

OSPREY LANDING HOA, INC.
FINANCIAL REPORTS
November 30, 2019

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE
COMPARISON OF ACTUAL TO BUDGET

REVENUE AND EXPENSE
MONTH TO MONTH COMPARISON

Prepared By: Sunstate Association Management Group, Inc.

Osprey Landing Master HOA, Inc.
Statement of Assets, Liabilities & Fund Balance
 As of November 30, 2019

	Nov 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	14,931.16
1011 · Cadence Capital Contrib 2820	5,645.47
Total Operating Accounts	20,576.63
Reserve Accounts	
1012 · Cadence Reserves 2812	1,935.13
Total Reserve Accounts	1,935.13
Total Checking/Savings	22,511.76
Accounts Receivable	
1310 · Accounts Receivable	1,625.56
Total Accounts Receivable	1,625.56
Other Current Assets	
1610 · Prepaid Insurance	3,345.41
1600 · Undeposited Funds	1,096.00
Total Other Current Assets	4,441.41
Total Current Assets	28,578.73
Other Assets	
2014 · Due from Operating - Reserves	260.00
Total Other Assets	260.00
TOTAL ASSETS	28,838.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,036.80
Total Accounts Payable	2,036.80
Other Current Liabilities	
3014 · Due to Reserves	260.00
3050 · Deferred Revenue	4,435.36
Total Other Current Liabilities	4,695.36
Total Current Liabilities	6,732.16
Long Term Liabilities	
Reserve Fund	1,935.13
Total Long Term Liabilities	1,935.13
Total Liabilities	8,667.29
Equity	
Operating Fund Balance	2,561.00
Owners Capital Contributions	13,300.00
Unrestricted Net Assets	(2,925.99)
Net Income	7,236.43
Total Equity	20,171.44
TOTAL LIABILITIES & EQUITY	28,838.73

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

12/19/19

November 2019

	Nov 19	Budget	\$ Over Budget	Jan - Nov 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	4,435.32	4,432.00	3.32	48,788.64	48,752.00	36.64	53,184.00
5020 · Reserve Income	0.00	0.00	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	0.70	0.00	0.70	8.45	0.00	8.45	0.00
Total Income	4,436.02	4,432.00	4.02	50,847.09	49,792.00	1,055.09	54,224.00
Total Income	4,436.02	4,432.00	4.02	50,847.09	49,792.00	1,055.09	54,224.00
Gross Profit	4,436.02	4,432.00	4.02	50,847.09	49,792.00	1,055.09	54,224.00
Expense							
Administrative							
7100 · Insurance	388.21	361.17	27.04	3,507.47	3,972.83	(465.36)	4,334.00
7150 · Legal	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	183.33	16.67	200.00
7200 · Management Fees	600.00	600.00	0.00	6,600.00	6,600.00	0.00	7,200.00
7260 · Postage	7.50	20.83	(13.33)	244.56	229.17	15.39	250.00
7270 · Printing & Copying	33.20	41.67	(8.47)	397.37	458.33	(60.96)	500.00
7300 · Misc. Administrative	55.00	50.00	5.00	498.75	550.00	(51.25)	600.00
Total Administrative	1,083.91	1,257.01	(173.10)	11,448.15	13,826.99	(2,378.84)	15,084.00
Maintenance							
7600 · Landscaping Maintenance	1,158.46	1,250.00	(91.54)	12,743.06	13,750.00	(1,006.94)	15,000.00
7610 · Landscape Replacement	1,860.00	208.33	1,651.67	5,680.37	2,291.67	3,388.70	2,500.00
7620 · Irrigation Maint/Repair	0.00	100.00	(100.00)	949.48	1,100.00	(150.52)	1,200.00
7640 · Pond Maintenance	125.00	125.00	0.00	8,017.50	1,375.00	6,642.50	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	183.33	(183.33)	200.00
7660 · Misc. Maintenance	0.00	1,166.67	(1,166.67)	550.46	12,833.33	(12,282.87)	14,000.00
Total Maintenance	3,143.46	2,866.67	276.79	27,940.87	31,533.33	(3,592.46)	34,400.00
Utilities							
8610 · Electricity - Monuments	29.25	33.33	(4.08)	337.10	366.67	(29.57)	400.00
8620 · Electricity - Street Lights	178.91	208.33	(29.42)	1,993.51	2,291.67	(298.16)	2,500.00
8630 · Water - Irrigation	51.80	66.67	(14.87)	501.03	733.33	(232.30)	800.00
Total Utilities	259.96	308.33	(48.37)	2,831.64	3,391.67	(560.03)	3,700.00
Total Expense	4,487.33	4,432.01	55.32	42,220.66	48,751.99	(6,531.33)	53,184.00
Net Ordinary Income	(51.31)	(0.01)	(51.30)	8,626.43	1,040.01	7,586.42	1,040.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	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	0.00	0.00	0.00	1,390.00	1,040.00	350.00	1,040.00
Total Other Expense	0.00	0.00	0.00	1,390.00	1,040.00	350.00	1,040.00
Net Other Income	0.00	0.00	0.00	(1,390.00)	(1,040.00)	(350.00)	(1,040.00)
Net Income	(51.31)	(0.01)	(51.30)	7,236.43	0.01	7,236.42	0.00

