

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

	Nov 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	16,992.99
1011 · Cadence Capital Contrib 2820	8,802.03
<b>Total Operating Accounts</b>	25,795.02
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	7,947.45
<b>Total Reserve Accounts</b>	7,947.45
<b>Total Checking/Savings</b>	33,742.47
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	844.51
<b>Total Accounts Receivable</b>	844.51
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	3,525.84
1600 · Undeposited Funds	297.00
<b>Total Other Current Assets</b>	3,822.84
<b>Total Current Assets</b>	38,409.82
<b>TOTAL ASSETS</b>	<b>38,409.82</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	318.25
<b>Total Accounts Payable</b>	318.25
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	3,261.33
<b>Total Other Current Liabilities</b>	3,261.33
<b>Total Current Liabilities</b>	3,579.58
<b>Long Term Liabilities</b>	
Reserve Fund	7,947.45
<b>Total Long Term Liabilities</b>	7,947.45
<b>Total Liabilities</b>	11,527.03
<b>Equity</b>	
Operating Fund Balance	8,076.11
Surplus Carryover	500.67
Owners Capital Contributions	8,420.00
Net Income	9,886.01
<b>Total Equity</b>	26,882.79
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>38,409.82</b>

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

November 2020

	Nov 20	Budget	\$ Over Budget	Jan - Nov 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)	35,874.67	41,425.08	(5,550.41)	45,191.00
5020 · Reserve Income	0.00	0.00	0.00	6,008.00	6,008.00	0.00	6,008.00
5030 · Surplus Rollover	500.67	0.00	500.67	5,507.33	0.00	5,507.33	0.00
5050 · Capital Contribution	350.00	0.00	350.00	1,750.00	0.00	1,750.00	0.00
5100 · Late Fee/Finance Charge	25.76	0.00	25.76	332.12	0.00	332.12	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	5.84	0.00	5.84	0.00
<b>Total Income</b>	<b>4,138.11</b>	<b>3,765.92</b>	<b>372.19</b>	<b>49,477.96</b>	<b>47,433.08</b>	<b>2,044.88</b>	<b>51,199.00</b>
<b>Total Income</b>	<b>4,138.11</b>	<b>3,765.92</b>	<b>372.19</b>	<b>49,477.96</b>	<b>47,433.08</b>	<b>2,044.88</b>	<b>51,199.00</b>
<b>Gross Profit</b>	<b>4,138.11</b>	<b>3,765.92</b>	<b>372.19</b>	<b>49,477.96</b>	<b>47,433.08</b>	<b>2,044.88</b>	<b>51,199.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	352.58	328.42	24.16	3,716.03	3,612.58	103.45	3,941.00
7150 · Legal	250.00	166.67	83.33	600.00	1,833.33	(1,233.33)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	183.33	16.67	200.00
7200 · Management Fees	600.00	600.00	0.00	6,620.00	6,600.00	20.00	7,200.00
7260 · Postage	4.15	25.00	(20.85)	258.85	275.00	(16.15)	300.00
7270 · Printing & Copying	5.20	41.67	(36.47)	294.24	458.33	(164.09)	500.00
7300 · Misc. Administrative	76.50	50.00	26.50	924.25	550.00	374.25	600.00
<b>Total Administrative</b>	<b>1,288.43</b>	<b>1,228.43</b>	<b>60.00</b>	<b>12,613.37</b>	<b>13,512.57</b>	<b>(899.20)</b>	<b>14,741.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,193.21	1,250.00	(56.79)	13,244.81	13,750.00	(505.19)	15,000.00
7610 · Landscape Replacement	0.00	291.67	(291.67)	0.00	3,208.33	(3,208.33)	3,500.00
7620 · Irrigation Maint/Repair	78.25	83.33	(5.08)	1,064.15	916.67	147.48	1,000.00
7640 · Pond Maintenance	240.00	125.00	115.00	1,790.00	1,375.00	415.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	183.33	(183.33)	200.00
7660 · Misc. Maintenance	0.00	250.00	(250.00)	916.86	2,750.00	(1,833.14)	3,000.00
7670 · Common Area Improvements	0.00	208.33	(208.33)	0.00	2,291.67	(2,291.67)	2,500.00
<b>Total Maintenance</b>	<b>1,511.46</b>	<b>2,225.00</b>	<b>(713.54)</b>	<b>17,015.82</b>	<b>24,475.00</b>	<b>(7,459.18)</b>	<b>26,700.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	31.27	37.50	(6.23)	332.50	412.50	(80.00)	450.00
8620 · Electricity - Street Lights	181.19	208.33	(27.14)	1,967.16	2,291.67	(324.51)	2,500.00
8630 · Water - Irrigation	0.00	66.67	(66.67)	255.10	733.33	(478.23)	800.00
<b>Total Utilities</b>	<b>212.46</b>	<b>312.50</b>	<b>(100.04)</b>	<b>2,554.76</b>	<b>3,437.50</b>	<b>(882.74)</b>	<b>3,750.00</b>
<b>Total Expense</b>	<b>3,012.35</b>	<b>3,765.93</b>	<b>(753.58)</b>	<b>32,183.95</b>	<b>41,425.07</b>	<b>(9,241.12)</b>	<b>45,191.00</b>
<b>Net Ordinary Income</b>	<b>1,125.76</b>	<b>(0.01)</b>	<b>1,125.77</b>	<b>17,294.01</b>	<b>6,008.01</b>	<b>11,286.00</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	6,008.00	6,008.00	0.00	6,008.00
9980 · Capital Contributions	350.00	0.00	350.00	1,400.00	0.00	1,400.00	0.00
<b>Total Transfers</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>7,408.00</b>	<b>6,008.00</b>	<b>1,400.00</b>	<b>6,008.00</b>
<b>Total Other Expense</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>7,408.00</b>	<b>6,008.00</b>	<b>1,400.00</b>	<b>6,008.00</b>
<b>Net Other Income</b>	<b>(350.00)</b>	<b>0.00</b>	<b>(350.00)</b>	<b>(7,408.00)</b>	<b>(6,008.00)</b>	<b>(1,400.00)</b>	<b>(6,008.00)</b>
<b>Net Income</b>	<b>775.76</b>	<b>(0.01)</b>	<b>775.77</b>	<b>9,886.01</b>	<b>0.01</b>	<b>9,886.00</b>	<b>0.00</b>