

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

	Jul 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · CB Operating 0725	14,796.28
1011 · CB Capital Contributions 2820	5,642.63
Total Operating Accounts	20,438.91
Reserve Accounts	
1012 · CB Reserves 2812	1,674.05
Total Reserve Accounts	1,674.05
Total Checking/Savings	22,112.96
Accounts Receivable	
1310 · Accounts Receivable	3,485.64
Total Accounts Receivable	3,485.64
Other Current Assets	
1610 · Prepaid Insurance	630.72
1600 · Undeposited Funds	1,096.00
Total Other Current Assets	1,726.72
Total Current Assets	27,325.32
TOTAL ASSETS	27,325.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	799.42
Total Accounts Payable	799.42
Other Current Liabilities	
3050 · Deferred Revenue	8,870.66
Total Other Current Liabilities	8,870.66
Total Current Liabilities	9,670.08
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	1,672.97
3699 · Interest	1.08
Total Reserve Fund	1,674.05
Total Long Term Liabilities	1,674.05
Total Liabilities	11,344.13
Equity	
Operating Fund Balance	2,561.00
Owners Capital Contributions	13,300.00
Unrestricted Net Assets	(2,925.99)
Net Income	3,046.18
Total Equity	15,981.19
TOTAL LIABILITIES & EQUITY	27,325.32

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

July 2019

	Jul 19	Budget	\$ Over Budget	Jan - Jul 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	4,435.34	4,432.00	3.34	31,047.34	31,024.00	23.34	53,184.00
5020 · Reserve Income	260.00	260.00	0.00	780.00	780.00	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	(25.00)	0.00	(25.00)	275.00	0.00	275.00	0.00
5200 · Fines	0.00	0.00	0.00	160.00	0.00	160.00	0.00
5550 · Interest - Capital Contribution	0.72	0.00	0.72	5.61	0.00	5.61	0.00
Total Income	4,671.06	4,692.00	(20.94)	32,617.95	31,804.00	813.95	54,224.00
Total Income	4,671.06	4,692.00	(20.94)	32,617.95	31,804.00	813.95	54,224.00
Gross Profit	4,671.06	4,692.00	(20.94)	32,617.95	31,804.00	813.95	54,224.00
Expense							
Administrative							
7100 · Insurance	315.38	361.17	(45.79)	2,207.66	2,528.15	(320.49)	4,334.00
7150 · Legal	0.00	166.67	(166.67)	0.00	1,166.65	(1,166.65)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	116.65	83.35	200.00
7200 · Management Fees	600.00	600.00	0.00	4,200.00	4,200.00	0.00	7,200.00
7260 · Postage	24.85	20.83	4.02	175.86	145.85	30.01	250.00
7270 · Printing & Copying	21.60	41.67	(20.07)	175.94	291.65	(115.71)	500.00
7300 · Misc. Administrative	155.00	50.00	105.00	278.75	350.00	(71.25)	600.00
Total Administrative	1,116.83	1,257.01	(140.18)	7,238.21	8,798.95	(1,560.74)	15,084.00
Maintenance							
7600 · Landscaping Maintenance	1,158.46	1,250.00	(91.54)	8,109.22	8,750.00	(640.78)	15,000.00
7610 · Landscape Replacement	599.25	208.33	390.92	3,170.37	1,458.35	1,712.02	2,500.00
7620 · Irrigation Maint/Repair	0.00	100.00	(100.00)	83.00	700.00	(617.00)	1,200.00
7640 · Pond Maintenance	125.00	125.00	0.00	7,517.50	875.00	6,642.50	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	116.65	(116.65)	200.00
7660 · Misc. Maintenance	0.00	1,166.67	(1,166.67)	550.46	8,166.65	(7,616.19)	14,000.00
Total Maintenance	1,882.71	2,866.67	(983.96)	19,430.55	20,066.65	(636.10)	34,400.00
Utilities							
8610 · Electricity - Monuments	34.55	33.33	1.22	218.20	233.35	(15.15)	400.00
8620 · Electricity - Street Lights	185.03	208.33	(23.30)	1,270.67	1,458.35	(187.68)	2,500.00
8630 · Water - Irrigation	75.17	66.67	8.50	284.14	466.65	(182.51)	600.00
Total Utilities	294.75	308.33	(13.58)	1,773.01	2,158.35	(385.34)	3,700.00
Total Expense	3,294.29	4,432.01	(1,137.72)	28,441.77	31,023.95	(2,582.18)	53,184.00
Net Ordinary Income	1,376.77	259.99	1,116.78	4,176.18	780.05	3,396.13	1,040.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	260.00	260.00	0.00	780.00	780.00	0.00	1,040.00
9980 · Capital Contributions	0.00	0.00	0.00	350.00	0.00	350.00	0.00
Total Transfers	260.00	260.00	0.00	1,130.00	780.00	350.00	1,040.00
Total Other Expense	260.00	260.00	0.00	1,130.00	780.00	350.00	1,040.00
Net Other Income	(260.00)	(260.00)	0.00	(1,130.00)	(780.00)	(350.00)	(1,040.00)
Net Income	1,116.77	(0.01)	1,116.78	3,046.18	0.05	3,046.13	0.00

