

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

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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**Prepared By: Sunstate Association Management Group, Inc.**

**Osprey Landing Master HOA, Inc.**  
**Statement of Assets, Liabilities & Fund Balance**  
As of November 30, 2022

12/05/22

	Nov 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	11,098.01
1011 · Cadence Capital Contrib 2820	11,961.87
<b>Total Operating Accounts</b>	23,059.88
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	19,966.98
<b>Total Reserve Accounts</b>	19,966.98
<b>Total Checking/Savings</b>	43,026.86
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	2,377.44
<b>Total Accounts Receivable</b>	2,377.44
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	4,298.10
<b>Total Other Current Assets</b>	4,298.10
<b>Total Current Assets</b>	49,702.40
<b>TOTAL ASSETS</b>	<b>49,702.40</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	347.66
<b>Total Accounts Payable</b>	347.66
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	3,615.92
<b>Total Other Current Liabilities</b>	3,740.92
<b>Total Current Liabilities</b>	4,088.58
<b>Long Term Liabilities</b>	
Reserve Fund	19,966.98
<b>Total Long Term Liabilities</b>	19,966.98
<b>Total Liabilities</b>	24,055.56
<b>Equity</b>	
Operating Fund Balance	18,857.44
Owners Capital Contributions	11,920.00
Net Income	(5,130.60)
<b>Total Equity</b>	25,646.84
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>49,702.40</b>

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

	Nov 22	Budget	\$ Over Budget	Jan - Nov 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	39,775.08	39,775.08	0.00	43,391.00
5020 · Reserve Income	0.00	0.00	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	12.18	0.00	12.18	95.86	0.00	95.86	0.00
5550 · Interest - Capital Contribution	0.79	0.00	0.79	5.22	0.00	5.22	0.00
<b>Total Income</b>	<b>3,628.89</b>	<b>3,615.92</b>	<b>12.97</b>	<b>46,235.16</b>	<b>45,784.08</b>	<b>451.08</b>	<b>49,400.00</b>
<b>Gross Profit</b>	<b>3,628.89</b>	<b>3,615.92</b>	<b>12.97</b>	<b>46,235.16</b>	<b>45,784.08</b>	<b>451.08</b>	<b>49,400.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	429.81	366.67	63.14	4,445.98	4,033.33	412.65	4,400.00
7150 · Legal	0.00	166.67	(166.67)	50.00	1,833.33	(1,783.33)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	18.75	(18.75)	250.00	206.25	43.75	225.00
7200 · Management Fees	600.00	600.00	0.00	6,600.00	6,600.00	0.00	7,200.00
7260 · Postage	51.30	15.92	35.38	142.36	175.08	(32.72)	191.00
7270 · Printing & Copying	141.15	18.75	122.40	496.89	206.25	290.64	225.00
7300 · Misc. Administrative	296.66	91.67	204.99	2,644.45	1,008.33	1,636.12	1,100.00
<b>Total Administrative</b>	<b>1,518.92</b>	<b>1,278.43</b>	<b>240.49</b>	<b>14,629.68</b>	<b>14,062.57</b>	<b>567.11</b>	<b>15,341.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	3,879.00	1,258.33	2,620.67	17,669.00	13,841.67	3,827.33	15,100.00
7610 · Landscape Replacement	0.00	500.00	(500.00)	2,494.00	5,500.00	(3,006.00)	6,000.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	815.85	458.33	357.52	500.00
7640 · Pond Maintenance	240.00	145.83	94.17	1,835.00	1,604.17	230.83	1,750.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	183.33	(183.33)	200.00
7660 · Infrastructure Maintenance	0.00	83.33	(83.33)	4,114.00	916.67	3,197.33	1,000.00
<b>Total Maintenance</b>	<b>4,119.00</b>	<b>2,045.83</b>	<b>2,073.17</b>	<b>26,927.85</b>	<b>22,504.17</b>	<b>4,423.68</b>	<b>24,550.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	57.76	33.33	24.43	508.16	366.67	141.49	400.00
8620 · Electricity - Street Lights	196.34	183.33	13.01	2,148.31	2,016.67	131.64	2,200.00
8630 · Water - Irrigation	57.79	75.00	(17.21)	792.76	825.00	(32.24)	900.00
<b>Total Utilities</b>	<b>311.89</b>	<b>291.66</b>	<b>20.23</b>	<b>3,449.23</b>	<b>3,208.34</b>	<b>240.89</b>	<b>3,500.00</b>
<b>Total Expense</b>	<b>5,949.81</b>	<b>3,615.92</b>	<b>2,333.89</b>	<b>45,006.76</b>	<b>39,775.08</b>	<b>5,231.68</b>	<b>43,391.00</b>
<b>Net Ordinary Income</b>	<b>(2,320.92)</b>	<b>0.00</b>	<b>(2,320.92)</b>	<b>1,228.40</b>	<b>6,009.00</b>	<b>(4,780.60)</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	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
<b>Total Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,359.00</b>	<b>6,009.00</b>	<b>350.00</b>	<b>6,009.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,359.00</b>	<b>6,009.00</b>	<b>350.00</b>	<b>6,009.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(6,359.00)</b>	<b>(6,009.00)</b>	<b>(350.00)</b>	<b>(6,009.00)</b>
<b>Net Income</b>	<b>(2,320.92)</b>	<b>0.00</b>	<b>(2,320.92)</b>	<b>(5,130.60)</b>	<b>0.00</b>	<b>(5,130.60)</b>	<b>0.00</b>