

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**September 30, 2020**

**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 September 30, 2020

	Sep 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	22,781.97
1011 · Cadence Capital Contrib 2820	8,451.32
<b>Total Operating Accounts</b>	31,233.29
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	6,444.82
<b>Total Reserve Accounts</b>	6,444.82
<b>Total Checking/Savings</b>	37,678.11
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(6,607.25)
<b>Total Accounts Receivable</b>	(6,607.25)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	4,231.00
1600 · Undeposited Funds	694.00
<b>Total Other Current Assets</b>	4,925.00
<b>Total Current Assets</b>	35,995.86
<b>TOTAL ASSETS</b>	<b>35,995.86</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	3,803.59
<b>Total Accounts Payable</b>	3,803.59
<b>Total Current Liabilities</b>	3,803.59
<b>Long Term Liabilities</b>	
Reserve Fund	6,444.82
<b>Total Long Term Liabilities</b>	6,444.82
<b>Total Liabilities</b>	10,248.41
<b>Equity</b>	
Operating Fund Balance	8,076.11
Surplus Carryover	1,502.01
Owners Capital Contributions	8,420.00
Net Income	7,749.33
<b>Total Equity</b>	25,747.45
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>35,995.86</b>

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

September 2020

	Sep 20	Budget	\$ Over Budget	Jan - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,261.33	3,765.92	(504.59)	29,352.00	33,893.24	(4,541.24)	45,191.00
5020 · Reserve Income	0.00	0.00	0.00	4,506.00	4,506.00	0.00	6,008.00
5030 · Surplus Rollover	500.67	0.00	500.67	4,505.99	0.00	4,505.99	0.00
5050 · Capital Contribution	0.00	0.00	0.00	1,050.00	0.00	1,050.00	0.00
5100 · Late Fee/Finance Charge	0.00	0.00	0.00	306.36	0.00	306.36	0.00
5510 · Interest - OP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5550 · Interest - Capital Contributi...	0.35	0.00	0.35	5.13	0.00	5.13	0.00
<b>Total Income</b>	<b>3,762.35</b>	<b>3,765.92</b>	<b>(3.57)</b>	<b>39,725.48</b>	<b>38,399.24</b>	<b>1,326.24</b>	<b>51,199.00</b>
<b>Total Income</b>	<b>3,762.35</b>	<b>3,765.92</b>	<b>(3.57)</b>	<b>39,725.48</b>	<b>38,399.24</b>	<b>1,326.24</b>	<b>51,199.00</b>
<b>Gross Profit</b>	<b>3,762.35</b>	<b>3,765.92</b>	<b>(3.57)</b>	<b>39,725.48</b>	<b>38,399.24</b>	<b>1,326.24</b>	<b>51,199.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	334.55	328.42	6.13	3,010.87	2,955.74	55.13	3,941.00
7150 · Legal	0.00	166.67	(166.67)	350.00	1,499.99	(1,149.99)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	149.99	50.01	200.00
7200 · Management Fees	600.00	600.00	0.00	5,420.00	5,400.00	20.00	7,200.00
7260 · Postage	47.00	25.00	22.00	188.70	225.00	(36.30)	300.00
7270 · Printing & Copying	58.42	41.67	16.75	162.46	374.99	(212.53)	500.00
7300 · Misc. Administrative	76.50	50.00	26.50	771.25	450.00	321.25	600.00
<b>Total Administrative</b>	<b>1,116.47</b>	<b>1,228.43</b>	<b>(111.96)</b>	<b>10,103.28</b>	<b>11,055.71</b>	<b>(952.43)</b>	<b>14,741.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,193.21	1,250.00	(56.79)	10,858.39	11,250.00	(391.61)	15,000.00
7610 · Landscape Replacement	0.00	291.67	(291.67)	0.00	2,624.99	(2,624.99)	3,500.00
7620 · Irrigation Maint/Repair	645.65	83.33	562.32	985.90	750.01	235.89	1,000.00
7640 · Pond Maintenance	125.00	125.00	0.00	1,425.00	1,125.00	300.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	149.99	(149.99)	200.00
7660 · Misc. Maintenance	0.00	250.00	(250.00)	916.86	2,250.00	(1,333.14)	3,000.00
7670 · Common Area Improvements	0.00	208.33	(208.33)	0.00	1,875.01	(1,875.01)	2,500.00
<b>Total Maintenance</b>	<b>1,963.86</b>	<b>2,225.00</b>	<b>(261.14)</b>	<b>14,186.15</b>	<b>20,025.00</b>	<b>(5,838.85)</b>	<b>26,700.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	30.09	37.50	(7.41)	270.84	337.50	(66.66)	450.00
8620 · Electricity - Street Lights	181.19	208.33	(27.14)	1,604.78	1,875.01	(270.23)	2,500.00
8630 · Water - Irrigation	9.94	66.67	(56.73)	255.10	599.99	(344.89)	800.00
<b>Total Utilities</b>	<b>221.22</b>	<b>312.50</b>	<b>(91.28)</b>	<b>2,130.72</b>	<b>2,812.50</b>	<b>(681.78)</b>	<b>3,750.00</b>
<b>Total Expense</b>	<b>3,301.55</b>	<b>3,765.93</b>	<b>(464.38)</b>	<b>26,420.15</b>	<b>33,893.21</b>	<b>(7,473.06)</b>	<b>45,191.00</b>
<b>Net Ordinary Income</b>	<b>460.80</b>	<b>(0.01)</b>	<b>460.81</b>	<b>13,305.33</b>	<b>4,506.03</b>	<b>8,799.30</b>	<b>6,008.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	0.00	0.00	0.00	4,506.00	4,506.00	0.00	6,008.00
9980 · Capital Contributions	0.00	0.00	0.00	1,050.00	0.00	1,050.00	0.00
<b>Total Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,556.00</b>	<b>4,506.00</b>	<b>1,050.00</b>	<b>6,008.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,556.00</b>	<b>4,506.00</b>	<b>1,050.00</b>	<b>6,008.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(5,556.00)</b>	<b>(4,506.00)</b>	<b>(1,050.00)</b>	<b>(6,008.00)</b>
<b>Net Income</b>	<b>460.80</b>	<b>(0.01)</b>	<b>460.81</b>	<b>7,749.33</b>	<b>0.03</b>	<b>7,749.30</b>	<b>0.00</b>