

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

	Aug 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	19,638.20
1011 · Cadence Capital Contrib 2820	11,609.49
Total Operating Accounts	31,247.69
Reserve Accounts	
1012 · Cadence Reserves 2812	18,460.94
Total Reserve Accounts	18,460.94
Total Checking/Savings	49,708.63
Accounts Receivable	
1310 · Accounts Receivable	1,326.05
Total Accounts Receivable	1,326.05
Other Current Assets	
1610 · Prepaid Insurance	398.52
1600 · Undeposited Funds	1,105.08
Total Other Current Assets	1,503.60
Total Current Assets	52,538.28
TOTAL ASSETS	52,538.28
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,907.44
Total Accounts Payable	2,907.44
Other Current Liabilities	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	3,615.92
Total Other Current Liabilities	3,740.92
Total Current Liabilities	6,648.36
Long Term Liabilities	
Reserve Fund	18,460.94
Total Long Term Liabilities	18,460.94
Total Liabilities	25,109.30
Equity	
Operating Fund Balance	18,857.44
Owners Capital Contributions	11,570.00
Net Income	(2,998.46)
Total Equity	27,428.98
TOTAL LIABILITIES & EQUITY	52,538.28

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

09/06/22

	<u>Aug 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,615.92	3,615.92	0.00	28,927.33	28,927.32	0.01	43,391.00
5020 · Reserve Income	0.00	0.00	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	12.18	0.00	12.18	75.56	0.00	75.56	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	0.79	0.00	0.79	2.84	0.00	2.84	0.00
Total Income	3,628.89	3,615.92	12.97	33,512.48	33,434.07	78.41	49,400.00
Gross Profit	3,628.89	3,615.92	12.97	33,512.48	33,434.07	78.41	49,400.00
Expense							
Administrative							
7100 · Insurance	398.48	366.67	31.81	3,187.84	2,933.32	254.52	4,400.00
7150 · Legal	0.00	166.67	(166.67)	50.00	1,333.32	(1,283.32)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	18.75	(18.75)	250.00	150.00	100.00	225.00
7200 · Management Fees	600.00	600.00	0.00	4,800.00	4,800.00	0.00	7,200.00
7260 · Postage	2.81	15.92	(13.11)	52.63	127.32	(74.69)	191.00
7270 · Printing & Copying	114.92	18.75	96.17	278.36	150.00	128.36	225.00
7300 · Misc. Administrative	81.78	91.67	(9.89)	2,184.19	733.32	1,450.87	1,100.00
Total Administrative	1,197.99	1,278.43	(80.44)	10,803.02	10,227.28	575.74	15,341.00
Maintenance							
7600 · Landscaping Maintenance	1,329.00	1,258.33	70.67	10,332.00	10,066.68	265.32	15,100.00
7610 · Landscape Replacement	0.00	500.00	(500.00)	2,494.00	4,000.00	(1,506.00)	6,000.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	436.60	333.32	103.28	500.00
7640 · Pond Maintenance	240.00	145.83	94.17	1,345.00	1,166.68	178.32	1,750.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	133.32	(133.32)	200.00
7660 · Infrastructure Maintenance	2,750.00	83.33	2,666.67	4,114.00	666.68	3,447.32	1,000.00
Total Maintenance	4,319.00	2,045.83	2,273.17	18,721.60	16,366.68	2,354.92	24,550.00
Utilities							
8610 · Electricity - Monuments	57.65	33.33	24.32	334.83	266.68	68.15	400.00
8620 · Electricity - Street Lights	196.34	183.33	13.01	1,559.29	1,466.68	92.61	2,200.00
8630 · Water - Irrigation	81.92	75.00	6.92	585.45	600.00	(14.55)	900.00
Total Utilities	335.91	291.66	44.25	2,479.57	2,333.36	146.21	3,500.00
Total Expense	5,852.90	3,615.92	2,236.98	32,004.19	28,927.32	3,076.87	43,391.00
Net Ordinary Income	(2,224.01)	0.00	(2,224.01)	1,508.29	4,506.75	(2,998.46)	6,009.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	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
Total Transfers	0.00	0.00	0.00	4,506.75	4,506.75	0.00	6,009.00
Total Other Expense	0.00	0.00	0.00	4,506.75	4,506.75	0.00	6,009.00
Net Other Income	0.00	0.00	0.00	(4,506.75)	(4,506.75)	0.00	(6,009.00)
Net Income	(2,224.01)	0.00	(2,224.01)	(2,998.46)	0.00	(2,998.46)	0.00