

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**February 29, 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 February 29, 2020

	Feb 29, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	16,176.18
1011 · Cadence Capital Contrib 2820	5,647.58
Total Operating Accounts	21,823.76
Reserve Accounts	
1012 · Cadence Reserves 2812	3,438.10
Total Reserve Accounts	3,438.10
Total Checking/Savings	25,261.86
Accounts Receivable	
1310 · Accounts Receivable	1,261.56
Total Accounts Receivable	1,261.56
Other Current Assets	
1610 · Prepaid Insurance	2,341.79
1600 · Undeposited Funds	25.00
Total Other Current Assets	2,366.79
Total Current Assets	28,890.21
<b>TOTAL ASSETS</b>	<b>28,890.21</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	165.89
Total Accounts Payable	165.89
Other Current Liabilities	
3050 · Deferred Revenue	3,261.33
Total Other Current Liabilities	3,261.33
Total Current Liabilities	3,427.22
Long Term Liabilities	
Reserve Fund	3,438.10
Total Long Term Liabilities	3,438.10
Total Liabilities	6,865.32
Equity	
Operating Fund Balance	2,146.11
Surplus Carryover	5,006.70
Owners Capital Contributions	13,300.00
Net Income	1,572.08
Total Equity	22,024.89
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>28,890.21</b>

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

February 2020

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,261.33	3,765.92	(504.59)	6,522.67	7,531.80	(1,009.13)	45,191.00
5020 · Reserve Income	0.00	0.00	0.00	1,502.00	1,502.00	0.00	6,008.00
5030 · Surplus Rollover	500.67	0.00	500.67	1,001.30	0.00	1,001.30	0.00
5100 · Late Fee/Finance Charge	150.00	0.00	150.00	175.00	0.00	175.00	0.00
5510 · Interest - OP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5550 · Interest - Capital Contribut...	0.67	0.00	0.67	1.39	0.00	1.39	0.00
<b>Total Income</b>	<b>3,912.67</b>	<b>3,765.92</b>	<b>146.75</b>	<b>9,202.36</b>	<b>9,033.80</b>	<b>168.56</b>	<b>51,199.00</b>
<b>Total Income</b>	<b>3,912.67</b>	<b>3,765.92</b>	<b>146.75</b>	<b>9,202.36</b>	<b>9,033.80</b>	<b>168.56</b>	<b>51,199.00</b>
<b>Gross Profit</b>	<b>3,912.67</b>	<b>3,765.92</b>	<b>146.75</b>	<b>9,202.36</b>	<b>9,033.80</b>	<b>168.56</b>	<b>51,199.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	334.54	328.42	6.12	669.08	656.80	12.28	3,941.00
7150 · Legal	50.00	166.67	(116.67)	50.00	333.30	(283.30)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
7200 · Management Fees	600.00	600.00	0.00	1,200.00	1,200.00	0.00	7,200.00
7260 · Postage	3.50	25.00	(21.50)	5.00	50.00	(45.00)	300.00
7270 · Printing & Copying	12.50	41.67	(29.17)	18.00	83.30	(65.30)	500.00
7300 · Misc. Administrative	55.00	50.00	5.00	210.00	100.00	110.00	600.00
<b>Total Administrative</b>	<b>1,055.54</b>	<b>1,228.43</b>	<b>(172.89)</b>	<b>2,152.08</b>	<b>2,456.70</b>	<b>(304.62)</b>	<b>14,741.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,193.21	1,250.00	(56.79)	2,505.92	2,500.00	5.92	15,000.00
7610 · Landscape Replacement	0.00	291.67	(291.67)	0.00	583.30	(583.30)	3,500.00
7620 · Irrigation Maint/Repair	37.00	83.33	(46.33)	37.00	166.70	(129.70)	1,000.00
7640 · Pond Maintenance	125.00	125.00	0.00	250.00	250.00	0.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
7660 · Misc. Maintenance	725.36	250.00	475.36	725.36	500.00	225.36	3,000.00
7670 · Common Area Improve...	0.00	208.33	(208.33)	0.00	416.70	(416.70)	2,500.00
<b>Total Maintenance</b>	<b>2,080.57</b>	<b>2,225.00</b>	<b>(144.43)</b>	<b>3,518.28</b>	<b>4,450.00</b>	<b>(931.72)</b>	<b>26,700.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	30.57	37.50	(6.93)	61.94	75.00	(13.06)	450.00
8620 · Electricity - Street Lights	180.08	208.33	(28.25)	360.16	416.70	(56.54)	2,500.00
8630 · Water - Irrigation	3.89	66.67	(62.78)	35.82	133.30	(97.48)	800.00
<b>Total Utilities</b>	<b>214.54</b>	<b>312.50</b>	<b>(97.96)</b>	<b>457.92</b>	<b>625.00</b>	<b>(167.08)</b>	<b>3,750.00</b>
<b>Total Expense</b>	<b>3,350.65</b>	<b>3,765.93</b>	<b>(415.28)</b>	<b>6,128.28</b>	<b>7,531.70</b>	<b>(1,403.42)</b>	<b>45,191.00</b>
<b>Net Ordinary Income</b>	<b>562.02</b>	<b>(0.01)</b>	<b>562.03</b>	<b>3,074.08</b>	<b>1,502.10</b>	<b>1,571.98</b>	<b>6,008.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	0.00	0.00	0.00	1,502.00	1,502.00	0.00	6,008.00
<b>Total Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,502.00</b>	<b>1,502.00</b>	<b>0.00</b>	<b>6,008.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,502.00</b>	<b>1,502.00</b>	<b>0.00</b>	<b>6,008.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,502.00)</b>	<b>(1,502.00)</b>	<b>0.00</b>	<b>(6,008.00)</b>
<b>Net Income</b>	<b>562.02</b>	<b>(0.01)</b>	<b>562.03</b>	<b>1,572.08</b>	<b>0.10</b>	<b>1,571.98</b>	<b>0.00</b>