

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

TABLE OF CONTENTS:

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 December 31, 2022

| | Dec 31, 22 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Accounts | |
| 1010 · Cadence Operating 0725 | 13,624.14 |
| 1011 · Cadence Capital Contrib 2820 | 11,962.68 |
| Total Operating Accounts | 25,586.82 |
| Reserve Accounts | |
| 1012 · Cadence Reserves 2812 | 19,968.34 |
| Total Reserve Accounts | 19,968.34 |
| Total Checking/Savings | 45,555.16 |
| Accounts Receivable | |
| 1310 · Accounts Receivable | (3,523.71) |
| Total Accounts Receivable | (3,523.71) |
| Other Current Assets | |
| 1610 · Prepaid Insurance | 3,868.29 |
| Total Other Current Assets | 3,868.29 |
| Total Current Assets | 45,899.74 |
| TOTAL ASSETS | 45,899.74 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 156.96 |
| Total Accounts Payable | 156.96 |
| Total Current Liabilities | 156.96 |
| Long Term Liabilities | |
| Reserve Fund | 19,968.34 |
| Total Long Term Liabilities | 19,968.34 |
| Total Liabilities | 20,125.30 |
| Equity | |
| Operating Fund Balance | 18,857.44 |
| Owners Capital Contributions | 11,920.00 |
| Net Income | (5,003.00) |
| Total Equity | 25,774.44 |
| TOTAL LIABILITIES & EQUITY | 45,899.74 |

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

| | Dec 22 | Budget | \$ Over Budget | Jan - Dec 22 | YTD Budget | \$ Over Budget | Annual Budget |
|--------------------------------------|-----------------|-----------------|-----------------|-------------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 5010 · Maintenance Assessment | 3,615.92 | 3,615.92 | 0.00 | 43,391.00 | 43,391.00 | 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 | 0.00 | 0.00 | 0.00 | 95.86 | 0.00 | 95.86 | 0.00 |
| 5550 · Interest - Capital Contrib... | 0.81 | 0.00 | 0.81 | 6.03 | 0.00 | 6.03 | 0.00 |
| Total Income | 3,616.73 | 3,615.92 | 0.81 | 49,851.89 | 49,400.00 | 451.89 | 49,400.00 |
| Gross Profit | 3,616.73 | 3,615.92 | 0.81 | 49,851.89 | 49,400.00 | 451.89 | 49,400.00 |
| Expense | | | | | | | |
| Administrative | | | | | | | |
| 7100 · Insurance | 429.81 | 366.67 | 63.14 | 4,875.79 | 4,400.00 | 475.79 | 4,400.00 |
| 7150 · Legal | 0.00 | 166.67 | (166.67) | 50.00 | 2,000.00 | (1,950.00) | 2,000.00 |
| 7170 · Tax Prep & Financial R... | 0.00 | 18.75 | (18.75) | 250.00 | 225.00 | 25.00 | 225.00 |
| 7200 · Management Fees | 600.00 | 600.00 | 0.00 | 7,200.00 | 7,200.00 | 0.00 | 7,200.00 |
| 7260 · Postage | 7.20 | 15.92 | (8.72) | 149.56 | 191.00 | (41.44) | 191.00 |
| 7270 · Printing & Copying | 4.25 | 18.75 | (14.50) | 501.14 | 225.00 | 276.14 | 225.00 |
| 7300 · Misc. Administrative | 82.55 | 91.67 | (9.12) | 2,727.00 | 1,100.00 | 1,627.00 | 1,100.00 |
| Total Administrative | 1,123.81 | 1,278.43 | (154.62) | 15,753.49 | 15,341.00 | 412.49 | 15,341.00 |
| Maintenance | | | | | | | |
| 7600 · Landscaping Maintena... | 1,529.00 | 1,258.33 | 270.67 | 19,198.00 | 15,100.00 | 4,098.00 | 15,100.00 |
| 7610 · Landscape Replacement | 0.00 | 500.00 | (500.00) | 2,494.00 | 6,000.00 | (3,506.00) | 6,000.00 |
| 7620 · Irrigation Maint/Repair | 97.65 | 41.67 | 55.98 | 913.50 | 500.00 | 413.50 | 500.00 |
| 7640 · Pond Maintenance | 125.00 | 145.83 | (20.83) | 1,960.00 | 1,750.00 | 210.00 | 1,750.00 |
| 7650 · Wetland Monitor/Mitigati | 0.00 | 16.67 | (16.67) | 0.00 | 200.00 | (200.00) | 200.00 |
| 7660 · Infrastructure Maintena... | 300.00 | 83.33 | 216.67 | 4,414.00 | 1,000.00 | 3,414.00 | 1,000.00 |
| Total Maintenance | 2,051.65 | 2,045.83 | 5.82 | 28,979.50 | 24,550.00 | 4,429.50 | 24,550.00 |
| Utilities | | | | | | | |
| 8610 · Electricity - Monuments | 58.02 | 33.33 | 24.69 | 566.18 | 400.00 | 166.18 | 400.00 |
| 8620 · Electricity - Street Lights | 196.34 | 183.33 | 13.01 | 2,344.65 | 2,200.00 | 144.65 | 2,200.00 |
| 8630 · Water - Irrigation | 59.31 | 75.00 | (15.69) | 852.07 | 900.00 | (47.93) | 900.00 |
| Total Utilities | 313.67 | 291.66 | 22.01 | 3,762.90 | 3,500.00 | 262.90 | 3,500.00 |
| Total Expense | 3,489.13 | 3,615.92 | (126.79) | 48,495.89 | 43,391.00 | 5,104.89 | 43,391.00 |
| Net Ordinary Income | 127.60 | 0.00 | 127.60 | 1,356.00 | 6,009.00 | (4,653.00) | 6,009.00 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Transfers | | | | | | | |
| 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 |
| Total Transfers | 0.00 | 0.00 | 0.00 | 6,359.00 | 6,009.00 | 350.00 | 6,009.00 |
| Total Other Expense | 0.00 | 0.00 | 0.00 | 6,359.00 | 6,009.00 | 350.00 | 6,009.00 |
| Net Other Income | 0.00 | 0.00 | 0.00 | (6,359.00) | (6,009.00) | (350.00) | (6,009.00) |
| Net Income | 127.60 | 0.00 | 127.60 | (5,003.00) | 0.00 | (5,003.00) | 0.00 |