

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**August 31, 2020**

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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, 2020

	Aug 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	21,525.95
1011 · Cadence Capital Contrib 2820	8,450.97
<b>Total Operating Accounts</b>	29,976.92
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	6,444.56
<b>Total Reserve Accounts</b>	6,444.56
<b>Total Checking/Savings</b>	36,421.48
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(759.25)
<b>Total Accounts Receivable</b>	(759.25)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	334.55
<b>Total Other Current Assets</b>	334.55
<b>Total Current Assets</b>	35,996.78
<b>TOTAL ASSETS</b>	<b>35,996.78</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	503.57
<b>Total Accounts Payable</b>	503.57
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	3,261.33
<b>Total Other Current Liabilities</b>	3,261.33
<b>Total Current Liabilities</b>	3,764.90
<b>Long Term Liabilities</b>	
Reserve Fund	6,444.56
<b>Total Long Term Liabilities</b>	6,444.56
<b>Total Liabilities</b>	10,209.46
<b>Equity</b>	
Operating Fund Balance	8,076.11
Surplus Carryover	2,002.68
Owners Capital Contributions	8,420.00
Net Income	7,288.53
<b>Total Equity</b>	25,787.32
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>35,996.78</b>

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

August 2020

	Aug 20	Budget	\$ Over Budget	Jan - Aug 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,261.33	3,765.92	(504.59)	26,090.67	30,127.32	(4,036.65)	45,191.00
5020 · Reserve Income	0.00	0.00	0.00	4,506.00	4,506.00	0.00	6,008.00
5030 · Surplus Rollover	500.67	0.00	500.67	4,005.32	0.00	4,005.32	0.00
5050 · Capital Contribution	0.00	0.00	0.00	1,050.00	0.00	1,050.00	0.00
5100 · Late Fee/Finance Charge	11.14	0.00	11.14	306.36	0.00	306.36	0.00
5510 · Interest - OP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5550 · Interest - Capital Contributi...	0.35	0.00	0.35	4.78	0.00	4.78	0.00
<b>Total Income</b>	<b>3,773.49</b>	<b>3,765.92</b>	<b>7.57</b>	<b>35,963.13</b>	<b>34,633.32</b>	<b>1,329.81</b>	<b>51,199.00</b>
<b>Total Income</b>	<b>3,773.49</b>	<b>3,765.92</b>	<b>7.57</b>	<b>35,963.13</b>	<b>34,633.32</b>	<b>1,329.81</b>	<b>51,199.00</b>
<b>Gross Profit</b>	<b>3,773.49</b>	<b>3,765.92</b>	<b>7.57</b>	<b>35,963.13</b>	<b>34,633.32</b>	<b>1,329.81</b>	<b>51,199.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	334.54	328.42	6.12	2,676.32	2,627.32	49.00	3,941.00
7150 · Legal	0.00	166.67	(166.67)	350.00	1,333.32	(983.32)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	200.00	133.32	66.68	200.00
7200 · Management Fees	600.00	600.00	0.00	4,820.00	4,800.00	20.00	7,200.00
7260 · Postage	23.20	25.00	(1.80)	141.70	200.00	(58.30)	300.00
7270 · Printing & Copying	10.10	41.67	(31.57)	104.04	333.32	(229.28)	500.00
7300 · Misc. Administrative	76.50	50.00	26.50	694.75	400.00	294.75	600.00
<b>Total Administrative</b>	<b>1,044.34</b>	<b>1,228.43</b>	<b>(184.09)</b>	<b>8,986.81</b>	<b>9,827.28</b>	<b>(840.47)</b>	<b>14,741.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,193.21	1,250.00	(56.79)	9,665.18	10,000.00	(334.82)	15,000.00
7610 · Landscape Replacement	0.00	291.67	(291.67)	0.00	2,333.32	(2,333.32)	3,500.00
7620 · Irrigation Maint/Repair	56.75	83.33	(26.58)	340.25	666.68	(326.43)	1,000.00
7640 · Pond Maintenance	425.00	125.00	300.00	1,300.00	1,000.00	300.00	1,500.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	133.32	(133.32)	200.00
7660 · Misc. Maintenance	0.00	250.00	(250.00)	916.86	2,000.00	(1,083.14)	3,000.00
7670 · Common Area Improvements	0.00	208.33	(208.33)	0.00	1,666.68	(1,666.68)	2,500.00
<b>Total Maintenance</b>	<b>1,674.96</b>	<b>2,225.00</b>	<b>(550.04)</b>	<b>12,222.29</b>	<b>17,800.00</b>	<b>(5,577.71)</b>	<b>26,700.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	30.19	37.50	(7.31)	240.75	300.00	(59.25)	450.00
8620 · Electricity - Street Lights	181.19	208.33	(27.14)	1,423.59	1,666.68	(243.09)	2,500.00
8630 · Water - Irrigation	21.82	66.67	(44.85)	245.16	533.32	(288.16)	800.00
<b>Total Utilities</b>	<b>233.20</b>	<b>312.50</b>	<b>(79.30)</b>	<b>1,909.50</b>	<b>2,500.00</b>	<b>(590.50)</b>	<b>3,750.00</b>
<b>Total Expense</b>	<b>2,952.50</b>	<b>3,765.93</b>	<b>(813.43)</b>	<b>23,118.60</b>	<b>30,127.28</b>	<b>(7,008.68)</b>	<b>45,191.00</b>
<b>Net Ordinary Income</b>	<b>820.99</b>	<b>(0.01)</b>	<b>821.00</b>	<b>12,844.53</b>	<b>4,506.04</b>	<b>8,338.49</b>	<b>6,008.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	0.00	0.00	0.00	4,506.00	4,506.00	0.00	6,008.00
9980 · Capital Contributions	350.00	0.00	350.00	1,050.00	0.00	1,050.00	0.00
<b>Total Transfers</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>5,556.00</b>	<b>4,506.00</b>	<b>1,050.00</b>	<b>6,008.00</b>
<b>Total Other Expense</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>5,556.00</b>	<b>4,506.00</b>	<b>1,050.00</b>	<b>6,008.00</b>
<b>Net Other Income</b>	<b>(350.00)</b>	<b>0.00</b>	<b>(350.00)</b>	<b>(5,556.00)</b>	<b>(4,506.00)</b>	<b>(1,050.00)</b>	<b>(6,008.00)</b>
<b>Net Income</b>	<b>470.99</b>	<b>(0.01)</b>	<b>471.00</b>	<b>7,288.53</b>	<b>0.04</b>	<b>7,288.49</b>	<b>0.00</b>