

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
May 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 May 31, 2021

	May 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	21,634.60
1011 · Cadence Capital Contrib 2820	10,554.51
Total Operating Accounts	32,189.11
Reserve Accounts	
1012 · Cadence Reserves 2812	10,948.76
Total Reserve Accounts	10,948.76
Total Checking/Savings	43,137.87
Accounts Receivable	
1310 · Accounts Receivable	1,294.81
Total Accounts Receivable	1,294.81
Other Current Assets	
1610 · Prepaid Insurance	1,410.36
Total Other Current Assets	1,410.36
Total Current Assets	45,843.04
TOTAL ASSETS	45,843.04
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	314.22
Total Accounts Payable	314.22
Other Current Liabilities	
3050 · Deferred Revenue	3,262.17
Total Other Current Liabilities	3,262.17
Total Current Liabilities	3,576.39
Long Term Liabilities	
Reserve Fund	10,948.76
Total Long Term Liabilities	10,948.76
Total Liabilities	14,525.15
Equity	
Operating Fund Balance	2,188.11
Surplus Carryover	3,434.69
Owners Capital Contributions	10,520.00
Unrestricted Net Assets	10,376.17
Net Income	4,798.92
Total Equity	31,317.89
TOTAL LIABILITIES & EQUITY	45,843.04

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

May 2021

	May 21	Budget	\$ Over Budget	Jan - May 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	3,262.17	3,262.17	0.00	16,310.83	16,310.81	0.02	39,146.00
5020 · Reserve Income	0.00	0.00	0.00	2,999.00	2,999.00	0.00	5,998.00
5030 · Surplus Rollover	490.67	490.67	0.00	2,453.31	2,453.31	0.00	5,888.00
5050 · Capital Contribution	350.00	0.00	350.00	1,050.00	0.00	1,050.00	0.00
5100 · Late Fee/Finance Charge	71.76	0.00	71.76	86.60	0.00	86.60	0.00
5300 · Sales Apps	300.00	0.00	300.00	500.00	0.00	500.00	0.00
5550 · Interest - Capital Contributi...	0.45	0.00	0.45	2.10	0.00	2.10	0.00
Total Income	4,475.05	3,752.84	722.21	23,401.84	21,763.12	1,638.72	51,032.00
Total Income	4,475.05	3,752.84	722.21	23,401.84	21,763.12	1,638.72	51,032.00
Gross Profit	4,475.05	3,752.84	722.21	23,401.84	21,763.12	1,638.72	51,032.00
Expense							
Administrative							
7100 · Insurance	352.58	350.00	2.58	1,762.90	1,750.00	12.90	4,200.00
7150 · Legal	0.00	166.67	(166.67)	81.50	833.31	(751.81)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	225.00	83.31	141.69	200.00
7200 · Management Fees	600.00	600.00	0.00	3,000.00	3,000.00	0.00	7,200.00
7260 · Postage	7.14	20.83	(13.69)	70.17	104.19	(34.02)	250.00
7270 · Printing & Copying	3.50	16.67	(13.17)	131.80	83.31	48.49	200.00
7300 · Misc. Administrative	104.00	83.33	20.67	479.00	416.69	62.31	1,000.00
Total Administrative	1,067.22	1,254.17	(186.95)	5,750.37	6,270.81	(520.44)	15,050.00
Maintenance							
7600 · Landscaping Maintenance	1,229.00	1,250.00	(21.00)	6,462.10	6,250.00	212.10	15,000.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	0.00	2,916.69	(2,916.69)	7,000.00
7620 · Irrigation Maint/Repair	(45.20)	41.67	(86.87)	61.80	208.31	(146.51)	500.00
7640 · Pond Maintenance	240.00	188.33	51.67	855.00	941.69	(86.69)	2,260.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	83.31	(83.31)	200.00
7660 · Misc. Maintenance	0.00	166.67	(166.67)	0.00	833.31	(833.31)	2,000.00
Total Maintenance	1,423.80	2,246.67	(822.87)	7,378.90	11,233.31	(3,854.41)	26,960.00
Utilities							
8610 · Electricity - Monuments	40.98	33.33	7.65	164.75	166.69	(1.94)	400.00
8620 · Electricity - Street Lights	189.02	181.17	7.85	917.94	905.81	12.13	2,174.00
8630 · Water - Irrigation	88.09	37.50	50.59	341.96	187.50	154.46	450.00
Total Utilities	318.09	252.00	66.09	1,424.65	1,260.00	164.65	3,024.00
Total Expense	2,809.11	3,752.84	(943.73)	14,553.92	18,764.12	(4,210.20)	45,034.00
Net Ordinary Income	1,665.94	0.00	1,665.94	8,847.92	2,999.00	5,848.92	5,998.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	2,999.00	2,999.00	0.00	5,998.00
9980 · Capital Contributions	350.00	0.00	350.00	1,050.00	0.00	1,050.00	0.00
Total Transfers	350.00	0.00	350.00	4,049.00	2,999.00	1,050.00	5,998.00
Total Other Expense	350.00	0.00	350.00	4,049.00	2,999.00	1,050.00	5,998.00
Net Other Income	(350.00)	0.00	(350.00)	(4,049.00)	(2,999.00)	(1,050.00)	(5,998.00)
Net Income	1,315.94	0.00	1,315.94	4,798.92	0.00	4,798.92	0.00