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

January through July 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	TOTAL
Ordinary Income/Expense								
Income								
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	31,047.34
5020 · Reserve Income	260.00	0.00	0.00	260.00	0.00	0.00	260.00	780.00
5050 · Capital Contribution	0.00	0.00	350.00	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)	275.00
5200 · Fines	0.00	0.00	0.00	160.00	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	5.61
Total Income	<u>4,696.83</u>	<u>4,435.94</u>	<u>4,911.01</u>	<u>4,856.02</u>	<u>4,611.05</u>	<u>4,436.04</u>	<u>4,671.06</u>	<u>32,617.95</u>
Total Income	<u>4,696.83</u>	<u>4,435.94</u>	<u>4,911.01</u>	<u>4,856.02</u>	<u>4,611.05</u>	<u>4,436.04</u>	<u>4,671.06</u>	<u>32,617.95</u>
Gross Profit	<u>4,696.83</u>	<u>4,435.94</u>	<u>4,911.01</u>	<u>4,856.02</u>	<u>4,611.05</u>	<u>4,436.04</u>	<u>4,671.06</u>	<u>32,617.95</u>
Expense								
Administrative								
7100 · Insurance	315.38	315.38	315.38	315.38	315.38	315.38	315.38	2,207.66
7170 · Tax Prep & Financial Rep	0.00	200.00	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	4,200.00
7260 · Postage	9.98	6.58	4.50	24.50	37.15	68.30	24.85	175.86
7270 · Printing & Copying	9.70	4.80	3.00	90.94	31.90	14.00	21.60	175.94
7300 · Misc. Administrative	2.50	2.50	63.75	2.50	2.50	50.00	155.00	278.75
Total Administrative	<u>937.56</u>	<u>1,129.26</u>	<u>986.63</u>	<u>1,033.32</u>	<u>986.93</u>	<u>1,047.68</u>	<u>1,116.83</u>	<u>7,238.21</u>
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	8,109.22
7610 · Landscape Replacement	0.00	0.00	0.00	0.00	2,571.12	0.00	599.25	3,170.37
7620 · Irrigation Maint/Repair	0.00	0.00	0.00	83.00	0.00	0.00	0.00	83.00
7640 · Pond Maintenance	6,767.50	125.00	125.00	125.00	125.00	125.00	125.00	7,517.50
7660 · Misc. Maintenance	0.00	0.00	100.00	0.00	450.46	0.00	0.00	550.46
Total Maintenance	<u>7,925.96</u>	<u>1,283.46</u>	<u>1,383.46</u>	<u>1,366.46</u>	<u>4,305.04</u>	<u>1,283.46</u>	<u>1,882.71</u>	<u>19,430.55</u>
Utilities								
8610 · Electricity - Monuments	31.23	35.08	29.65	30.46	29.34	27.89	34.55	218.20
8620 · Electricity - Street Lights	174.75	180.47	180.45	184.79	184.79	180.39	185.03	1,270.67
8630 · Water - Irrigation	33.59	34.70	32.47	22.96	22.61	62.64	75.17	284.14
Total Utilities	<u>239.57</u>	<u>250.25</u>	<u>242.57</u>	<u>238.21</u>	<u>236.74</u>	<u>270.92</u>	<u>294.75</u>	<u>1,773.01</u>
Total Expense	<u>9,103.09</u>	<u>2,662.97</u>	<u>2,612.66</u>	<u>2,637.99</u>	<u>5,528.71</u>	<u>2,602.06</u>	<u>3,294.29</u>	<u>28,441.77</u>
Net Ordinary Income	<u>(4,406.26)</u>	<u>1,772.97</u>	<u>2,298.35</u>	<u>2,218.03</u>	<u>(917.66)</u>	<u>1,833.98</u>	<u>1,376.77</u>	<u>4,176.18</u>
Other Income/Expense								
Other Expense								
Transfers								
9970 · Reserves-General	260.00	0.00	0.00	260.00	0.00	0.00	260.00	780.00
9980 · Capital Contributions	0.00	0.00	350.00	0.00	0.00	0.00	0.00	350.00
Total Transfers	<u>260.00</u>	<u>0.00</u>	<u>350.00</u>	<u>260.00</u>	<u>0.00</u>	<u>0.00</u>	<u>260.00</u>	<u>1,130.00</u>
Total Other Expense	<u>260.00</u>	<u>0.00</u>	<u>350.00</u>	<u>260.00</u>	<u>0.00</u>	<u>0.00</u>	<u>260.00</u>	<u>1,130.00</u>
Net Other Income	<u>(260.00)</u>	<u>0.00</u>	<u>(350.00)</u>	<u>(260.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>(260.00)</u>	<u>(1,130.00)</u>
Net Income	<u><u>(4,666.26)</u></u>	<u><u>1,772.97</u></u>	<u><u>1,948.35</u></u>	<u><u>1,958.03</u></u>	<u><u>(917.66)</u></u>	<u><u>1,833.98</u></u>	<u><u>1,116.77</u></u>	<u><u>3,046.18</u></u>