

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**October 31, 2020**

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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 October 31, 2020

	Oct 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	19,015.51
1011 · Cadence Capital Contrib 2820	8,451.68
<b>Total Operating Accounts</b>	27,467.19
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	7,947.12
<b>Total Reserve Accounts</b>	7,947.12
<b>Total Checking/Savings</b>	35,414.31
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	1,909.75
<b>Total Accounts Receivable</b>	1,909.75
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	3,878.42
<b>Total Other Current Assets</b>	3,878.42
<b>Total Current Assets</b>	41,202.48
<b>TOTAL ASSETS</b>	<b>41,202.48</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	125.00
<b>Total Accounts Payable</b>	125.00
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	6,522.66
<b>Total Other Current Liabilities</b>	6,522.66
<b>Total Current Liabilities</b>	6,647.66
<b>Long Term Liabilities</b>	
Reserve Fund	7,947.12
<b>Total Long Term Liabilities</b>	7,947.12
<b>Total Liabilities</b>	14,594.78
<b>Equity</b>	
Operating Fund Balance	8,076.11
Surplus Carryover	1,001.34
Owners Capital Contributions	8,420.00
Net Income	9,110.25
<b>Total Equity</b>	26,607.70
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>41,202.48</b>

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

October 2020

	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,261.34	3,765.92	(504.58)	32,613.34	37,659.16	(5,045.82)	45,191.00
5020 · Reserve Income	1,502.00	1,502.00	0.00	6,008.00	6,008.00	0.00	6,008.00
5030 · Surplus Rollover	500.67	0.00	500.67	5,006.66	0.00	5,006.66	0.00
5050 · Capital Contribution	350.00	0.00	350.00	1,400.00	0.00	1,400.00	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...	0.36	0.00	0.36	5.49	0.00	5.49	0.00
<b>Total Income</b>	<b>5,614.37</b>	<b>5,267.92</b>	<b>346.45</b>	<b>45,339.85</b>	<b>43,667.16</b>	<b>1,672.69</b>	<b>51,199.00</b>
<b>Total Income</b>	<b>5,614.37</b>	<b>5,267.92</b>	<b>346.45</b>	<b>45,339.85</b>	<b>43,667.16</b>	<b>1,672.69</b>	<b>51,199.00</b>
<b>Gross Profit</b>	<b>5,614.37</b>	<b>5,267.92</b>	<b>346.45</b>	<b>45,339.85</b>	<b>43,667.16</b>	<b>1,672.69</b>	<b>51,199.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	352.58	328.42	24.16	3,363.45	3,284.16	79.29	3,941.00
7150 · Legal	0.00	166.67	(166.67)	350.00	1,666.66	(1,316.66)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	166.66	33.34	200.00
7200 · Management Fees	600.00	600.00	0.00	6,020.00	6,000.00	20.00	7,200.00
7260 · Postage	66.00	25.00	41.00	254.70	250.00	4.70	300.00
7270 · Printing & Copying	126.58	41.67	84.91	289.04	416.66	(127.62)	500.00
7300 · Misc. Administrative	76.50	50.00	26.50	847.75	500.00	347.75	600.00
<b>Total Administrative</b>	<b>1,221.66</b>	<b>1,228.43</b>	<b>(6.77)</b>	<b>11,324.94</b>	<b>12,284.14</b>	<b>(959.20)</b>	<b>14,741.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,193.21	1,250.00	(56.79)	12,051.60	12,500.00	(448.40)	15,000.00
7610 · Landscape Replacement	0.00	291.67	(291.67)	0.00	2,916.66	(2,916.66)	3,500.00
7620 · Irrigation Maint/Repair	0.00	83.33	(83.33)	985.90	833.34	152.56	1,000.00
7640 · Pond Maintenance	125.00	125.00	0.00	1,550.00	1,250.00	300.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	166.66	(166.66)	200.00
7660 · Misc. Maintenance	0.00	250.00	(250.00)	916.86	2,500.00	(1,583.14)	3,000.00
7670 · Common Area Improvements	0.00	208.33	(208.33)	0.00	2,083.34	(2,083.34)	2,500.00
<b>Total Maintenance</b>	<b>1,318.21</b>	<b>2,225.00</b>	<b>(906.79)</b>	<b>15,504.36</b>	<b>22,250.00</b>	<b>(6,745.64)</b>	<b>26,700.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	30.39	37.50	(7.11)	301.23	375.00	(73.77)	450.00
8620 · Electricity - Street Lights	181.19	208.33	(27.14)	1,785.97	2,083.34	(297.37)	2,500.00
8630 · Water - Irrigation	0.00	66.67	(66.67)	255.10	666.66	(411.56)	800.00
<b>Total Utilities</b>	<b>211.58</b>	<b>312.50</b>	<b>(100.92)</b>	<b>2,342.30</b>	<b>3,125.00</b>	<b>(782.70)</b>	<b>3,750.00</b>
<b>Total Expense</b>	<b>2,751.45</b>	<b>3,765.93</b>	<b>(1,014.48)</b>	<b>29,171.60</b>	<b>37,659.14</b>	<b>(8,487.54)</b>	<b>45,191.00</b>
<b>Net Ordinary Income</b>	<b>2,862.92</b>	<b>1,501.99</b>	<b>1,360.93</b>	<b>16,168.25</b>	<b>6,008.02</b>	<b>10,160.23</b>	<b>6,008.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	1,502.00	1,502.00	0.00	6,008.00	6,008.00	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>1,502.00</b>	<b>1,502.00</b>	<b>0.00</b>	<b>7,058.00</b>	<b>6,008.00</b>	<b>1,050.00</b>	<b>6,008.00</b>
<b>Total Other Expense</b>	<b>1,502.00</b>	<b>1,502.00</b>	<b>0.00</b>	<b>7,058.00</b>	<b>6,008.00</b>	<b>1,050.00</b>	<b>6,008.00</b>
<b>Net Other Income</b>	<b>(1,502.00)</b>	<b>(1,502.00)</b>	<b>0.00</b>	<b>(7,058.00)</b>	<b>(6,008.00)</b>	<b>(1,050.00)</b>	<b>(6,008.00)</b>
<b>Net Income</b>	<b>1,360.92</b>	<b>(0.01)</b>	<b>1,360.93</b>	<b>9,110.25</b>	<b>0.02</b>	<b>9,110.23</b>	<b>0.00</b>