

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

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	20,684.90
1011 · Cadence Capital Contrib 2820	10,905.22
Total Operating Accounts	31,590.12
Reserve Accounts	
1012 · Cadence Reserves 2812	12,448.99
Total Reserve Accounts	12,448.99
Total Checking/Savings	44,039.11
Accounts Receivable	
1310 · Accounts Receivable	2,190.68
Total Accounts Receivable	2,190.68
Other Current Assets	
1610 · Prepaid Insurance	705.20
1600 · Undeposited Funds	654.42
Total Other Current Assets	1,359.62
Total Current Assets	47,589.41
Other Assets	
2013 · Due from Operating - WC	350.00
Total Other Assets	350.00
TOTAL ASSETS	47,939.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	293.68
Total Accounts Payable	293.68
Other Current Liabilities	
3013 · Due to Working Capital	350.00
3050 · Deferred Revenue	6,524.34
Total Other Current Liabilities	6,874.34
Total Current Liabilities	7,168.02
Long Term Liabilities	
Reserve Fund	12,448.99
Total Long Term Liabilities	12,448.99
Total Liabilities	19,617.01
Equity	
Operating Fund Balance	2,188.11
Surplus Carryover	2,453.35
Owners Capital Contributions	11,220.00
Unrestricted Net Assets	10,376.17
Net Income	2,084.77
Total Equity	28,322.40
TOTAL LIABILITIES & EQUITY	47,939.41

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

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
5010 · Maintenance Assessment	3,262.16	3,262.17	(0.01)	22,835.16	22,835.15	0.01	39,146.00
5020 · Reserve Income	1,499.50	1,499.50	0.00	4,498.50	4,498.50	0.00	5,998.00
5030 · Surplus Rollover	490.67	490.67	0.00	3,434.65	3,434.65	0.00	5,888.00
5050 · Capital Contribution	350.00	0.00	350.00	1,750.00	0.00	1,750.00	0.00
5100 · Late Fee/Finance Charge	9.71	0.00	9.71	109.73	0.00	109.73	0.00
5300 · Sales Apps	200.00	0.00	200.00	700.00	0.00	700.00	0.00
5550 · Interest - Capital Contributi...	0.28	0.00	0.28	2.81	0.00	2.81	0.00
Total Income	5,812.32	5,252.34	559.98	33,330.85	30,768.30	2,562.55	51,032.00
Total Income	5,812.32	5,252.34	559.98	33,330.85	30,768.30	2,562.55	51,032.00
Gross Profit	5,812.32	5,252.34	559.98	33,330.85	30,768.30	2,562.55	51,032.00
Expense							
Administrative							
7100 · Insurance	352.58	350.00	2.58	2,468.06	2,450.00	18.06	4,200.00
7150 · Legal	0.00	166.67	(166.67)	81.50	1,166.65	(1,085.15)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	16.67	(16.67)	225.00	116.65	108.35	200.00
7200 · Management Fees	600.00	600.00	0.00	4,200.00	4,200.00	0.00	7,200.00
7260 · Postage	23.15	20.83	2.32	99.64	145.85	(46.21)	250.00
7270 · Printing & Copying	5.60	16.67	(11.07)	140.50	116.65	23.85	200.00
7300 · Misc. Administrative	79.00	83.33	(4.33)	637.00	583.35	53.65	1,000.00
Total Administrative	1,060.33	1,254.17	(193.84)	7,851.70	8,779.15	(927.45)	15,050.00
Maintenance							
7600 · Landscaping Maintenance	1,229.00	1,250.00	(21.00)	8,920.10	8,750.00	170.10	15,000.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	4,959.00	4,083.35	875.65	7,000.00
7620 · Irrigation Maint/Repair	96.35	41.67	54.68	158.15	291.65	(133.50)	500.00
7640 · Pond Maintenance	125.00	188.33	(63.33)	1,105.00	1,318.35	(213.35)	2,260.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	116.65	(116.65)	200.00
7660 · Misc. Maintenance	0.00	166.67	(166.67)	0.00	1,166.65	(1,166.65)	2,000.00
Total Maintenance	1,450.35	2,246.67	(796.32)	15,142.25	15,726.65	(584.40)	26,960.00
Utilities							
8610 · Electricity - Monuments	30.24	33.33	(3.09)	221.15	233.35	(12.20)	400.00
8620 · Electricity - Street Lights	184.02	181.17	2.85	1,274.52	1,268.15	6.37	2,174.00
8630 · Water - Irrigation	88.85	37.50	51.35	507.96	262.50	245.46	450.00
Total Utilities	303.11	252.00	51.11	2,003.63	1,764.00	239.63	3,024.00
Total Expense	2,813.79	3,752.84	(939.05)	24,997.58	26,269.80	(1,272.22)	45,034.00
Net Ordinary Income	2,998.53	1,499.50	1,499.03	8,333.27	4,498.50	3,834.77	5,998.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	1,499.50	1,499.50	0.00	4,498.50	4,498.50	0.00	5,998.00
9980 · Capital Contributions	350.00	0.00	350.00	1,750.00	0.00	1,750.00	0.00
Total Transfers	1,849.50	1,499.50	350.00	6,248.50	4,498.50	1,750.00	5,998.00
Total Other Expense	1,849.50	1,499.50	350.00	6,248.50	4,498.50	1,750.00	5,998.00
Net Other Income	(1,849.50)	(1,499.50)	(350.00)	(6,248.50)	(4,498.50)	(1,750.00)	(5,998.00)
Net Income	1,149.03	0.00	1,149.03	2,084.77	0.00	2,084.77	0.00