

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**September 30, 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 September 30, 2022

|  | Sep 30, 22       |
|--|------------------|
| <b>ASSETS</b>                          |                  |
| <b>Current Assets</b>                  |                  |
| <b>Checking/Savings</b>                |                  |
| <b>Operating Accounts</b>              |                  |
| 1010 · Cadence Operating 0725          | 12,973.22        |
| 1011 · Cadence Capital Contrib 2820    | 11,960.27        |
| <b>Total Operating Accounts</b>        | 24,933.49        |
| <b>Reserve Accounts</b>                |                  |
| 1012 · Cadence Reserves 2812           | 18,462.15        |
| <b>Total Reserve Accounts</b>          | 18,462.15        |
| <b>Total Checking/Savings</b>          | 43,395.64        |
| <b>Accounts Receivable</b>             |                  |
| 1310 · Accounts Receivable             | (1,425.62)       |
| <b>Total Accounts Receivable</b>       | (1,425.62)       |
| <b>Other Current Assets</b>            |                  |
| 1610 · Prepaid Insurance               | 5,157.72         |
| <b>Total Other Current Assets</b>      | 5,157.72         |
| <b>Total Current Assets</b>            | 47,127.74        |
| <b>TOTAL ASSETS</b>                    | <b>47,127.74</b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                  |
| <b>Liabilities</b>                     |                  |
| <b>Current Liabilities</b>             |                  |
| <b>Accounts Payable</b>                |                  |
| 3010 · Accounts Payable                | 265.64           |
| <b>Total Accounts Payable</b>          | 265.64           |
| <b>Other Current Liabilities</b>       |                  |
| 3015 · Accrued Expense                 | 125.00           |
| <b>Total Other Current Liabilities</b> | 125.00           |
| <b>Total Current Liabilities</b>       | 390.64           |
| <b>Long Term Liabilities</b>           |                  |
| Reserve Fund                           | 18,462.15        |
| <b>Total Long Term Liabilities</b>     | 18,462.15        |
| <b>Total Liabilities</b>               | 18,852.79        |
| <b>Equity</b>                          |                  |
| Operating Fund Balance                 | 18,857.44        |
| Owners Capital Contributions           | 11,920.00        |
| Net Income                             | (2,502.49)       |
| <b>Total Equity</b>                    | 28,274.95        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>47,127.74</b> |

