

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

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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.

07/03/19

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

	Jun 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	12,537.17
1011 · CB Capital Contributions 2820	5,641.91
Total Operating Accounts	18,179.08
Reserve Accounts	
1012 · CB Reserves 2812	723.19
Total Reserve Accounts	723.19
Total Checking/Savings	18,902.27
Accounts Receivable	
1310 · Accounts Receivable	(3,507.36)
Total Accounts Receivable	(3,507.36)
Other Current Assets	
1610 · Prepaid Insurance	946.10
Total Other Current Assets	946.10
Total Current Assets	16,341.01
Other Assets	
2014 · Due from Operating - Reserves	690.86
Total Other Assets	690.86
TOTAL ASSETS	17,031.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	62.64
Total Accounts Payable	62.64
Other Current Liabilities	
3014 · Due to Reserves	690.86
Total Other Current Liabilities	690.86
Total Current Liabilities	753.50
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	1,412.97
3699 · Interest	1.08
Total Reserve Fund	1,414.05
Total Long Term Liabilities	1,414.05
Total Liabilities	2,167.55
Equity	
Operating Fund Balance	2,561.00
Owners Capital Contributions	13,300.00
Unrestricted Net Assets	(2,925.99)
Net Income	1,929.31
Total Equity	14,864.32
TOTAL LIABILITIES & EQUITY	17,031.87

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

June 2019

	Jun 19	Budget	\$ Over Budget	Jan - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 - Maintenance Assessment	4,435.34	4,432.00	3.34	26,612.00	26,592.00	20.00	53,184.00
5020 - Reserve Income	0.00	0.00	0.00	520.00	520.00	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	300.00	0.00	300.00	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	4.89	0.00	4.89	0.00
Total Income	4,436.04	4,432.00	4.04	27,946.89	27,112.00	834.89	54,224.00
Total Income	4,436.04	4,432.00	4.04	27,946.89	27,112.00	834.89	54,224.00
Gross Profit	4,436.04	4,432.00	4.04	27,946.89	27,112.00	834.89	54,224.00
Expense							
Administrative							
7100 - Insurance	315.38	361.17	(45.79)	1,892.28	2,166.98	(274.70)	4,334.00
7150 - Legal	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
7170 - Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	99.98	100.02	200.00
7200 - Management Fees	600.00	600.00	0.00	3,600.00	3,600.00	0.00	7,200.00
7260 - Postage	68.30	20.83	47.47	151.01	125.02	25.99	250.00
7270 - Printing & Copying	14.00	41.67	(27.67)	154.34	249.98	(95.64)	500.00
7300 - Misc. Administrative	50.00	50.00	0.00	123.75	300.00	(176.25)	600.00
Total Administrative	1,047.68	1,257.01	(209.33)	6,121.38	7,541.94	(1,420.56)	15,084.00
Maintenance							
7600 - Landscaping Maintenance	1,158.46	1,250.00	(91.54)	6,950.76	7,500.00	(549.24)	15,000.00
7610 - Landscape Replacement	0.00	208.33	(208.33)	2,571.12	1,250.02	1,321.10	2,500.00
7620 - Irrigation Maint/Repair	0.00	100.00	(100.00)	83.00	600.00	(517.00)	1,200.00
7640 - Pond Maintenance	125.00	125.00	0.00	7,392.50	750.00	6,642.50	1,500.00
7650 - Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	99.98	(99.98)	200.00
7660 - Misc. Maintenance	0.00	1,166.67	(1,166.67)	550.46	6,999.98	(6,449.52)	14,000.00
Total Maintenance	1,283.46	2,866.67	(1,583.21)	17,547.84	17,199.98	347.86	34,400.00
Utilities							
8610 - Electricity - Monuments	27.99	33.33	(5.34)	183.75	200.02	(16.27)	400.00
8620 - Electricity - Street Lights	180.39	208.33	(27.94)	1,085.64	1,250.02	(164.38)	2,500.00
8630 - Water - Irrigation	62.64	66.67	(4.03)	208.97	399.98	(191.01)	800.00
Total Utilities	271.02	308.33	(37.31)	1,478.36	1,850.02	(371.66)	3,700.00
Total Expense	2,602.16	4,432.01	(1,829.85)	25,147.58	26,591.94	(1,444.36)	53,184.00
Net Ordinary Income	1,833.88	(0.01)	1,833.89	2,799.31	520.06	2,279.25	1,040.00
Other Income/Expense							
Other Expense							
Transfers							
9970 - Reserves-General	0.00	0.00	0.00	520.00	520.00	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	870.00	520.00	350.00	1,040.00
Total Other Expense	0.00	0.00	0.00	870.00	520.00	350.00	1,040.00
Net Other Income	0.00	0.00	0.00	(870.00)	(520.00)	(350.00)	(1,040.00)
Net Income	1,833.88	(0.01)	1,833.89	1,929.31	0.06	1,929.25	0.00