

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2021**

**TABLE OF CONTENTS:**

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 April 30, 2021

05/19/21

	Apr 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	23,321.66
1011 · Cadence Capital Contrib 2820	10,204.06
<b>Total Operating Accounts</b>	33,525.72
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	10,948.30
<b>Total Reserve Accounts</b>	10,948.30
<b>Total Checking/Savings</b>	44,474.02
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	1,371.97
<b>Total Accounts Receivable</b>	1,371.97
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	1,762.94
1600 · Undeposited Funds	350.00
<b>Total Other Current Assets</b>	2,112.94
<b>Total Current Assets</b>	47,958.93
<b>TOTAL ASSETS</b>	<b>47,958.93</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	218.67
<b>Total Accounts Payable</b>	218.67
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	6,524.34
<b>Total Other Current Liabilities</b>	6,649.34
<b>Total Current Liabilities</b>	6,868.01
<b>Long Term Liabilities</b>	
Reserve Fund	10,948.30
<b>Total Long Term Liabilities</b>	10,948.30
<b>Total Liabilities</b>	17,816.31
<b>Equity</b>	
Operating Fund Balance	2,188.11
Surplus Carryover	3,925.36
Owners Capital Contributions	10,170.00
Unrestricted Net Assets	10,376.17
Net Income	3,482.98
<b>Total Equity</b>	30,142.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>47,958.93</b>

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

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,262.16	3,262.17	(0.01)	13,048.66	13,048.64	0.02	39,146.00
5020 · Reserve Income	1,499.50	1,499.50	0.00	2,999.00	2,999.00	0.00	5,998.00
5030 · Surplus Rollover	490.67	490.67	0.00	1,962.64	1,962.64	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	0.00	0.00	0.00	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...	0.42	0.00	0.42	1.65	0.00	1.65	0.00
<b>Total Income</b>	<b>5,252.75</b>	<b>5,252.34</b>	<b>0.41</b>	<b>18,926.79</b>	<b>18,010.28</b>	<b>916.51</b>	<b>51,032.00</b>
<b>Total Income</b>	<b>5,252.75</b>	<b>5,252.34</b>	<b>0.41</b>	<b>18,926.79</b>	<b>18,010.28</b>	<b>916.51</b>	<b>51,032.00</b>
<b>Gross Profit</b>	<b>5,252.75</b>	<b>5,252.34</b>	<b>0.41</b>	<b>18,926.79</b>	<b>18,010.28</b>	<b>916.51</b>	<b>51,032.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	352.58	350.00	2.58	1,410.32	1,400.00	10.32	4,200.00
7150 · Legal	0.00	166.67	(166.67)	81.50	666.64	(585.14)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	225.00	66.64	158.36	200.00
7200 · Management Fees	600.00	600.00	0.00	2,400.00	2,400.00	0.00	7,200.00
7260 · Postage	21.82	20.83	0.99	63.03	83.36	(20.33)	250.00
7270 · Printing & Copying	8.90	16.67	(7.77)	128.30	66.64	61.66	200.00
7300 · Misc. Administrative	84.25	83.33	0.92	375.00	333.36	41.64	1,000.00
<b>Total Administrative</b>	<b>1,067.55</b>	<b>1,254.17</b>	<b>(186.62)</b>	<b>4,683.15</b>	<b>5,016.64</b>	<b>(333.49)</b>	<b>15,050.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,229.00	1,250.00	(21.00)	5,233.10	5,000.00	233.10	15,000.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	0.00	2,333.36	(2,333.36)	7,000.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	107.00	166.64	(59.64)	500.00
7640 · Pond Maintenance	125.00	188.33	(63.33)	615.00	753.36	(138.36)	2,260.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	66.64	(66.64)	200.00
7660 · Misc. Maintenance	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
<b>Total Maintenance</b>	<b>1,354.00</b>	<b>2,246.67</b>	<b>(892.67)</b>	<b>5,955.10</b>	<b>8,986.64</b>	<b>(3,031.54)</b>	<b>26,960.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	30.44	33.33	(2.89)	123.77	133.36	(9.59)	400.00
8620 · Electricity - Street Lights	182.23	181.17	1.06	728.92	724.64	4.28	2,174.00
8630 · Water - Irrigation	93.67	37.50	56.17	253.87	150.00	103.87	450.00
<b>Total Utilities</b>	<b>306.34</b>	<b>252.00</b>	<b>54.34</b>	<b>1,106.56</b>	<b>1,008.00</b>	<b>98.56</b>	<b>3,024.00</b>
<b>Total Expense</b>	<b>2,727.89</b>	<b>3,752.84</b>	<b>(1,024.95)</b>	<b>11,744.81</b>	<b>15,011.28</b>	<b>(3,266.47)</b>	<b>45,034.00</b>
<b>Net Ordinary Income</b>	<b>2,524.86</b>	<b>1,499.50</b>	<b>1,025.36</b>	<b>7,181.98</b>	<b>2,999.00</b>	<b>4,182.98</b>	<b>5,998.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	1,499.50	1,499.50	0.00	2,999.00	2,999.00	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>	<b>1,499.50</b>	<b>1,499.50</b>	<b>0.00</b>	<b>3,699.00</b>	<b>2,999.00</b>	<b>700.00</b>	<b>5,998.00</b>
<b>Total Other Expense</b>	<b>1,499.50</b>	<b>1,499.50</b>	<b>0.00</b>	<b>3,699.00</b>	<b>2,999.00</b>	<b>700.00</b>	<b>5,998.00</b>
<b>Net Other Income</b>	<b>(1,499.50)</b>	<b>(1,499.50)</b>	<b>0.00</b>	<b>(3,699.00)</b>	<b>(2,999.00)</b>	<b>(700.00)</b>	<b>(5,998.00)</b>
<b>Net Income</b>	<b>1,025.36</b>	<b>0.00</b>	<b>1,025.36</b>	<b>3,482.98</b>	<b>0.00</b>	<b>3,482.98</b>	<b>0.00</b>