

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**July 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 July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	21,993.23
1011 · Cadence Capital Contrib 2820	11,608.70
Total Operating Accounts	33,601.93
Reserve Accounts	
1012 · Cadence Reserves 2812	18,459.69
Total Reserve Accounts	18,459.69
Total Checking/Savings	52,061.62
Accounts Receivable	
1310 · Accounts Receivable	2,743.95
Total Accounts Receivable	2,743.95
Other Current Assets	
1610 · Prepaid Insurance	797.00
Total Other Current Assets	797.00
Total Current Assets	55,602.57
<b>TOTAL ASSETS</b>	<b>55,602.57</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	133.05
Total Accounts Payable	133.05
Other Current Liabilities	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	7,231.84
Total Other Current Liabilities	7,356.84
Total Current Liabilities	7,489.89
Long Term Liabilities	
Reserve Fund	18,459.69
Total Long Term Liabilities	18,459.69
Total Liabilities	25,949.58
Equity	
Operating Fund Balance	12,564.28
Owners Capital Contributions	11,570.00
Unrestricted Net Assets	6,293.16
Net Income	(774.45)
Total Equity	29,652.99
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>55,602.57</b>

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

	Jul 22	Budget	\$ Over Budget	Jan - Jul 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,615.91	3,615.92	(0.01)	25,311.41	25,311.40	0.01	43,391.00
5020 · Reserve Income	1,502.25	1,502.25	0.00	4,506.75	4,506.75	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	0.00	0.00	0.00	63.38	0.00	63.38	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	2.05	0.00	2.05	0.00
<b>Total Income</b>	<b>5,118.46</b>	<b>5,118.17</b>	<b>0.29</b>	<b>29,883.59</b>	<b>29,818.15</b>	<b>65.44</b>	<b>49,400.00</b>
<b>Gross Profit</b>	<b>5,118.46</b>	<b>5,118.17</b>	<b>0.29</b>	<b>29,883.59</b>	<b>29,818.15</b>	<b>65.44</b>	<b>49,400.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	398.48	366.67	31.81	2,789.36	2,566.65	222.71	4,400.00
7150 · Legal	0.00	166.67	(166.67)	50.00	1,166.65	(1,116.65)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	18.75	(18.75)	250.00	131.25	118.75	225.00
7200 · Management Fees	600.00	600.00	0.00	4,200.00	4,200.00	0.00	7,200.00
7260 · Postage	5.30	15.92	(10.62)	49.82	111.40	(61.58)	191.00
7270 · Printing & Copying	1.40	18.75	(17.35)	163.44	131.25	32.19	225.00
7300 · Misc. Administrative	82.86	91.67	(8.81)	2,102.41	641.65	1,460.76	1,100.00
<b>Total Administrative</b>	<b>1,088.04</b>	<b>1,278.43</b>	<b>(190.39)</b>	<b>9,605.03</b>	<b>8,948.85</b>	<b>656.18</b>	<b>15,341.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,329.00	1,258.33	70.67	9,003.00	8,808.35	194.65	15,100.00
7610 · Landscape Replacement	0.00	500.00	(500.00)	2,494.00	3,500.00	(1,006.00)	6,000.00
7620 · Irrigation Maint/Repair	43.25	41.67	1.58	436.60	291.65	144.95	500.00
7640 · Pond Maintenance	125.00	145.83	(20.83)	1,105.00	1,020.85	84.15	1,750.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	116.65	(116.65)	200.00
7660 · Infrastructure Maintenance	0.00	83.33	(83.33)	1,364.00	583.35	780.65	1,000.00
<b>Total Maintenance</b>	<b>1,497.25</b>	<b>2,045.83</b>	<b>(548.58)</b>	<b>14,402.60</b>	<b>14,320.85</b>	<b>81.75</b>	<b>24,550.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	57.61	33.33	24.28	277.18	233.35	43.83	400.00
8620 · Electricity - Street Lights	196.34	183.33	13.01	1,362.95	1,283.35	79.60	2,200.00
8630 · Water - Irrigation	89.80	75.00	14.80	503.53	525.00	(21.47)	900.00
<b>Total Utilities</b>	<b>343.75</b>	<b>291.66</b>	<b>52.09</b>	<b>2,143.66</b>	<b>2,041.70</b>	<b>101.96</b>	<b>3,500.00</b>
<b>Total Expense</b>	<b>2,929.04</b>	<b>3,615.92</b>	<b>(686.88)</b>	<b>26,151.29</b>	<b>25,311.40</b>	<b>839.89</b>	<b>43,391.00</b>
<b>Net Ordinary Income</b>	<b>2,189.42</b>	<b>1,502.25</b>	<b>687.17</b>	<b>3,732.30</b>	<b>4,506.75</b>	<b>(774.45)</b>	<b>6,009.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	1,502.25	1,502.25	0.00	4,506.75	4,506.75	0.00	6,009.00
9980 · Capital Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Transfers</b>	<b>1,502.25</b>	<b>1,502.25</b>	<b>0.00</b>	<b>4,506.75</b>	<b>4,506.75</b>	<b>0.00</b>	<b>6,009.00</b>
<b>Total Other Expense</b>	<b>1,502.25</b>	<b>1,502.25</b>	<b>0.00</b>	<b>4,506.75</b>	<b>4,506.75</b>	<b>0.00</b>	<b>6,009.00</b>
<b>Net Other Income</b>	<b>(1,502.25)</b>	<b>(1,502.25)</b>	<b>0.00</b>	<b>(4,506.75)</b>	<b>(4,506.75)</b>	<b>0.00</b>	<b>(6,009.00)</b>
<b>Net Income</b>	<b>687.17</b>	<b>0.00</b>	<b>687.17</b>	<b>(774.45)</b>	<b>0.00</b>	<b>(774.45)</b>	<b>0.00</b>