

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

09/07/18

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

	Aug 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	3,797.86
1011 · CB Capital Contributions 2820	9,111.31
Total Operating Accounts	12,909.17
Reserve Accounts	
1012 · CB Reserves 2812	476.71
Total Reserve Accounts	476.71
Total Checking/Savings	13,385.88
Accounts Receivable	
1310 · Accounts Receivable	68.47
Total Accounts Receivable	68.47
Other Current Assets	
1610 · Prepaid Insurance	481.49
Total Other Current Assets	481.49
Total Current Assets	13,935.84
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	15,751.58
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	893.86
Total Accounts Payable	893.86
Other Current Liabilities	
3013 · Due to Working Capital	1,750.00
3014 · Due to Reserves	65.74
3050 · Deferred Revenue	3,895.37
Total Other Current Liabilities	5,711.11
Total Current Liabilities	6,604.97
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	542.18
3699 · Interest	0.27
Total Reserve Fund	542.45
Total Long Term Liabilities	542.45
Total Liabilities	7,147.42
Equity	
Owners Capital Contributions	10,850.00
Unrestricted Net Assets	2,561.60
Net Income	(4,807.44)
Total Equity	8,604.16
TOTAL LIABILITIES & EQUITY	15,751.58

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

August 2018

	Aug 18	Budget	\$ Over Budget	Jan - Aug 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	3,895.37	4,937.50	(1,042.13)	27,829.26	39,500.00	(11,670.74)	59,250.00
5050 · Capital Contribution	0.00	0.00	0.00	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	50.00	0.00	50.00	418.35	0.00	418.35	0.00
5550 · Interest - Capital Contribution	1.16	0.00	1.16	7.55	0.00	7.55	0.00
Total Income	3,946.53	4,937.50	(990.97)	41,338.05	39,500.00	1,838.05	59,250.00
Total Income	3,946.53	4,937.50	(990.97)	41,338.05	39,500.00	1,838.05	59,250.00
Gross Profit	3,946.53	4,937.50	(990.97)	41,338.05	39,500.00	1,838.05	59,250.00
Expense							
Administrative							
7100 · Insurance	352.67	354.17	(1.50)	2,821.36	2,833.32	(11.96)	4,250.00
7150 · Legal	0.00	20.83	(20.83)	0.00	166.68	(166.68)	250.00
7170 · Tax Prep & Financial Rep	0.00	12.50	(12.50)	200.00	100.00	100.00	150.00
7200 · Management Fees	600.00	600.00	0.00	4,800.00	4,800.00	0.00	7,200.00
7260 · Postage	15.72	8.33	7.39	144.45	66.68	77.77	100.00
7270 · Printing & Copying	10.10	12.50	(2.40)	237.18	100.00	137.18	150.00
7300 · Misc. Administrative	2.50	8.33	(5.83)	78.59	66.68	11.91	100.00
Total Administrative	980.99	1,016.66	(35.67)	8,281.58	8,133.36	148.22	12,200.00
Maintenance							
7600 · Landscaping Maintenance	3,250.00	2,920.83	329.17	26,000.00	23,366.68	2,633.32	35,050.00
7610 · Landscape Replacement	0.00	183.33	(183.33)	3,148.00	1,466.68	1,681.32	2,200.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	613.11	333.32	279.79	500.00
7640 · Pond Maintenance	0.00	125.00	(125.00)	875.00	1,000.00	(125.00)	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
7660 · Misc. Maintenance	1,340.70	41.67	1,299.03	2,027.63	333.32	1,694.31	500.00
Total Maintenance	4,590.70	3,354.17	1,236.53	32,663.74	26,833.32	5,830.42	40,250.00
Utilities							
8610 · Electricity - Monuments	28.51	125.00	(96.49)	243.09	1,000.00	(756.91)	1,500.00
8620 · Electricity - Street Lights	170.74	233.33	(62.59)	1,410.56	1,866.68	(456.12)	2,800.00
8630 · Water - Irrigation	18.86	125.00	(106.14)	281.28	1,000.00	(718.72)	1,500.00
Total Utilities	218.11	483.33	(265.22)	1,934.93	3,866.68	(1,931.75)	5,800.00
Total Expense	5,789.80	4,854.16	935.64	42,880.25	38,833.36	4,046.89	58,250.00
Net Ordinary Income	(1,843.27)	83.34	(1,926.61)	(1,542.20)	666.64	(2,208.84)	1,000.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	65.74	83.33	(17.59)	465.24	666.68	(201.44)	1,000.00
9980 · Capital Contributions	0.00	0.00	0.00	2,800.00	0.00	2,800.00	0.00
Total Transfers	65.74	83.33	(17.59)	3,265.24	666.68	2,598.56	1,000.00
Total Other Expense	65.74	83.33	(17.59)	3,265.24	666.68	2,598.56	1,000.00
Net Other Income	(65.74)	(83.33)	17.59	(3,265.24)	(666.68)	(2,598.56)	(1,000.00)
Net Income	(1,909.01)	0.01	(1,909.02)	(4,807.44)	(0.04)	(4,807.40)	0.00