

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
February 28, 2021

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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 28, 2021

	Feb 28, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	20,331.03
1011 · Cadence Capital Contrib 2820	10,203.21
Total Operating Accounts	30,534.24
Reserve Accounts	
1012 · Cadence Reserves 2812	9,448.00
Total Reserve Accounts	9,448.00
Total Checking/Savings	39,982.24
Accounts Receivable	
1310 · Accounts Receivable	539.68
Total Accounts Receivable	539.68
Other Current Assets	
1610 · Prepaid Insurance	2,468.10
Total Other Current Assets	2,468.10
Total Current Assets	42,990.02
TOTAL ASSETS	42,990.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	916.03
Total Accounts Payable	916.03
Other Current Liabilities	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	3,262.17
Total Other Current Liabilities	3,387.17
Total Current Liabilities	4,303.20
Long Term Liabilities	
Reserve Fund	9,448.00
Total Long Term Liabilities	9,448.00
Total Liabilities	13,751.20
Equity	
Operating Fund Balance	2,188.11
Surplus Carryover	4,906.70
Owners Capital Contributions	10,170.00
Unrestricted Net Assets	10,376.17
Net Income	1,597.84
Total Equity	29,238.82
TOTAL LIABILITIES & EQUITY	42,990.02

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

03/18/21

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5300 · Sales Apps	0.00	0.00	0.00	200.00	0.00	200.00	0.00
5010 · Maintenance Assessment	3,262.17	3,262.17	0.00	6,524.33	6,524.30	0.03	39,146.00
5020 · Reserve Income	0.00	0.00	0.00	1,499.50	1,499.50	0.00	5,998.00
5030 · Surplus Rollover	490.67	490.67	0.00	981.30	981.30	0.00	5,888.00
5050 · Capital Contribution	350.00	0.00	350.00	700.00	0.00	700.00	0.00
5100 · Late Fee/Finance Charge	11.13	0.00	11.13	11.13	0.00	11.13	0.00
5550 · Interest - Capital Contributi...	0.39	0.00	0.39	0.80	0.00	0.80	0.00
Total Income	4,114.36	3,752.84	361.52	9,917.06	9,005.10	911.96	51,032.00
Total Income	4,114.36	3,752.84	361.52	9,917.06	9,005.10	911.96	51,032.00
Gross Profit	4,114.36	3,752.84	361.52	9,917.06	9,005.10	911.96	51,032.00
Expense							
Administrative							
7100 · Insurance	352.58	350.00	2.58	705.16	700.00	5.16	4,200.00
7150 · Legal	81.50	166.67	(85.17)	81.50	333.30	(251.80)	2,000.00
7170 · Tax Prep & Financial Rep	225.00	16.67	208.33	225.00	33.30	191.70	200.00
7200 · Management Fees	600.00	600.00	0.00	1,200.00	1,200.00	0.00	7,200.00
7260 · Postage	20.60	20.83	(0.23)	26.60	41.70	(15.10)	250.00
7270 · Printing & Copying	4.20	16.67	(12.47)	115.50	33.30	82.20	200.00
7300 · Misc. Administrative	76.50	83.33	(6.83)	214.25	166.70	47.55	1,000.00
Total Administrative	1,360.38	1,254.17	106.21	2,568.01	2,508.30	59.71	15,050.00
Maintenance							
7600 · Landscaping Maintenance	1,546.10	1,250.00	296.10	2,775.10	2,500.00	275.10	15,000.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	0.00	1,166.70	(1,166.70)	7,000.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7640 · Pond Maintenance	250.00	188.33	61.67	250.00	376.70	(126.70)	2,260.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
7660 · Misc. Maintenance	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
Total Maintenance	1,796.10	2,246.67	(450.57)	3,025.10	4,493.30	(1,468.20)	26,960.00
Utilities							
8610 · Electricity - Monuments	31.37	33.33	(1.96)	62.65	66.70	(4.05)	400.00
8620 · Electricity - Street Lights	182.23	181.17	1.06	364.46	362.30	2.16	2,174.00
8630 · Water - Irrigation	44.53	37.50	7.03	99.50	75.00	24.50	450.00
Total Utilities	258.13	252.00	6.13	526.61	504.00	22.61	3,024.00
Total Expense	3,414.61	3,752.84	(338.23)	6,119.72	7,505.60	(1,385.88)	45,034.00
Net Ordinary Income	699.75	0.00	699.75	3,797.34	1,499.50	2,297.84	5,998.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	1,499.50	1,499.50	0.00	5,998.00
9980 · Capital Contributions	350.00	0.00	350.00	700.00	0.00	700.00	0.00
Total Transfers	350.00	0.00	350.00	2,199.50	1,499.50	700.00	5,998.00
Total Other Expense	350.00	0.00	350.00	2,199.50	1,499.50	700.00	5,998.00
Net Other Income	(350.00)	0.00	(350.00)	(2,199.50)	(1,499.50)	(700.00)	(5,998.00)
Net Income	349.75	0.00	349.75	1,597.84	0.00	1,597.84	0.00