Osprey Landing Master HOA, Inc.
Revenue and Expense Monthly Comparison

January through November 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 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	4,435.32	48,788.64
5020 · Reserve Income	260.00	0.00	0.00	260.00	0.00	0.00	260.00	0.00	0.00	260.00	0.00	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	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	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	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	0.70	8.45
Total Income	4,696.83	4,435.94	4,911.01	4,856.02	4,611.05	4,436.04	4,671.06	4,661.06	4,436.02	4,696.04	4,436.02	50,847.09
Total Income	4,696.83	4,435.94	4,911.01	4,856.02	4,611.05	4,436.04	4,671.06	4,661.06	4,436.02	4,696.04	4,436.02	50,847.09
Gross Profit	4,696.83	4,435.94	4,911.01	4,856.02	4,611.05	4,436.04	4,671.06	4,661.06	4,436.02	4,696.04	4,436.02	50,847.09
Expense												
Administrative												
7100 · Insurance	315.38	315.38	315.38	315.38	315.38	315.38	315.38	315.34	315.38	280.88	388.21	3,507.47
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	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	600.00	6,600.00
7260 · Postage	9.98	6.58	4.50	24.50	37.15	68.30	24.85	2.50	21.70	37.00	7.50	244.56
7270 · Printing & Copying	9.70	4.80	3.00	90.94	31.90	14.00	21.60	131.13	2.90	54.20	33.20	397.37
7300 · Misc. Administrative	2.50	2.50	63.75	2.50	2.50	50.00	155.00	55.00	55.00	55.00	55.00	498.75
Total Administrative	937.56	1,129.26	986.63	1,033.32	986.93	1,047.68	1,116.83	1,103.97	994.98	1,027.08	1,083.91	11,448.15
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	1,158.46	12,743.06
7610 · Landscape Replacement	0.00	0.00	0.00	0.00	2,571.12	0.00	599.25	0.00	0.00	650.00	1,860.00	5,680.37
7620 · Irrigation Maint/Repair	0.00	0.00	0.00	83.00	0.00	0.00	0.00	65.96	0.00	800.52	0.00	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	125.00	8,017.50
7660 · Misc. Maintenance	0.00	0.00	100.00	0.00	450.46	0.00	0.00	0.00	0.00	0.00	0.00	550.46
Total Maintenance	7,925.96	1,283.46	1,383.46	1,366.46	4,305.04	1,283.46	1,882.71	1,349.42	1,283.46	2,733.98	3,143.46	27,940.87
Utilities												
8610 · Electricity - Monuments	31.23	35.08	29.65	30.46	29.34	27.89	34.55	29.69	30.07	29.89	29.25	337.10
8620 · Electricity - Street Lights	174.75	180.47	180.45	184.79	184.79	180.39	185.03	181.31	181.31	181.31	178.91	1,993.51
8630 · Water - Irrigation	33.59	34.70	32.47	22.96	22.61	62.64	75.17	37.26	57.56	70.27	51.80	501.03
Total Utilities	239.57	250.25	242.57	238.21	236.74	270.92	294.75	248.26	268.94	281.47	259.96	2,831.64
Total Expense	9,103.09	2,662.97	2,612.66	2,637.99	5,528.71	2,602.06	3,294.29	2,701.65	2,547.38	4,042.53	4,487.33	42,220.66
Net Ordinary Income	(4,406.26)	1,772.97	2,298.35	2,218.03	(917.66)	1,833.98	1,376.77	1,959.41	1,888.64	653.51	(51.31)	8,626.43
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	0.00	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	0.00	350.00
Total Transfers	260.00	0.00	350.00	260.00	0.00	0.00	260.00	0.00	0.00	260.00	0.00	1,390.00
Total Other Expense	260.00	0.00	350.00	260.00	0.00	0.00	260.00	0.00	0.00	260.00	0.00	1,390.00
Net Other Income	(260.00)	0.00	(350.00)	(260.00)	0.00	0.00	(260.00)	0.00	0.00	(260.00)	0.00	(1,390.00)
Net Income	(4,666.26)	1,772.97	1,948.35	1,958.03	(917.66)	1,833.98	1,116.77	1,959.41	1,888.64	393.51	(51.31)	7,236.43