

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

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	20,459.29
1011 · Cadence Capital Contrib 2820	11,256.07
Total Operating Accounts	31,715.36
Reserve Accounts	
1012 · Cadence Reserves 2812	13,949.45
Total Reserve Accounts	13,949.45
Total Checking/Savings	45,664.81
Accounts Receivable	
1310 · Accounts Receivable	511.10
Total Accounts Receivable	511.10
Other Current Assets	
1610 · Prepaid Insurance	4,383.32
Total Other Current Assets	4,383.32
Total Current Assets	50,559.23
TOTAL ASSETS	50,559.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	271.95
Total Accounts Payable	271.95
Other Current Liabilities	
3050 · Deferred Revenue	6,524.34
Total Other Current Liabilities	6,524.34
Total Current Liabilities	6,796.29
Long Term Liabilities	
Reserve Fund	13,949.45
Total Long Term Liabilities	13,949.45
Total Liabilities	20,745.74
Equity	
Operating Fund Balance	12,564.28
Surplus Carryover	981.34
Owners Capital Contributions	11,220.00
Net Income	5,047.87
Total Equity	29,813.49
TOTAL LIABILITIES & EQUITY	50,559.23

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

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,262.16	3,262.17	(0.01)	32,621.66	32,621.66	0.00	39,146.00
5020 · Reserve Income	1,499.50	1,499.50	0.00	5,998.00	5,998.00	0.00	5,998.00
5030 · Surplus Rollover	490.67	490.67	0.00	4,906.66	4,906.66	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	3.71	0.00	3.71	149.12	0.00	149.12	0.00
5300 · Sales Apps	200.00	0.00	200.00	900.00	0.00	900.00	0.00
5550 · Interest - Capital Contribution	0.29	0.00	0.29	3.66	0.00	3.66	0.00
Total Income	5,456.33	5,252.34	203.99	46,329.10	43,526.32	2,802.78	51,032.00
Gross Profit	5,456.33	5,252.34	203.99	46,329.10	43,526.32	2,802.78	51,032.00
Expense							
Administrative							
7100 · Insurance	398.48	350.00	48.48	3,571.74	3,500.00	71.74	4,200.00
7150 · Legal	0.00	166.67	(166.67)	81.50	1,666.66	(1,585.16)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	225.00	166.66	58.34	200.00
7200 · Management Fees	600.00	600.00	0.00	6,000.00	6,000.00	0.00	7,200.00
7260 · Postage	41.34	20.83	20.51	159.87	208.34	(48.47)	250.00
7270 · Printing & Copying	14.30	16.67	(2.37)	162.90	166.66	(3.76)	200.00
7300 · Misc. Administrative	289.00	83.33	205.67	1,084.00	833.34	250.66	1,000.00
Total Administrative	1,343.12	1,254.17	88.95	11,285.01	12,541.66	(1,256.65)	15,050.00
Maintenance							
7600 · Landscaping Maintenance	1,229.00	1,250.00	(21.00)	12,607.10	12,500.00	107.10	15,000.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	4,959.00	5,833.34	(874.34)	7,000.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	292.20	416.66	(124.46)	500.00
7640 · Pond Maintenance	240.00	188.33	51.67	1,595.00	1,883.34	(288.34)	2,260.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	166.66	(166.66)	200.00
7660 · Infrastructure Maintenance	0.00	166.67	(166.67)	0.00	1,666.66	(1,666.66)	2,000.00
Total Maintenance	1,469.00	2,246.67	(777.67)	19,453.30	22,466.66	(3,013.36)	26,960.00
Utilities							
8610 · Electricity - Monuments	31.07	33.33	(2.26)	313.56	333.34	(19.78)	400.00
8620 · Electricity - Street Lights	184.02	181.17	2.85	1,826.58	1,811.66	14.92	2,174.00
8630 · Water - Irrigation	31.95	37.50	(5.55)	654.78	375.00	279.78	450.00
Total Utilities	247.04	252.00	(4.96)	2,794.92	2,520.00	274.92	3,024.00
Total Expense	3,059.16	3,752.84	(693.68)	33,533.23	37,528.32	(3,995.09)	45,034.00
Net Ordinary Income	2,397.17	1,499.50	897.67	12,795.87	5,998.00	6,797.87	5,998.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	1,499.50	1,499.50	0.00	5,998.00	5,998.00	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	1,499.50	1,499.50	0.00	7,748.00	5,998.00	1,750.00	5,998.00
Total Other Expense	1,499.50	1,499.50	0.00	7,748.00	5,998.00	1,750.00	5,998.00
Net Other Income	(1,499.50)	(1,499.50)	0.00	(7,748.00)	(5,998.00)	(1,750.00)	(5,998.00)
Net Income	897.67	0.00	897.67	5,047.87	0.00	5,047.87	0.00