

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**March 31, 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 March 31, 2021

	Mar 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	22,727.79
1011 · Cadence Capital Contrib 2820	10,203.64
<b>Total Operating Accounts</b>	32,931.43
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	9,448.40
<b>Total Reserve Accounts</b>	9,448.40
<b>Total Checking/Savings</b>	42,379.83
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(4,906.32)
<b>Total Accounts Receivable</b>	(4,906.32)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	2,115.52
<b>Total Other Current Assets</b>	2,115.52
<b>Total Current Assets</b>	39,589.03
<b>TOTAL ASSETS</b>	<b>39,589.03</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	407.70
<b>Total Accounts Payable</b>	407.70
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	125.00
<b>Total Other Current Liabilities</b>	125.00
<b>Total Current Liabilities</b>	532.70
<b>Long Term Liabilities</b>	
Reserve Fund	9,448.40
<b>Total Long Term Liabilities</b>	9,448.40
<b>Total Liabilities</b>	9,981.10
<b>Equity</b>	
Operating Fund Balance	2,188.11
Surplus Carryover	4,416.03
Owners Capital Contributions	10,170.00
Unrestricted Net Assets	10,376.17
Net Income	2,457.62
<b>Total Equity</b>	29,607.93
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>39,589.03</b>

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

March 2021

	Mar 21	Budget	\$ Over Budget	Jan - Mar 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,262.17	3,262.17	0.00	9,786.50	9,786.47	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	1,471.97	1,471.97	0.00	5,888.00
5050 · Capital Contribution	0.00	0.00	0.00	700.00	0.00	700.00	0.00
5100 · Late Fee/Finance Charge	3.71	0.00	3.71	14.84	0.00	14.84	0.00
5300 · Sales Apps	0.00	0.00	0.00	200.00	0.00	200.00	0.00
5550 · Interest - Capital Contributi...	0.43	0.00	0.43	1.23	0.00	1.23	0.00
<b>Total Income</b>	<u>3,756.98</u>	<u>3,752.84</u>	<u>4.14</u>	<u>13,674.04</u>	<u>12,757.94</u>	<u>916.10</u>	<u>51,032.00</u>
<b>Total Income</b>	<u>3,756.98</u>	<u>3,752.84</u>	<u>4.14</u>	<u>13,674.04</u>	<u>12,757.94</u>	<u>916.10</u>	<u>51,032.00</u>
<b>Gross Profit</b>	<u>3,756.98</u>	<u>3,752.84</u>	<u>4.14</u>	<u>13,674.04</u>	<u>12,757.94</u>	<u>916.10</u>	<u>51,032.00</u>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	352.58	350.00	2.58	1,057.74	1,050.00	7.74	4,200.00
7150 · Legal	0.00	166.67	(166.67)	81.50	499.97	(418.47)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	225.00	49.97	175.03	200.00
7200 · Management Fees	600.00	600.00	0.00	1,800.00	1,800.00	0.00	7,200.00
7260 · Postage	14.61	20.83	(6.22)	41.21	62.53	(21.32)	250.00
7270 · Printing & Copying	3.90	16.67	(12.77)	119.40	49.97	69.43	200.00
7300 · Misc. Administrative	76.50	83.33	(6.83)	290.75	250.03	40.72	1,000.00
<b>Total Administrative</b>	<u>1,047.59</u>	<u>1,254.17</u>	<u>(206.58)</u>	<u>3,615.60</u>	<u>3,762.47</u>	<u>(146.87)</u>	<u>15,050.00</u>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,229.00	1,250.00	(21.00)	4,004.10	3,750.00	254.10	15,000.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	0.00	1,750.03	(1,750.03)	7,000.00
7620 · Irrigation Maint/Repair	107.00	41.67	65.33	107.00	124.97	(17.97)	500.00
7640 · Pond Maintenance	240.00	188.33	51.67	490.00	565.03	(75.03)	2,260.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	49.97	(49.97)	200.00
7660 · Misc. Maintenance	0.00	166.67	(166.67)	0.00	499.97	(499.97)	2,000.00
<b>Total Maintenance</b>	<u>1,576.00</u>	<u>2,246.67</u>	<u>(670.67)</u>	<u>4,601.10</u>	<u>6,739.97</u>	<u>(2,138.87)</u>	<u>26,960.00</u>
<b>Utilities</b>							
8610 · Electricity - Monuments	30.68	33.33	(2.65)	93.33	100.03	(6.70)	400.00
8620 · Electricity - Street Lights	182.23	181.17	1.06	546.69	543.47	3.22	2,174.00
8630 · Water - Irrigation	60.70	37.50	23.20	160.20	112.50	47.70	450.00
<b>Total Utilities</b>	<u>273.61</u>	<u>252.00</u>	<u>21.61</u>	<u>800.22</u>	<u>756.00</u>	<u>44.22</u>	<u>3,024.00</u>
<b>Total Expense</b>	<u>2,897.20</u>	<u>3,752.84</u>	<u>(855.64)</u>	<u>9,016.92</u>	<u>11,258.44</u>	<u>(2,241.52)</u>	<u>45,034.00</u>
<b>Net Ordinary Income</b>	<u>859.78</u>	<u>0.00</u>	<u>859.78</u>	<u>4,657.12</u>	<u>1,499.50</u>	<u>3,157.62</u>	<u>5,998.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	0.00	0.00	0.00	1,499.50	1,499.50	0.00	5,998.00
9980 · Capital Contributions	0.00	0.00	0.00	700.00	0.00	700.00	0.00
<b>Total Transfers</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,199.50</u>	<u>1,499.50</u>	<u>700.00</u>	<u>5,998.00</u>
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,199.50</u>	<u>1,499.50</u>	<u>700.00</u>	<u>5,998.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(2,199.50)</u>	<u>(1,499.50)</u>	<u>(700.00)</u>	<u>(5,998.00)</u>
<b>Net Income</b>	<u><u>859.78</u></u>	<u><u>0.00</u></u>	<u><u>859.78</u></u>	<u><u>2,457.62</u></u>	<u><u>0.00</u></u>	<u><u>2,457.62</u></u>	<u><u>0.00</u></u>