<u>1,116.83</u>	<u>1,103.97</u>	<u>994.98</u>	<u>1,027.08</u>	<u>10,364.24</u>
Maintenance											
7600 · Landscaping Maintenance	1,158.46	1,158.46	1,158.46	1,158.46	1,158.46	1,158.46	1,158.46	1,158.46	1,158.46	1,158.46	11,584.60
7610 · Landscape Replacement	0.00	0.00	0.00	0.00	2,571.12	0.00	599.25	0.00	0.00	650.00	3,820.37
7620 · Irrigation Maint/Repair	0.00	0.00	0.00	83.00	0.00	0.00	0.00	65.96	0.00	800.52	949.48
7640 · Pond Maintenance	6,767.50	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	7,892.50
7660 · Misc. Maintenance	0.00	0.00	100.00	0.00	450.46	0.00	0.00	0.00	0.00	0.00	550.46
Total Maintenance	<u>7,925.96</u>	<u>1,283.46</u>	<u>1,383.46</u>	<u>1,366.46</u>	<u>4,305.04</u>	<u>1,283.46</u>	<u>1,882.71</u>	<u>1,349.42</u>	<u>1,283.46</u>	<u>2,733.98</u>	<u>24,797.41</u>
Utilities											
8610 · Electricity - Monuments	31.23	35.08	29.65	30.46	29.34	27.89	34.55	29.69	30.07	29.89	307.85
8620 · Electricity - Street Lights	174.75	180.47	180.45	184.79	184.79	180.39	185.03	181.31	181.31	181.31	1,814.60
8630 · Water - Irrigation	33.59	34.70	32.47	22.96	22.61	62.64	75.17	37.26	57.56	70.27	449.23
Total Utilities	<u>239.57</u>	<u>250.25</u>	<u>242.57</u>	<u>238.21</u>	<u>236.74</u>	<u>270.92</u>	<u>294.75</u>	<u>248.26</u>	<u>268.94</u>	<u>281.47</u>	<u>2,571.68</u>
Total Expense	<u>9,103.09</u>	<u>2,662.97</u>	<u>2,612.66</u>	<u>2,637.99</u>	<u>5,528.71</u>	<u>2,602.06</u>	<u>3,294.29</u>	<u>2,701.65</u>	<u>2,547.38</u>	<u>4,042.53</u>	<u>37,733.33</u>
Net Ordinary Income	<u>(4,406.26)</u>	<u>1,772.97</u>	<u>2,298.35</u>	<u>2,218.03</u>	<u>(917.66)</u>	<u>1,833.98</u>	<u>1,376.77</u>	<u>1,959.41</u>	<u>1,888.64</u>	<u>653.51</u>	<u>8,677.74</u>
Other Income/Expense											
Other Expense											
Transfers											
9970 · Reserves-General	260.00	0.00	0.00	260.00	0.00	0.00	260.00	0.00	0.00	260.00	1,040.00
9980 · Capital Contributions	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Total Transfers	<u>260.00</u>	<u>0.00</u>	<u>350.00</u>	<u>260.00</u>	<u>0.00</u>	<u>0.00</u>	<u>260.00</u>	<u>0.00</u>	<u>0.00</u>	<u>260.00</u>	<u>1,390.00</u>
Total Other Expense	<u>260.00</u>	<u>0.00</u>	<u>350.00</u>	<u>260.00</u>	<u>0.00</u>	<u>0.00</u>	<u>260.00</u>	<u>0.00</u>	<u>0.00</u>	<u>260.00</u>	<u>1,390.00</u>
Net Other Income	<u>(260.00)</u>	<u>0.00</u>	<u>(350.00)</u>	<u>(260.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>(260.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>(260.00)</u>	<u>(1,390.00)</u>
Net Income	<u><u>(4,666.26)</u></u>	<u><u>1,772.97</u></u>	<u><u>1,948.35</u></u>	<u><u>1,958.03</u></u>	<u><u>(917.66)</u></u>	<u><u>1,833.98</u></u>	<u><u>1,116.77</u></u>	<u><u>1,959.41</u></u>	<u><u>1,888.64</u></u>	<u><u>393.51</u></u>	<u><u>7,287.74</u></u>