

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

	Aug 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	19,555.69
1011 · Cadence Capital Contrib 2820	11,255.50
Total Operating Accounts	30,811.19
Reserve Accounts	
1012 · Cadence Reserves 2812	12,449.31
Total Reserve Accounts	12,449.31
Total Checking/Savings	43,260.50
Accounts Receivable	
1310 · Accounts Receivable	1,220.52
Total Accounts Receivable	1,220.52
Other Current Assets	
1610 · Prepaid Insurance	352.62
Total Other Current Assets	352.62
Total Current Assets	44,833.64
TOTAL ASSETS	44,833.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	157.62
Total Accounts Payable	157.62
Other Current Liabilities	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	3,262.17
Total Other Current Liabilities	3,387.17
Total Current Liabilities	3,544.79
Long Term Liabilities	
Reserve Fund	12,449.31
Total Long Term Liabilities	12,449.31
Total Liabilities	15,994.10
Equity	
Operating Fund Balance	2,188.11
Surplus Carryover	1,962.68
Owners Capital Contributions	11,220.00
Unrestricted Net Assets	10,376.17
Net Income	3,092.58
Total Equity	28,839.54
TOTAL LIABILITIES & EQUITY	44,833.64

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

09/09/21

August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	3,262.17	3,262.17	0.00	26,097.33	26,097.32	0.01	39,146.00
5020 · Reserve Income	0.00	0.00	0.00	4,498.50	4,498.50	0.00	5,998.00
5030 · Surplus Rollover	490.67	490.67	0.00	3,925.32	3,925.32	0.00	5,888.00
5050 · Capital Contribution	0.00	0.00	0.00	1,750.00	0.00	1,750.00	0.00
5100 · Late Fee/Finance Charge	24.55	0.00	24.55	134.28	0.00	134.28	0.00
5300 · Sales Apps	0.00	0.00	0.00	700.00	0.00	700.00	0.00
5550 · Interest - Capital Contribution	0.28	0.00	0.28	3.09	0.00	3.09	0.00
Total Income	<u>3,777.67</u>	<u>3,752.84</u>	<u>24.83</u>	<u>37,108.52</u>	<u>34,521.14</u>	<u>2,587.38</u>	<u>51,032.00</u>
Total Income	<u>3,777.67</u>	<u>3,752.84</u>	<u>24.83</u>	<u>37,108.52</u>	<u>34,521.14</u>	<u>2,587.38</u>	<u>51,032.00</u>
Gross Profit	<u>3,777.67</u>	<u>3,752.84</u>	<u>24.83</u>	<u>37,108.52</u>	<u>34,521.14</u>	<u>2,587.38</u>	<u>51,032.00</u>
Expense							
Administrative							
7100 · Insurance	352.58	350.00	2.58	2,820.64	2,800.00	20.64	4,200.00
7150 · Legal	0.00	166.67	(166.67)	81.50	1,333.32	(1,251.82)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	225.00	133.32	91.68	200.00
7200 · Management Fees	600.00	600.00	0.00	4,800.00	4,800.00	0.00	7,200.00
7260 · Postage	8.49	20.83	(12.34)	108.13	166.68	(58.55)	250.00
7270 · Printing & Copying	3.60	16.67	(13.07)	144.10	133.32	10.78	200.00
7300 · Misc. Administrative	79.00	83.33	(4.33)	716.00	666.68	49.32	1,000.00
Total Administrative	<u>1,043.67</u>	<u>1,254.17</u>	<u>(210.50)</u>	<u>8,895.37</u>	<u>10,033.32</u>	<u>(1,137.95)</u>	<u>15,050.00</u>
Maintenance							
7600 · Landscaping Maintenance	1,229.00	1,250.00	(21.00)	10,149.10	10,000.00	149.10	15,000.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	4,959.00	4,666.68	292.32	7,000.00
7620 · Irrigation Maint/Repair	81.70	41.67	40.03	239.85	333.32	(93.47)	500.00
7640 · Pond Maintenance	125.00	188.33	(63.33)	1,230.00	1,506.68	(276.68)	2,260.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	133.32	(133.32)	200.00
7660 · Infrastructure Maintenance	0.00	166.67	(166.67)	0.00	1,333.32	(1,333.32)	2,000.00
Total Maintenance	<u>1,435.70</u>	<u>2,246.67</u>	<u>(810.97)</u>	<u>16,577.95</u>	<u>17,973.32</u>	<u>(1,395.37)</u>	<u>26,960.00</u>
Utilities							
8610 · Electricity - Monuments	30.55	33.33	(2.78)	251.70	266.68	(14.98)	400.00
8620 · Electricity - Street Lights	184.02	181.17	2.85	1,458.54	1,449.32	9.22	2,174.00
8630 · Water - Irrigation	75.92	37.50	38.42	583.88	300.00	283.88	450.00
Total Utilities	<u>290.49</u>	<u>252.00</u>	<u>38.49</u>	<u>2,294.12</u>	<u>2,016.00</u>	<u>278.12</u>	<u>3,024.00</u>
Total Expense	<u>2,769.86</u>	<u>3,752.84</u>	<u>(982.98)</u>	<u>27,767.44</u>	<u>30,022.64</u>	<u>(2,255.20)</u>	<u>45,034.00</u>
Net Ordinary Income	<u>1,007.81</u>	<u>0.00</u>	<u>1,007.81</u>	<u>9,341.08</u>	<u>4,498.50</u>	<u>4,842.58</u>	<u>5,998.00</u>
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	4,498.50	4,498.50	0.00	5,998.00
9980 · Capital Contributions	0.00	0.00	0.00	1,750.00	0.00	1,750.00	0.00
Total Transfers	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,248.50</u>	<u>4,498.50</u>	<u>1,750.00</u>	<u>5,998.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,248.50</u>	<u>4,498.50</u>	<u>1,750.00</u>	<u>5,998.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(6,248.50)</u>	<u>(4,498.50)</u>	<u>(1,750.00)</u>	<u>(5,998.00)</u>
Net Income	<u><u>1,007.81</u></u>	<u><u>0.00</u></u>	<u><u>1,007.81</u></u>	<u><u>3,092.58</u></u>	<u><u>0.00</u></u>	<u><u>3,092.58</u></u>	<u><u>0.00</u></u>