

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

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	16,115.73
1011 · Cadence Capital Contrib 2820	11,961.08
Total Operating Accounts	28,076.81
Reserve Accounts	
1012 · Cadence Reserves 2812	19,965.67
Total Reserve Accounts	19,965.67
Total Checking/Savings	48,042.48
Accounts Receivable	
1310 · Accounts Receivable	2,715.26
Total Accounts Receivable	2,715.26
Other Current Assets	
1610 · Prepaid Insurance	4,727.91
Total Other Current Assets	4,727.91
Total Current Assets	55,485.65
TOTAL ASSETS	55,485.65
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	195.38
Total Accounts Payable	195.38
Other Current Liabilities	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	7,231.84
Total Other Current Liabilities	7,356.84
Total Current Liabilities	7,552.22
Long Term Liabilities	
Reserve Fund	19,965.67
Total Long Term Liabilities	19,965.67
Total Liabilities	27,517.89
Equity	
Operating Fund Balance	18,857.44
Owners Capital Contributions	11,920.00
Net Income	(2,809.68)
Total Equity	27,967.76
TOTAL LIABILITIES & EQUITY	55,485.65

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

	<u>Oct 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,615.91	3,615.92	(0.01)	36,159.16	36,159.16	0.00	43,391.00
5020 · Reserve Income	1,502.25	1,502.25	0.00	6,009.00	6,009.00	0.00	6,009.00
5050 · Capital Contribution	0.00	0.00	0.00	350.00	0.00	350.00	0.00
5100 · Late Fee/Finance Charge	0.00	0.00	0.00	83.68	0.00	83.68	0.00
5550 · Interest - Capital Contribution	0.81	0.00	0.81	4.43	0.00	4.43	0.00
Total Income	5,118.97	5,118.17	0.80	42,606.27	42,168.16	438.11	49,400.00
Gross Profit	5,118.97	5,118.17	0.80	42,606.27	42,168.16	438.11	49,400.00
Expense							
Administrative							
7100 · Insurance	429.81	366.67	63.14	4,016.17	3,666.66	349.51	4,400.00
7150 · Legal	0.00	166.67	(166.67)	50.00	1,666.66	(1,616.66)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	18.75	(18.75)	250.00	187.50	62.50	225.00
7200 · Management Fees	600.00	600.00	0.00	6,000.00	6,000.00	0.00	7,200.00
7260 · Postage	34.44	15.92	18.52	91.06	159.16	(68.10)	191.00
7270 · Printing & Copying	74.63	18.75	55.88	355.74	187.50	168.24	225.00
7300 · Misc. Administrative	81.50	91.67	(10.17)	2,347.79	916.66	1,431.13	1,100.00
Total Administrative	1,220.38	1,278.43	(58.05)	13,110.76	12,784.14	326.62	15,341.00
Maintenance							
7600 · Landscaping Maintenance	2,129.00	1,258.33	870.67	13,790.00	12,583.34	1,206.66	15,100.00
7610 · Landscape Replacement	0.00	500.00	(500.00)	2,494.00	5,000.00	(2,506.00)	6,000.00
7620 · Irrigation Maint/Repair	131.00	41.67	89.33	815.85	416.66	399.19	500.00
7640 · Pond Maintenance	125.00	145.83	(20.83)	1,595.00	1,458.34	136.66	1,750.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	166.66	(166.66)	200.00
7660 · Infrastructure Maintenance	0.00	83.33	(83.33)	4,114.00	833.34	3,280.66	1,000.00
Total Maintenance	2,385.00	2,045.83	339.17	22,808.85	20,458.34	2,350.51	24,550.00
Utilities							
8610 · Electricity - Monuments	57.81	33.33	24.48	450.40	333.34	117.06	400.00
8620 · Electricity - Street Lights	196.34	183.33	13.01	1,951.97	1,833.34	118.63	2,200.00
8630 · Water - Irrigation	64.38	75.00	(10.62)	734.97	750.00	(15.03)	900.00
Total Utilities	318.53	291.66	26.87	3,137.34	2,916.68	220.66	3,500.00
Total Expense	3,923.91	3,615.92	307.99	39,056.95	36,159.16	2,897.79	43,391.00
Net Ordinary Income	1,195.06	1,502.25	(307.19)	3,549.32	6,009.00	(2,459.68)	6,009.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	1,502.25	1,502.25	0.00	6,009.00	6,009.00	0.00	6,009.00
9980 · Capital Contributions	0.00	0.00	0.00	350.00	0.00	350.00	0.00
Total Transfers	1,502.25	1,502.25	0.00	6,359.00	6,009.00	350.00	6,009.00
Total Other Expense	1,502.25	1,502.25	0.00	6,359.00	6,009.00	350.00	6,009.00
Net Other Income	(1,502.25)	(1,502.25)	0.00	(6,359.00)	(6,009.00)	(350.00)	(6,009.00)
Net Income	(307.19)	0.00	(307.19)	(2,809.68)	0.00	(2,809.68)	0.00