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

10/03/22

|  | Sep 22          | Budget          | \$ Over Budget  | Jan - Sep 22      | YTD Budget        | \$ Over Budget    | Annual Budget     |
|--|-----------------|-----------------|-----------------|-------------------|-------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b>         |                 |                 |                 |                   |                   |                   |                   |
| <b>Income</b>                          |                 |                 |                 |                   |                   |                   |                   |
| 5010 · Maintenance Assessment          | 3,615.92        | 3,615.92        | 0.00            | 32,543.25         | 32,543.24         | 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          |
| 5050 · Capital Contribution            | 350.00          | 0.00            | 350.00          | 350.00            | 0.00              | 350.00            | 0.00              |
| 5100 · Late Fee/Finance Charge         | 8.12            | 0.00            | 8.12            | 83.68             | 0.00              | 83.68             | 0.00              |
| 5550 · Interest - Capital Contribution | 0.78            | 0.00            | 0.78            | 3.62              | 0.00              | 3.62              | 0.00              |
| <b>Total Income</b>                    | <b>3,974.82</b> | <b>3,615.92</b> | <b>358.90</b>   | <b>37,487.30</b>  | <b>37,049.99</b>  | <b>437.31</b>     | <b>49,400.00</b>  |
| <b>Gross Profit</b>                    | <b>3,974.82</b> | <b>3,615.92</b> | <b>358.90</b>   | <b>37,487.30</b>  | <b>37,049.99</b>  | <b>437.31</b>     | <b>49,400.00</b>  |
| <b>Expense</b>                         |                 |                 |                 |                   |                   |                   |                   |
| <b>Administrative</b>                  |                 |                 |                 |                   |                   |                   |                   |
| 7100 · Insurance                       | 398.52          | 366.67          | 31.85           | 3,586.36          | 3,299.99          | 286.37            | 4,400.00          |
| 7150 · Legal                           | 0.00            | 166.67          | (166.67)        | 50.00             | 1,499.99          | (1,449.99)        | 2,000.00          |
| 7170 · Tax Prep & Financial Rep        | 0.00            | 18.75           | (18.75)         | 250.00            | 168.75            | 81.25             | 225.00            |
| 7200 · Management Fees                 | 600.00          | 600.00          | 0.00            | 5,400.00          | 5,400.00          | 0.00              | 7,200.00          |
| 7260 · Postage                         | 3.99            | 15.92           | (11.93)         | 56.62             | 143.24            | (86.62)           | 191.00            |
| 7270 · Printing & Copying              | 2.75            | 18.75           | (16.00)         | 281.11            | 168.75            | 112.36            | 225.00            |
| 7300 · Misc. Administrative            | 82.10           | 91.67           | (9.57)          | 2,266.29          | 824.99            | 1,441.30          | 1,100.00          |
| <b>Total Administrative</b>            | <b>1,087.36</b> | <b>1,278.43</b> | <b>(191.07)</b> | <b>11,890.38</b>  | <b>11,505.71</b>  | <b>384.67</b>     | <b>15,341.00</b>  |
| <b>Maintenance</b>                     |                 |                 |                 |                   |                   |                   |                   |
| 7600 · Landscaping Maintenance         | 1,329.00        | 1,258.33        | 70.67           | 11,661.00         | 11,325.01         | 335.99            | 15,100.00         |
| 7610 · Landscape Replacement           | 0.00            | 500.00          | (500.00)        | 2,494.00          | 4,500.00          | (2,006.00)        | 6,000.00          |
| 7620 · Irrigation Maint/Repair         | 248.25          | 41.67           | 206.58          | 684.85            | 374.99            | 309.86            | 500.00            |
| 7640 · Pond Maintenance                | 125.00          | 145.83          | (20.83)         | 1,470.00          | 1,312.51          | 157.49            | 1,750.00          |
| 7650 · Wetland Monitor/Mitigati        | 0.00            | 16.67           | (16.67)         | 0.00              | 149.99            | (149.99)          | 200.00            |
| 7660 · Infrastructure Maintenance      | 0.00            | 83.33           | (83.33)         | 4,114.00          | 750.01            | 3,363.99          | 1,000.00          |
| <b>Total Maintenance</b>               | <b>1,702.25</b> | <b>2,045.83</b> | <b>(343.58)</b> | <b>20,423.85</b>  | <b>18,412.51</b>  | <b>2,011.34</b>   | <b>24,550.00</b>  |
| <b>Utilities</b>                       |                 |                 |                 |                   |                   |                   |                   |
| 8610 · Electricity - Monuments         | 57.76           | 33.33           | 24.43           | 392.59            | 300.01            | 92.58             | 400.00            |
| 8620 · Electricity - Street Lights     | 196.34          | 183.33          | 13.01           | 1,755.63          | 1,650.01          | 105.62            | 2,200.00          |
| 8630 · Water - Irrigation              | 85.14           | 75.00           | 10.14           | 670.59            | 675.00            | (4.41)            | 900.00            |
| <b>Total Utilities</b>                 | <b>339.24</b>   | <b>291.66</b>   | <b>47.58</b>    | <b>2,818.81</b>   | <b>2,625.02</b>   | <b>193.79</b>     | <b>3,500.00</b>   |
| <b>Total Expense</b>                   | <b>3,128.85</b> | <b>3,615.92</b> | <b>(487.07)</b> | <b>35,133.04</b>  | <b>32,543.24</b>  | <b>2,589.80</b>   | <b>43,391.00</b>  |
| <b>Net Ordinary Income</b>             | <b>845.97</b>   | <b>0.00</b>     | <b>845.97</b>   | <b>2,354.26</b>   | <b>4,506.75</b>   | <b>(2,152.49)</b> | <b>6,009.00</b>   |
| <b>Other Income/Expense</b>            |                 |                 |                 |                   |                   |                   |                   |
| <b>Other Expense</b>                   |                 |                 |                 |                   |                   |                   |                   |
| <b>Transfers</b>                       |                 |                 |                 |                   |                   |                   |                   |
| 9970 · Reserves-General                | 0.00            | 0.00            | 0.00            | 4,506.75          | 4,506.75          | 0.00              | 6,009.00          |
| 9980 · Capital Contributions           | 350.00          | 0.00            | 350.00          | 350.00            | 0.00              | 350.00            | 0.00              |
| <b>Total Transfers</b>                 | <b>350.00</b>   | <b>0.00</b>     | <b>350.00</b>   | <b>4,856.75</b>   | <b>4,506.75</b>   | <b>350.00</b>     | <b>6,009.00</b>   |
| <b>Total Other Expense</b>             | <b>350.00</b>   | <b>0.00</b>     | <b>350.00</b>   | <b>4,856.75</b>   | <b>4,506.75</b>   | <b>350.00</b>     | <b>6,009.00</b>   |
| <b>Net Other Income</b>                | <b>(350.00)</b> | <b>0.00</b>     | <b>(350.00)</b> | <b>(4,856.75)</b> | <b>(4,506.75)</b> | <b>(350.00)</b>   | <b>(6,009.00)</b> |
| <b>Net Income</b>                      | <b>495.97</b>   | <b>0.00</b>     | <b>495.97</b>   | <b>(2,502.49)</b> | <b>0.00</b>       | <b>(2,502.49)</b> | <b>0.00</b>       |