

OSPREY LANDING HOA, INC.
FINANCIAL REPORTS
July 31, 2018

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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08/14/18

Osprey Landing Master HOA, Inc.
Statement of Assets, Liabilities & Fund Balance
As of July 31, 2018

| | Jul 31, 18 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Accounts | |
| 1010 · CB Operating 0725 | 6,172.43 |
| 1011 · CB Capital Contributions 2820 | 9,110.15 |
| Total Operating Accounts | 15,282.58 |
| Reserve Accounts | |
| 1012 · CB Reserves 2812 | 410.91 |
| Total Reserve Accounts | 410.91 |
| Total Checking/Savings | 15,693.49 |
| Accounts Receivable | |
| 1310 · Accounts Receivable | 1,473.47 |
| Total Accounts Receivable | 1,473.47 |
| Other Current Assets | |
| 1610 · Prepaid Insurance | 834.16 |
| 1600 · Undeposited Funds | 935.00 |
| Total Other Current Assets | 1,769.16 |
| Total Current Assets | 18,936.12 |
| Other Assets | |
| 2013 · Due from Operating - WC | 1,750.00 |
| 2014 · Due from Operating - Reserves | 65.74 |
| Total Other Assets | 1,815.74 |
| TOTAL ASSETS | 20,751.86 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 155.56 |
| Total Accounts Payable | 155.56 |
| Other Current Liabilities | |
| 3013 · Due to Working Capital | 1,750.00 |
| 3014 · Due to Reserves | 65.74 |
| 3050 · Deferred Revenue | 7,790.74 |
| Total Other Current Liabilities | 9,606.48 |
| Total Current Liabilities | 9,762.04 |
| Long Term Liabilities | |
| Reserve Fund | 476.65 |
| Total Long Term Liabilities | 476.65 |
| Total Liabilities | 10,238.69 |
| Equity | |
| Owners Capital Contributions | 10,850.00 |
| Unrestricted Net Assets | 2,561.60 |
| Net Income | (2,898.43) |
| Total Equity | 10,513.17 |
| TOTAL LIABILITIES & EQUITY | 20,751.86 |

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

July 2018

| | Jul 18 | Budget | \$ Over Budget | Jan - Jul 18 | YTD Budget | \$ Over Budget | Annual Budget |
|--|-----------------|-----------------|-----------------|-------------------|------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Income | | | | | | | |
| 5010 - Maintenance Assessment | 3,895.37 | 4,937.50 | (1,042.13) | 23,933.89 | 34,562.50 | (10,628.61) | 59,250.00 |
| 5050 - Capital Contribution | 350.00 | 0.00 | 350.00 | 2,800.00 | 0.00 | 2,800.00 | 0.00 |
| 5055 - Deficit Funding | 0.00 | 0.00 | 0.00 | 10,282.89 | 0.00 | 10,282.89 | 0.00 |
| 5100 - Late Fee/Finance Charge | 0.00 | 0.00 | 0.00 | 368.35 | 0.00 | 368.35 | 0.00 |
| 5550 - Interest - Capital Contribution | 1.14 | 0.00 | 1.14 | 6.39 | 0.00 | 6.39 | 0.00 |
| Total Income | 4,246.51 | 4,937.50 | (690.99) | 37,391.52 | 34,562.50 | 2,829.02 | 59,250.00 |
| Total Income | 4,246.51 | 4,937.50 | (690.99) | 37,391.52 | 34,562.50 | 2,829.02 | 59,250.00 |
| Expense | | | | | | | |
| Administrative | | | | | | | |
| 7100 - Insurance | 352.67 | 354.17 | (1.50) | 2,468.69 | 2,479.15 | (10.46) | 4,250.00 |
| 7150 - Legal | 0.00 | 20.83 | (20.83) | 0.00 | 145.85 | (145.85) | 250.00 |
| 7170 - Tax Prep & Financial Rep | 0.00 | 12.50 | (12.50) | 200.00 | 87.50 | 112.50 | 150.00 |
| 7200 - Management Fees | 600.00 | 600.00 | 0.00 | 4,200.00 | 4,200.00 | 0.00 | 7,200.00 |
| 7260 - Postage | 56.97 | 8.33 | 48.64 | 128.73 | 58.35 | 70.38 | 100.00 |
| 7270 - Printing & Copying | 9.60 | 12.50 | (2.90) | 227.08 | 87.50 | 139.58 | 150.00 |
| 7300 - Misc. Administrative | 2.50 | 8.33 | (5.83) | 76.09 | 58.35 | 17.74 | 100.00 |
| Total Administrative | 1,021.74 | 1,016.66 | 5.08 | 7,300.59 | 7,116.70 | 183.89 | 12,200.00 |
| Maintenance | | | | | | | |
| 7600 - Landscaping Maintenance | 3,250.00 | 2,920.83 | 329.17 | 22,750.00 | 20,445.85 | 2,304.15 | 35,050.00 |
| 7610 - Landscape Replacement | 0.00 | 183.33 | (183.33) | 3,148.00 | 1,283.35 | 1,864.65 | 2,200.00 |
| 7620 - Irrigation Maint/Repair | 0.00 | 41.67 | (41.67) | 613.11 | 291.65 | 321.46 | 500.00 |
| 7640 - Pond Maintenance | 125.00 | 125.00 | 0.00 | 875.00 | 875.00 | 0.00 | 1,500.00 |
| 7650 - Wetland Monitor/Mitigati | 0.00 | 41.67 | (41.67) | 0.00 | 291.65 | (291.65) | 500.00 |
| 7660 - Misc. Maintenance | 0.00 | 41.67 | (41.67) | 686.93 | 291.65 | 395.28 | 500.00 |
| Total Maintenance | 3,375.00 | 3,354.17 | 20.83 | 28,073.04 | 23,479.15 | 4,593.89 | 40,250.00 |
| Utilities | | | | | | | |
| 8610 - Electricity - Monuments | 27.85 | 125.00 | (97.15) | 214.58 | 875.00 | (660.42) | 1,500.00 |
| 8620 - Electricity - Street Lights | 179.64 | 233.33 | (53.69) | 1,239.82 | 1,633.35 | (393.53) | 2,800.00 |
| 8630 - Water - Irrigation | 30.56 | 125.00 | (94.44) | 262.42 | 875.00 | (612.58) | 1,500.00 |
| Total Utilities | 238.05 | 483.33 | (245.28) | 1,716.82 | 3,383.35 | (1,666.53) | 5,800.00 |
| Total Expense | 4,634.79 | 4,854.16 | (219.37) | 37,090.45 | 33,979.20 | 3,111.25 | 58,250.00 |
| Net Ordinary Income | (388.28) | 83.34 | (471.62) | 301.07 | 583.30 | (282.23) | 1,000.00 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Transfers | | | | | | | |
| 9970 - Reserves-General | 65.74 | 83.33 | (17.59) | 399.50 | 583.35 | (183.85) | 1,000.00 |
| 9980 - Capital Contributions | 350.00 | 0.00 | 350.00 | 2,800.00 | 0.00 | 2,800.00 | 0.00 |
| Total Transfers | 415.74 | 83.33 | 332.41 | 3,199.50 | 583.35 | 2,616.15 | 1,000.00 |
| Total Other Expense | 415.74 | 83.33 | 332.41 | 3,199.50 | 583.35 | 2,616.15 | 1,000.00 |
| Net Other Income | (415.74) | (83.33) | (332.41) | (3,199.50) | (583.35) | (2,616.15) | (1,000.00) |
| Net Income | (804.02) | 0.01 | (804.03) | (2,898.43) | (0.05) | (2,898.38) | 0.00 |