

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

TABLE OF CONTENTS:

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, 2021

	Nov 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	18,097.34
1011 · Cadence Capital Contrib 2820	11,606.35
Total Operating Accounts	29,703.69
Reserve Accounts	
1012 · Cadence Reserves 2812	13,949.79
Total Reserve Accounts	13,949.79
Total Checking/Savings	43,653.48
Accounts Receivable	
1310 · Accounts Receivable	(190.31)
Total Accounts Receivable	(190.31)
Other Current Assets	
1610 · Prepaid Insurance	3,984.84
Total Other Current Assets	3,984.84
Total Current Assets	47,448.01
TOTAL ASSETS	47,448.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	173.54
Total Accounts Payable	173.54
Other Current Liabilities	
3050 · Deferred Revenue	3,262.17
Total Other Current Liabilities	3,262.17
Total Current Liabilities	3,435.71
Long Term Liabilities	
Reserve Fund	13,949.79
Total Long Term Liabilities	13,949.79
Total Liabilities	17,385.50
Equity	
Operating Fund Balance	12,564.28
Surplus Carryover	490.67
Owners Capital Contributions	11,570.00
Net Income	5,437.56
Total Equity	30,062.51
TOTAL LIABILITIES & EQUITY	47,448.01

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

12/08/21

November 2021

	Nov 21	Budget	\$ Over Budget	Jan - Nov 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,262.17	3,262.17	0.00	35,883.83	35,883.83	0.00	39,146.00
5020 · Reserve Income	0.00	0.00	0.00	5,998.00	5,998.00	0.00	5,998.00
5030 · Surplus Rollover	490.67	490.67	0.00	5,397.33	5,397.33	0.00	5,888.00
5050 · Capital Contribution	350.00	0.00	350.00	2,100.00	0.00	2,100.00	0.00
5100 · Late Fee/Finance Charge	14.85	0.00	14.85	163.97	0.00	163.97	0.00
5300 · Sales Apps	0.00	0.00	0.00	900.00	0.00	900.00	0.00
5550 · Interest - Capital Contribution	0.28	0.00	0.28	3.94	0.00	3.94	0.00
Total Income	<u>4,117.97</u>	<u>3,752.84</u>	<u>365.13</u>	<u>50,447.07</u>	<u>47,279.16</u>	<u>3,167.91</u>	<u>51,032.00</u>
Gross Profit	4,117.97	3,752.84	365.13	50,447.07	47,279.16	3,167.91	51,032.00
Expense							
Administrative							
7100 · Insurance	398.48	350.00	48.48	3,970.22	3,850.00	120.22	4,200.00
7150 · Legal	0.00	166.67	(166.67)	81.50	1,833.33	(1,751.83)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	225.00	183.33	41.67	200.00
7200 · Management Fees	600.00	600.00	0.00	6,600.00	6,600.00	0.00	7,200.00
7260 · Postage	24.38	20.83	3.55	184.25	229.17	(44.92)	250.00
7270 · Printing & Copying	18.40	16.67	1.73	181.30	183.33	(2.03)	200.00
7300 · Misc. Administrative	79.53	83.33	(3.80)	1,163.53	916.67	246.86	1,000.00
Total Administrative	<u>1,120.79</u>	<u>1,254.17</u>	<u>(133.38)</u>	<u>12,405.80</u>	<u>13,795.83</u>	<u>(1,390.03)</u>	<u>15,050.00</u>
Maintenance							
7600 · Landscaping Maintenance	1,229.00	1,250.00	(21.00)	13,836.10	13,750.00	86.10	15,000.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	4,959.00	6,416.67	(1,457.67)	7,000.00
7620 · Irrigation Maint/Repair	638.80	41.67	597.13	931.00	458.33	472.67	500.00
7640 · Pond Maintenance	125.00	188.33	(63.33)	1,720.00	2,071.67	(351.67)	2,260.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	183.33	(183.33)	200.00
7660 · Infrastructure Maintenance	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
Total Maintenance	<u>1,992.80</u>	<u>2,246.67</u>	<u>(253.87)</u>	<u>21,446.10</u>	<u>24,713.33</u>	<u>(3,267.23)</u>	<u>26,960.00</u>
Utilities							
8610 · Electricity - Monuments	32.13	33.33	(1.20)	345.69	366.67	(20.98)	400.00
8620 · Electricity - Street Lights	184.02	181.17	2.85	2,010.60	1,992.83	17.77	2,174.00
8630 · Water - Irrigation	48.54	37.50	11.04	703.32	412.50	290.82	450.00
Total Utilities	<u>264.69</u>	<u>252.00</u>	<u>12.69</u>	<u>3,059.61</u>	<u>2,772.00</u>	<u>287.61</u>	<u>3,024.00</u>
Total Expense	<u>3,378.28</u>	<u>3,752.84</u>	<u>(374.56)</u>	<u>36,911.51</u>	<u>41,281.16</u>	<u>(4,369.65)</u>	<u>45,034.00</u>
Net Ordinary Income	739.69	0.00	739.69	13,535.56	5,998.00	7,537.56	5,998.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	5,998.00	5,998.00	0.00	5,998.00
9980 · Capital Contributions	350.00	0.00	350.00	2,100.00	0.00	2,100.00	0.00
Total Transfers	<u>350.00</u>	<u>0.00</u>	<u>350.00</u>	<u>8,098.00</u>	<u>5,998.00</u>	<u>2,100.00</u>	<u>5,998.00</u>
Total Other Expense	<u>350.00</u>	<u>0.00</u>	<u>350.00</u>	<u>8,098.00</u>	<u>5,998.00</u>	<u>2,100.00</u>	<u>5,998.00</u>
Net Other Income	<u>(350.00)</u>	<u>0.00</u>	<u>(350.00)</u>	<u>(8,098.00)</u>	<u>(5,998.00)</u>	<u>(2,100.00)</u>	<u>(5,998.00)</u>
Net Income	<u><u>389.69</u></u>	<u><u>0.00</u></u>	<u><u>389.69</u></u>	<u><u>5,437.56</u></u>	<u><u>0.00</u></u>	<u><u>5,437.56</u></u>	<u><u>0.00</u></u>