

**OSPREY LANDING MASTER HOA, INC.
YEAR-END FINANCIAL REPORTS
FISCAL YEAR 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 December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	20,007.57
1011 · Cadence Capital Contrib 2820	11,606.65
Total Operating Accounts	31,614.22
Reserve Accounts	
1012 · Cadence Reserves 2812	13,950.15
Total Reserve Accounts	13,950.15
Total Checking/Savings	45,564.37
Accounts Receivable	
1310 · Accounts Receivable	(4,483.60)
Total Accounts Receivable	(4,483.60)
Other Current Assets	
1610 · Prepaid Insurance	3,586.36
Total Other Current Assets	3,586.36
Total Current Assets	44,667.13
TOTAL ASSETS	44,667.13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	164.54
Total Accounts Payable	164.54
Other Current Liabilities	
3015 · Accrued Expense	125.00
Total Other Current Liabilities	125.00
Total Current Liabilities	289.54
Long Term Liabilities	
Reserve Fund	13,950.15
Total Long Term Liabilities	13,950.15
Total Liabilities	14,239.69
Equity	
Operating Fund Balance	12,564.28
Owners Capital Contributions	11,570.00
Net Income	6,293.16
Total Equity	30,427.44
TOTAL LIABILITIES & EQUITY	44,667.13

Osprey Landing Master HOA, Inc.
Revenues & Expense Actual to Budget Performance
 December 2021

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,262.17	3,262.17	0.00	39,146.00	39,146.00	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	5,888.00	5,888.00	0.00	5,888.00
5050 · Capital Contribution	0.00	0.00	0.00	2,100.00	0.00	2,100.00	0.00
5100 · Late Fee/Finance Charge	3.71	0.00	3.71	167.68	0.00	167.68	0.00
5300 · Sales Apps	0.00	0.00	0.00	900.00	0.00	900.00	0.00
5550 · Interest - Capital Contribution	0.30	0.00	0.30	4.24	0.00	4.24	0.00
Total Income	3,756.85	3,752.84	4.01	54,203.92	51,032.00	3,171.92	51,032.00
Gross Profit	3,756.85	3,752.84	4.01	54,203.92	51,032.00	3,171.92	51,032.00
Expense							
Administrative							
7100 · Insurance	398.48	350.00	48.48	4,368.70	4,200.00	168.70	4,200.00
7150 · Legal	0.00	166.67	(166.67)	81.50	2,000.00	(1,918.50)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	225.00	200.00	25.00	200.00
7200 · Management Fees	600.00	600.00	0.00	7,200.00	7,200.00	0.00	7,200.00
7260 · Postage	8.15	20.83	(12.68)	192.40	250.00	(57.60)	250.00
7270 · Printing & Copying	79.63	16.67	62.96	260.93	200.00	60.93	200.00
7300 · Misc. Administrative	80.02	83.33	(3.31)	1,243.55	1,000.00	243.55	1,000.00
Total Administrative	1,166.28	1,254.17	(87.89)	13,572.08	15,050.00	(1,477.92)	15,050.00
Maintenance							
7600 · Landscaping Maintenance	1,229.00	1,250.00	(21.00)	15,065.10	15,000.00	65.10	15,000.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	4,959.00	7,000.00	(2,041.00)	7,000.00
7620 · Irrigation Maint/Repair	115.88	41.67	74.21	1,046.88	500.00	546.88	500.00
7640 · Pond Maintenance	125.00	188.33	(63.33)	1,845.00	2,260.00	(415.00)	2,260.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	200.00	(200.00)	200.00
7660 · Infrastructure Maintenance	0.00	166.67	(166.67)	0.00	2,000.00	(2,000.00)	2,000.00
Total Maintenance	1,469.88	2,246.67	(776.79)	22,915.98	26,960.00	(4,044.02)	26,960.00
Utilities							
8610 · Electricity - Monuments	32.41	33.33	(0.92)	378.10	400.00	(21.90)	400.00
8620 · Electricity - Street Lights	184.02	181.17	2.85	2,194.62	2,174.00	20.62	2,174.00
8630 · Water - Irrigation	48.66	37.50	11.16	751.98	450.00	301.98	450.00
Total Utilities	265.09	252.00	13.09	3,324.70	3,024.00	300.70	3,024.00
Total Expense	2,901.25	3,752.84	(851.59)	39,812.76	45,034.00	(5,221.24)	45,034.00
Net Ordinary Income	855.60	0.00	855.60	14,391.16	5,998.00	8,393.16	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	0.00	0.00	0.00	2,100.00	0.00	2,100.00	0.00
Total Transfers	0.00	0.00	0.00	8,098.00	5,998.00	2,100.00	5,998.00
Total Other Expense	0.00	0.00	0.00	8,098.00	5,998.00	2,100.00	5,998.00
Net Other Income	0.00	0.00	0.00	(8,098.00)	(5,998.00)	(2,100.00)	(5,998.00)
Net Income	855.60	0.00	855.60	6,293.16	0.00	6,293.16	0.00