

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

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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 December 31, 2019

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	12,436.43
1011 · Cadence Capital Contrib 2820	5,646.19
Total Operating Accounts	18,082.62
Reserve Accounts	
1012 · Cadence Reserves 2812	1,935.38
Total Reserve Accounts	1,935.38
Total Checking/Savings	20,018.00
Accounts Receivable	
1310 · Accounts Receivable	(2,473.44)
Total Accounts Receivable	(2,473.44)
Other Current Assets	
1610 · Prepaid Insurance	3,010.87
1600 · Undeposited Funds	3,505.00
Total Other Current Assets	6,515.87
Total Current Assets	24,060.43
TOTAL ASSETS	24,060.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	670.94
Total Accounts Payable	670.94
Total Current Liabilities	670.94
Long Term Liabilities	
Reserve Fund	1,935.38
Total Long Term Liabilities	1,935.38
Total Liabilities	2,606.32
Equity	
Operating Fund Balance	2,561.00
Owners Capital Contributions	13,300.00
Unrestricted Net Assets	(2,925.99)
Net Income	8,519.10
Total Equity	21,454.11
TOTAL LIABILITIES & EQUITY	24,060.43

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

December 2019

01/21/20

	Dec 19	Budget	\$ Over Budget	Jan - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	4,435.36	4,432.00	3.36	53,224.00	53,184.00	40.00	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 Contributi...	0.72	0.00	0.72	9.17	0.00	9.17	0.00
Total Income	4,436.08	4,432.00	4.08	55,283.17	54,224.00	1,059.17	54,224.00
Total Income	4,436.08	4,432.00	4.08	55,283.17	54,224.00	1,059.17	54,224.00
Gross Profit	4,436.08	4,432.00	4.08	55,283.17	54,224.00	1,059.17	54,224.00
Expense							
Administrative							
7100 · Insurance	334.54	361.17	(26.63)	3,842.01	4,334.00	(491.99)	4,334.00
7150 · Legal	0.00	166.67	(166.67)	0.00	2,000.00	(2,000.00)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	200.00	0.00	200.00
7200 · Management Fees	600.00	600.00	0.00	7,200.00	7,200.00	0.00	7,200.00
7260 · Postage	17.70	20.83	(3.13)	262.26	250.00	12.26	250.00
7270 · Printing & Copying	103.85	41.67	62.18	501.22	500.00	1.22	500.00
7300 · Misc. Administrative	55.00	50.00	5.00	553.75	600.00	(46.25)	600.00
Total Administrative	1,111.09	1,257.01	(145.92)	12,559.24	15,084.00	(2,524.76)	15,084.00
Maintenance							
7600 · Landscaping Maintenance	1,158.46	1,250.00	(91.54)	13,901.52	15,000.00	(1,098.48)	15,000.00
7610 · Landscape Replacement	0.00	208.33	(208.33)	5,680.37	2,500.00	3,180.37	2,500.00
7620 · Irrigation Maint/Repair	504.25	100.00	404.25	1,453.73	1,200.00	253.73	1,200.00
7640 · Pond Maintenance	125.00	125.00	0.00	8,142.50	1,500.00	6,642.50	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	200.00	(200.00)	200.00
7660 · Misc. Maintenance	0.00	1,166.67	(1,166.67)	550.46	14,000.00	(13,449.54)	14,000.00
Total Maintenance	1,787.71	2,866.67	(1,078.96)	29,728.58	34,400.00	(4,671.42)	34,400.00
Utilities							
8610 · Electricity - Monuments	31.61	33.33	(1.72)	368.71	400.00	(31.29)	400.00
8620 · Electricity - Street Lights	181.31	208.33	(27.02)	2,174.82	2,500.00	(325.18)	2,500.00
8630 · Water - Irrigation	41.69	66.67	(24.98)	542.72	800.00	(257.28)	800.00
Total Utilities	254.61	308.33	(53.72)	3,086.25	3,700.00	(613.75)	3,700.00
Total Expense	3,153.41	4,432.01	(1,278.60)	45,374.07	53,184.00	(7,809.93)	53,184.00
Net Ordinary Income	1,282.67	(0.01)	1,282.68	9,909.10	1,040.00	8,869.10	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	1,282.67	(0.01)	1,282.68	8,519.10	0.00	8,519.10	0.00

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

01/21/20

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 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	4,435.36	53,224.00
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	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	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	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	0.00	160.00
5550 · Interest - Capital Contrib...	1.50	0.61	0.67	0.69	0.72	0.70	0.72	0.72	0.70	0.72	0.70	0.72	9.17
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	4,436.08	55,283.17
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	4,436.08	55,283.17
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	4,436.08	55,283.17
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	334.54	3,842.01
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	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	600.00	7,200.00
7260 · Postage	9.98	6.58	4.50	24.50	37.15	68.30	24.85	2.50	21.70	37.00	7.50	17.70	262.26
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	103.85	501.22
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	55.00	553.75
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	1,111.09	12,559.24
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	1,158.46	13,901.52
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	0.00	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	504.25	1,453.73
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	125.00	8,142.50
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	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	1,787.71	29,728.58
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	31.61	368.71
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	181.31	2,174.82
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	41.69	542.72
Total Utilities	239.57	250.25	242.57	238.21	236.74	270.92	294.75	248.26	268.94	281.47	259.96	254.61	3,086.25
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	3,153.41	45,374.07
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)	1,282.67	9,909.10
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	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	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	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	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	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)	1,282.67	8,519.10