

**OSPREY LANDING MASTER HOA, INC.
YEAR-END FINANCIAL REPORTS
FISCAL YEAR 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 December 31, 2020

01/13/21

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	20,818.10
1011 · Cadence Capital Contrib 2820	9,502.41
Total Operating Accounts	30,320.51
Reserve Accounts	
1012 · Cadence Reserves 2812	7,947.79
Total Reserve Accounts	7,947.79
Total Checking/Savings	38,268.30
Accounts Receivable	
1310 · Accounts Receivable	(5,393.90)
Total Accounts Receivable	(5,393.90)
Other Current Assets	
1610 · Prepaid Insurance	3,173.26
1600 · Undeposited Funds	297.00
Total Other Current Assets	3,470.26
Total Current Assets	36,344.66
TOTAL ASSETS	36,344.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	474.59
Total Accounts Payable	474.59
Total Current Liabilities	474.59
Long Term Liabilities	
Reserve Fund	7,947.79
Total Long Term Liabilities	7,947.79
Total Liabilities	8,422.38
Equity	
Operating Fund Balance	8,076.11
Owners Capital Contributions	9,470.00
Net Income	10,376.17
Total Equity	27,922.28
TOTAL LIABILITIES & EQUITY	36,344.66

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

December 2020

	Dec 20	Budget	\$ Over Budget	Jan - Dec 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	3,261.33	3,765.92	(504.59)	39,136.00	45,191.00	(6,055.00)	45,191.00
5020 · Reserve Income	0.00	0.00	0.00	6,008.00	6,008.00	0.00	6,008.00
5030 · Surplus Rollover	500.67	0.00	500.67	6,008.00	0.00	6,008.00	0.00
5050 · Capital Contribution	350.00	0.00	350.00	2,100.00	0.00	2,100.00	0.00
5100 · Late Fee/Finance Charge	13.43	0.00	13.43	345.55	0.00	345.55	0.00
5510 · Interest - OP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5550 · Interest - Capital Contributi...	0.38	0.00	0.38	6.22	0.00	6.22	0.00
Total Income	4,125.81	3,765.92	359.89	53,603.77	51,199.00	2,404.77	51,199.00
Total Income	4,125.81	3,765.92	359.89	53,603.77	51,199.00	2,404.77	51,199.00
Gross Profit	4,125.81	3,765.92	359.89	53,603.77	51,199.00	2,404.77	51,199.00
Expense							
Administrative							
7100 · Insurance	352.58	328.42	24.16	4,068.61	3,941.00	127.61	3,941.00
7150 · Legal	200.00	166.67	33.33	800.00	2,000.00	(1,200.00)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	200.00	0.00	200.00
7200 · Management Fees	600.00	600.00	0.00	7,220.00	7,200.00	20.00	7,200.00
7260 · Postage	18.80	25.00	(6.20)	277.65	300.00	(22.35)	300.00
7270 · Printing & Copying	8.10	41.67	(33.57)	302.34	500.00	(197.66)	500.00
7300 · Misc. Administrative	76.50	50.00	26.50	1,000.75	600.00	400.75	600.00
Total Administrative	1,255.98	1,228.43	27.55	13,869.35	14,741.00	(871.65)	14,741.00
Maintenance							
7600 · Landscaping Maintenance	1,193.21	1,250.00	(56.79)	14,438.02	15,000.00	(561.98)	15,000.00
7610 · Landscape Replacement	0.00	291.67	(291.67)	0.00	3,500.00	(3,500.00)	3,500.00
7620 · Irrigation Maint/Repair	102.75	83.33	19.42	1,166.90	1,000.00	166.90	1,000.00
7640 · Pond Maintenance	125.00	125.00	0.00	1,915.00	1,500.00	415.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	200.00	(200.00)	200.00
7660 · Misc. Maintenance	0.00	250.00	(250.00)	916.86	3,000.00	(2,083.14)	3,000.00
7670 · Common Area Improvements	0.00	208.33	(208.33)	0.00	2,500.00	(2,500.00)	2,500.00
Total Maintenance	1,420.96	2,225.00	(804.04)	18,436.78	26,700.00	(8,263.22)	26,700.00
Utilities							
8610 · Electricity - Monuments	30.68	37.50	(6.82)	363.18	450.00	(86.82)	450.00
8620 · Electricity - Street Lights	181.19	208.33	(27.14)	2,148.35	2,500.00	(351.65)	2,500.00
8630 · Water - Irrigation	46.84	66.67	(19.83)	301.94	800.00	(498.06)	800.00
Total Utilities	258.71	312.50	(53.79)	2,813.47	3,750.00	(936.53)	3,750.00
Total Expense	2,935.65	3,765.93	(830.28)	35,119.60	45,191.00	(10,071.40)	45,191.00
Net Ordinary Income	1,190.16	(0.01)	1,190.17	18,484.17	6,008.00	12,476.17	6,008.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	6,008.00	6,008.00	0.00	6,008.00
9980 · Capital Contributions	700.00	0.00	700.00	2,100.00	0.00	2,100.00	0.00
Total Transfers	700.00	0.00	700.00	8,108.00	6,008.00	2,100.00	6,008.00
Total Other Expense	700.00	0.00	700.00	8,108.00	6,008.00	2,100.00	6,008.00
Net Other Income	(700.00)	0.00	(700.00)	(8,108.00)	(6,008.00)	(2,100.00)	(6,008.00)
Net Income	490.16	(0.01)	490.17	10,376.17	0.00	10,376.17	0.00