

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
September 30, 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 September 30, 2021

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	18,224.11
1011 · Cadence Capital Contrib 2820	11,255.78
Total Operating Accounts	29,479.89
Reserve Accounts	
1012 · Cadence Reserves 2812	12,449.62
Total Reserve Accounts	12,449.62
Total Checking/Savings	41,929.51
Accounts Receivable	
1310 · Accounts Receivable	(7,014.90)
Total Accounts Receivable	(7,014.90)
Other Current Assets	
1610 · Prepaid Insurance	4,781.80
1600 · Undeposited Funds	2,376.00
Total Other Current Assets	7,157.80
Total Current Assets	42,072.41
TOTAL ASSETS	42,072.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	216.30
Total Accounts Payable	216.30
Total Current Liabilities	216.30
Long Term Liabilities	
Reserve Fund	12,449.62
Total Long Term Liabilities	12,449.62
Total Liabilities	12,665.92
Equity	
Operating Fund Balance	12,564.28
Surplus Carryover	1,472.01
Owners Capital Contributions	11,220.00
Net Income	4,150.20
Total Equity	29,406.49
TOTAL LIABILITIES & EQUITY	42,072.41

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

September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,262.17	3,262.17	0.00	29,359.50	29,359.49	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	4,415.99	4,415.99	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	11.13	0.00	11.13	145.41	0.00	145.41	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	3.37	0.00	3.37	0.00
Total Income	3,764.25	3,752.84	11.41	40,872.77	38,273.98	2,598.79	51,032.00
Gross Profit	3,764.25	3,752.84	11.41	40,872.77	38,273.98	2,598.79	51,032.00
Expense							
Administrative							
7100 · Insurance	352.62	350.00	2.62	3,173.26	3,150.00	23.26	4,200.00
7150 · Legal	0.00	166.67	(166.67)	81.50	1,499.99	(1,418.49)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	225.00	149.99	75.01	200.00
7200 · Management Fees	600.00	600.00	0.00	5,400.00	5,400.00	0.00	7,200.00
7260 · Postage	10.40	20.83	(10.43)	118.53	187.51	(68.98)	250.00
7270 · Printing & Copying	4.50	16.67	(12.17)	148.60	149.99	(1.39)	200.00
7300 · Misc. Administrative	79.00	83.33	(4.33)	795.00	750.01	44.99	1,000.00
Total Administrative	1,046.52	1,254.17	(207.65)	9,941.89	11,287.49	(1,345.60)	15,050.00
Maintenance							
7600 · Landscaping Maintenance	1,229.00	1,250.00	(21.00)	11,378.10	11,250.00	128.10	15,000.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	4,959.00	5,250.01	(291.01)	7,000.00
7620 · Irrigation Maint/Repair	52.35	41.67	10.68	292.20	374.99	(82.79)	500.00
7640 · Pond Maintenance	125.00	188.33	(63.33)	1,355.00	1,695.01	(340.01)	2,260.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	149.99	(149.99)	200.00
7660 · Infrastructure Maintenance	0.00	166.67	(166.67)	0.00	1,499.99	(1,499.99)	2,000.00
Total Maintenance	1,406.35	2,246.67	(840.32)	17,984.30	20,219.99	(2,235.69)	26,960.00
Utilities							
8610 · Electricity - Monuments	30.79	33.33	(2.54)	282.49	300.01	(17.52)	400.00
8620 · Electricity - Street Lights	184.02	181.17	2.85	1,642.56	1,630.49	12.07	2,174.00
8630 · Water - Irrigation	38.95	37.50	1.45	622.83	337.50	285.33	450.00
Total Utilities	253.76	252.00	1.76	2,547.88	2,268.00	279.88	3,024.00
Total Expense	2,706.63	3,752.84	(1,046.21)	30,474.07	33,775.48	(3,301.41)	45,034.00
Net Ordinary Income	1,057.62	0.00	1,057.62	10,398.70	4,498.50	5,900.20	5,998.00
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	0.00	0.00	0.00	6,248.50	4,498.50	1,750.00	5,998.00
Total Other Expense	0.00	0.00	0.00	6,248.50	4,498.50	1,750.00	5,998.00
Net Other Income	0.00	0.00	0.00	(6,248.50)	(4,498.50)	(1,750.00)	(5,998.00)
Net Income	1,057.62	0.00	1,057.62	4,150.20	0.00	4,150.20	0.00