

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
January 31, 2022

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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 January 31, 2022

| | Jan 31, 22 |
|--|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Accounts | |
| 1010 · Cadence Operating 0725 | 21,707.03 |
| 1011 · Cadence Capital Contrib 2820 | 11,606.95 |
| Total Operating Accounts | 33,313.98 |
| Reserve Accounts | |
| 1012 · Cadence Reserves 2812 | 15,452.76 |
| Total Reserve Accounts | 15,452.76 |
| Total Checking/Savings | 48,766.74 |
| Accounts Receivable | |
| 1310 · Accounts Receivable | 2,183.82 |
| Total Accounts Receivable | 2,183.82 |
| Other Current Assets | |
| 1610 · Prepaid Insurance | 3,187.88 |
| Total Other Current Assets | 3,187.88 |
| Total Current Assets | 54,138.44 |
| TOTAL ASSETS | 54,138.44 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 1,413.91 |
| Total Accounts Payable | 1,413.91 |
| Other Current Liabilities | |
| 3015 · Accrued Expense | 125.00 |
| 3050 · Deferred Revenue | 7,231.84 |
| Total Other Current Liabilities | 7,356.84 |
| Total Current Liabilities | 8,770.75 |
| Long Term Liabilities | |
| Reserve Fund | 15,452.76 |
| Total Long Term Liabilities | 15,452.76 |
| Total Liabilities | 24,223.51 |
| Equity | |
| Operating Fund Balance | 12,564.28 |
| Owners Capital Contributions | 11,570.00 |
| Unrestricted Net Assets | 6,293.16 |
| Net Income | (512.51) |
| Total Equity | 29,914.93 |
| TOTAL LIABILITIES & EQUITY | 54,138.44 |

Osprey Landing Master HOA, Inc.
Revenues & Expense Actual to Budget Performance
 January 2022

| | Jan 22 | Budget | \$ Over Budget | Jan 22 | YTD Budget | \$ Over Budget | Annual Budget |
|--|-------------------|-------------------|-----------------|-------------------|-------------------|-----------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 5010 · Maintenance Assessment | 3,615.91 | 3,615.88 | 0.03 | 3,615.91 | 3,615.88 | 0.03 | 43,391.00 |
| 5020 · Reserve Income | 1,502.25 | 1,502.25 | 0.00 | 1,502.25 | 1,502.25 | 0.00 | 6,009.00 |
| 5030 · Surplus Rollover | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5050 · Capital Contribution | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5100 · Late Fee/Finance Charge | 3.71 | 0.00 | 3.71 | 3.71 | 0.00 | 3.71 | 0.00 |
| 5200 · Penalties | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5300 · Rental Application Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5510 · Interest - OP | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5550 · Interest - Capital Contribution | 0.30 | 0.00 | 0.30 | 0.30 | 0.00 | 0.30 | 0.00 |
| Total Income | 5,122.17 | 5,118.13 | 4.04 | 5,122.17 | 5,118.13 | 4.04 | 49,400.00 |
| Gross Profit | 5,122.17 | 5,118.13 | 4.04 | 5,122.17 | 5,118.13 | 4.04 | 49,400.00 |
| Expense | | | | | | | |
| Administrative | | | | | | | |
| 7100 · Insurance | 398.48 | 366.63 | 31.85 | 398.48 | 366.63 | 31.85 | 4,400.00 |
| 7150 · Legal | 50.00 | 166.63 | (116.63) | 50.00 | 166.63 | (116.63) | 2,000.00 |
| 7170 · Tax Prep & Financial Rep | 0.00 | 18.75 | (18.75) | 0.00 | 18.75 | (18.75) | 225.00 |
| 7200 · Management Fees | 600.00 | 600.00 | 0.00 | 600.00 | 600.00 | 0.00 | 7,200.00 |
| 7260 · Postage | 4.24 | 15.88 | (11.64) | 4.24 | 15.88 | (11.64) | 191.00 |
| 7270 · Printing & Copying | 1.00 | 18.75 | (17.75) | 1.00 | 18.75 | (17.75) | 225.00 |
| 7300 · Misc. Administrative | 80.18 | 91.63 | (11.45) | 80.18 | 91.63 | (11.45) | 1,100.00 |
| Total Administrative | 1,133.90 | 1,278.27 | (144.37) | 1,133.90 | 1,278.27 | (144.37) | 15,341.00 |
| Maintenance | | | | | | | |
| 7600 · Landscaping Maintenance | 1,229.00 | 1,258.37 | (29.37) | 1,229.00 | 1,258.37 | (29.37) | 15,100.00 |
| 7610 · Landscape Replacement | 0.00 | 500.00 | (500.00) | 0.00 | 500.00 | (500.00) | 6,000.00 |
| 7620 · Irrigation Maint/Repair | 0.00 | 41.63 | (41.63) | 0.00 | 41.63 | (41.63) | 500.00 |
| 7640 · Pond Maintenance | 125.00 | 145.87 | (20.87) | 125.00 | 145.87 | (20.87) | 1,750.00 |
| 7650 · Wetland Monitor/Mitigati | 0.00 | 16.63 | (16.63) | 0.00 | 16.63 | (16.63) | 200.00 |
| 7660 · Infrastructure Maintenance | 1,364.00 | 83.37 | 1,280.63 | 1,364.00 | 83.37 | 1,280.63 | 1,000.00 |
| Total Maintenance | 2,718.00 | 2,045.87 | 672.13 | 2,718.00 | 2,045.87 | 672.13 | 24,550.00 |
| Utilities | | | | | | | |
| 8610 · Electricity - Monuments | 34.28 | 33.37 | 0.91 | 34.28 | 33.37 | 0.91 | 400.00 |
| 8620 · Electricity - Street Lights | 196.34 | 183.37 | 12.97 | 196.34 | 183.37 | 12.97 | 2,200.00 |
| 8630 · Water - Irrigation | 49.91 | 75.00 | (25.09) | 49.91 | 75.00 | (25.09) | 900.00 |
| Total Utilities | 280.53 | 291.74 | (11.21) | 280.53 | 291.74 | (11.21) | 3,500.00 |
| Total Expense | 4,132.43 | 3,615.88 | 516.55 | 4,132.43 | 3,615.88 | 516.55 | 43,391.00 |
| Net Ordinary Income | 989.74 | 1,502.25 | (512.51) | 989.74 | 1,502.25 | (512.51) | 6,009.00 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Transfers | | | | | | | |
| 9970 · Reserves-General | 1,502.25 | 1,502.25 | 0.00 | 1,502.25 | 1,502.25 | 0.00 | 6,009.00 |
| 9980 · Capital Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Transfers | 1,502.25 | 1,502.25 | 0.00 | 1,502.25 | 1,502.25 | 0.00 | 6,009.00 |
| Total Other Expense | 1,502.25 | 1,502.25 | 0.00 | 1,502.25 | 1,502.25 | 0.00 | 6,009.00 |
| Net Other Income | (1,502.25) | (1,502.25) | 0.00 | (1,502.25) | (1,502.25) | 0.00 | (6,009.00) |
| Net Income | (512.51) | 0.00 | (512.51) | (512.51) | 0.00 | (512.51) | 0.00 |