

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
January 31, 2020

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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.

Osprey Landing Master HOA, Inc.
Statement of Assets, Liabilities & Fund Balance
As of January 31, 2020

	Jan 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	16,613.83
1011 · Cadence Capital Contrib 2820	5,646.91
Total Operating Accounts	22,260.74
Reserve Accounts	
1012 · Cadence Reserves 2812	3,437.69
Total Reserve Accounts	3,437.69
Total Checking/Savings	25,698.43
Accounts Receivable	
1310 · Accounts Receivable	3,528.56
Total Accounts Receivable	3,528.56
Other Current Assets	
1610 · Prepaid Insurance	2,676.33
1600 · Undeposited Funds	297.00
Total Other Current Assets	2,973.33
Total Current Assets	32,200.32
TOTAL ASSETS	32,200.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	276.43
Total Accounts Payable	276.43
Other Current Liabilities	
3050 · Deferred Revenue	6,522.66
Total Other Current Liabilities	6,522.66
Total Current Liabilities	6,799.09
Long Term Liabilities	
Reserve Fund	3,437.69
Total Long Term Liabilities	3,437.69
Total Liabilities	10,236.78
Equity	
Operating Fund Balance	2,146.11
Surplus Carryover	5,507.37
Owners Capital Contributions	13,300.00
Net Income	1,010.06
Total Equity	21,963.54
TOTAL LIABILITIES & EQUITY	32,200.32

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

January 2020

	Jan 20	Budget	\$ Over Budget	Jan 20	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,261.34	3,765.88	(504.54)	3,261.34	3,765.88	(504.54)	45,191.00
5020 · Reserve Income	1,502.00	1,502.00	0.00	1,502.00	1,502.00	0.00	6,008.00
5030 · Surplus Rollover	500.63	0.00	500.63	500.63	0.00	500.63	0.00
5100 · Late Fee/Finance Charge	25.00	0.00	25.00	25.00	0.00	25.00	0.00
5510 · Interest - OP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5550 · Interest - Capital Contrib...	0.72	0.00	0.72	0.72	0.00	0.72	0.00
Total Income	5,289.69	5,267.88	21.81	5,289.69	5,267.88	21.81	51,199.00
Total Income	5,289.69	5,267.88	21.81	5,289.69	5,267.88	21.81	51,199.00
Gross Profit	5,289.69	5,267.88	21.81	5,289.69	5,267.88	21.81	51,199.00
Expense							
Administrative							
7100 · Insurance	334.54	328.38	6.16	334.54	328.38	6.16	3,941.00
7150 · Legal	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
7200 · Management Fees	600.00	600.00	0.00	600.00	600.00	0.00	7,200.00
7260 · Postage	1.50	25.00	(23.50)	1.50	25.00	(23.50)	300.00
7270 · Printing & Copying	5.50	41.63	(36.13)	5.50	41.63	(36.13)	500.00
7300 · Misc. Administrative	155.00	50.00	105.00	155.00	50.00	105.00	600.00
Total Administrative	1,096.54	1,228.27	(131.73)	1,096.54	1,228.27	(131.73)	14,741.00
Maintenance							
7600 · Landscaping Maintenance	1,312.71	1,250.00	62.71	1,312.71	1,250.00	62.71	15,000.00
7610 · Landscape Replacement	0.00	291.63	(291.63)	0.00	291.63	(291.63)	3,500.00
7620 · Irrigation Maint/Repair	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7640 · Pond Maintenance	125.00	125.00	0.00	125.00	125.00	0.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
7660 · Misc. Maintenance	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7670 · Common Area Improvem...	0.00	208.37	(208.37)	0.00	208.37	(208.37)	2,500.00
Total Maintenance	1,437.71	2,225.00	(787.29)	1,437.71	2,225.00	(787.29)	26,700.00
Utilities							
8610 · Electricity - Monuments	31.37	37.50	(6.13)	31.37	37.50	(6.13)	450.00
8620 · Electricity - Street Lights	180.08	208.37	(28.29)	180.08	208.37	(28.29)	2,500.00
8630 · Water - Irrigation	31.93	66.63	(34.70)	31.93	66.63	(34.70)	800.00
Total Utilities	243.38	312.50	(69.12)	243.38	312.50	(69.12)	3,750.00
Total Expense	2,777.63	3,765.77	(988.14)	2,777.63	3,765.77	(988.14)	45,191.00
Net Ordinary Income	2,512.06	1,502.11	1,009.95	2,512.06	1,502.11	1,009.95	6,008.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	1,502.00	1,502.00	0.00	1,502.00	1,502.00	0.00	6,008.00
Total Transfers	1,502.00	1,502.00	0.00	1,502.00	1,502.00	0.00	6,008.00
Total Other Expense	1,502.00	1,502.00	0.00	1,502.00	1,502.00	0.00	6,008.00
Net Other Income	(1,502.00)	(1,502.00)	0.00	(1,502.00)	(1,502.00)	0.00	(6,008.00)
Net Income	1,010.06	0.11	1,009.95	1,010.06	0.11	1,009.95	0.00