

**OSPREY LANDING HOA, INC.**  
**FINANCIAL REPORTS**  
**August 31, 2019**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

09/06/19

**Osprey Landing Master HOA, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
As of August 31, 2019

	Aug 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · CB Operating 0725	13,881.60
1011 · CB Capital Contributions 2820	5,643.35
<b>Total Operating Accounts</b>	19,524.95
<b>Reserve Accounts</b>	
1012 · CB Reserves 2812	1,674.45
<b>Total Reserve Accounts</b>	1,674.45
<b>Total Checking/Savings</b>	21,199.40
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	460.56
<b>Total Accounts Receivable</b>	460.56
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	959.38
1600 · Undeposited Funds	1,772.08
<b>Total Other Current Assets</b>	2,731.46
<b>Total Current Assets</b>	24,391.42
<b>TOTAL ASSETS</b>	<b>24,391.42</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	341.05
<b>Total Accounts Payable</b>	341.05
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	4,435.32
<b>Total Other Current Liabilities</b>	4,435.32
<b>Total Current Liabilities</b>	4,776.37
<b>Long Term Liabilities</b>	
<b>Reserve Fund</b>	
3610 · Capital Improvements	1,672.97
3699 · Interest	1.48
<b>Total Reserve Fund</b>	1,674.45
<b>Total Long Term Liabilities</b>	1,674.45
<b>Total Liabilities</b>	6,450.82
<b>Equity</b>	
Operating Fund Balance	2,561.00
Owners Capital Contributions	13,300.00
Unrestricted Net Assets	(2,925.99)
Net Income	5,005.59
<b>Total Equity</b>	17,940.60
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>24,391.42</b>

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

August 2019

	Aug 19	Budget	\$ Over Budget	Jan - Aug 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Assessment	4,435.34	4,432.00	3.34	35,482.68	35,456.00	26.68	53,184.00
5020 · Reserve Income	0.00	0.00	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	225.00	0.00	225.00	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 Contribution	0.72	0.00	0.72	6.33	0.00	6.33	0.00
<b>Total Income</b>	<b>4,661.06</b>	<b>4,432.00</b>	<b>229.06</b>	<b>37,279.01</b>	<b>36,236.00</b>	<b>1,043.01</b>	<b>54,224.00</b>
<b>Total Income</b>	<b>4,661.06</b>	<b>4,432.00</b>	<b>229.06</b>	<b>37,279.01</b>	<b>36,236.00</b>	<b>1,043.01</b>	<b>54,224.00</b>
<b>Gross Profit</b>	<b>4,661.06</b>	<b>4,432.00</b>	<b>229.06</b>	<b>37,279.01</b>	<b>36,236.00</b>	<b>1,043.01</b>	<b>54,224.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	315.34	361.17	(45.83)	2,523.00	2,889.32	(366.32)	4,334.00
7150 · Legal	0.00	166.67	(166.67)	0.00	1,333.32	(1,333.32)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	133.32	66.68	200.00
7200 · Management Fees	600.00	600.00	0.00	4,800.00	4,800.00	0.00	7,200.00
7260 · Postage	2.50	20.83	(18.33)	178.36	166.68	11.68	250.00
7270 · Printing & Copying	131.13	41.67	89.46	307.07	333.32	(26.25)	500.00
7300 · Misc. Administrative	55.00	50.00	5.00	333.75	400.00	(66.25)	600.00
<b>Total Administrative</b>	<b>1,103.97</b>	<b>1,257.01</b>	<b>(153.04)</b>	<b>8,342.18</b>	<b>10,055.96</b>	<b>(1,713.78)</b>	<b>15,084.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,158.46	1,250.00	(91.54)	9,267.68	10,000.00	(732.32)	15,000.00
7610 · Landscape Replacement	0.00	208.33	(208.33)	3,170.37	1,666.68	1,503.69	2,500.00
7620 · Irrigation Maint/Repair	65.96	100.00	(34.04)	148.96	800.00	(651.04)	1,200.00
7640 · Pond Maintenance	125.00	125.00	0.00	7,642.50	1,000.00	6,642.50	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	133.32	(133.32)	200.00
7660 · Misc. Maintenance	0.00	1,166.67	(1,166.67)	550.46	9,333.32	(8,782.86)	14,000.00
<b>Total Maintenance</b>	<b>1,349.42</b>	<b>2,866.67</b>	<b>(1,517.25)</b>	<b>20,779.97</b>	<b>22,933.32</b>	<b>(2,153.35)</b>	<b>34,400.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	29.69	33.33	(3.64)	247.89	266.68	(18.79)	400.00
8620 · Electricity - Street Lights	181.31	208.33	(27.02)	1,451.98	1,666.68	(214.70)	2,500.00
8630 · Water - Irrigation	37.26	66.67	(29.41)	321.40	533.32	(211.92)	800.00
<b>Total Utilities</b>	<b>248.26</b>	<b>308.33</b>	<b>(60.07)</b>	<b>2,021.27</b>	<b>2,466.68</b>	<b>(445.41)</b>	<b>3,700.00</b>
<b>Total Expense</b>	<b>2,701.65</b>	<b>4,432.01</b>	<b>(1,730.36)</b>	<b>31,143.42</b>	<b>35,455.96</b>	<b>(4,312.54)</b>	<b>53,184.00</b>
<b>Net Ordinary Income</b>	<b>1,959.41</b>	<b>(0.01)</b>	<b>1,959.42</b>	<b>6,135.59</b>	<b>780.04</b>	<b>5,355.55</b>	<b>1,040.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	0.00	0.00	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
<b>Total Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,130.00</b>	<b>780.00</b>	<b>350.00</b>	<b>1,040.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,130.00</b>	<b>780.00</b>	<b>350.00</b>	<b>1,040.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,130.00)</b>	<b>(780.00)</b>	<b>(350.00)</b>	<b>(1,040.00)</b>
<b>Net Income</b>	<b>1,959.41</b>	<b>(0.01)</b>	<b>1,959.42</b>	<b>5,005.59</b>	<b>0.04</b>	<b>5,005.55</b>	<b>0.00</b>