

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**July 31, 2023**

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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 July 31, 2023

	Jul 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	10,319.65
1011 · Cadence Capital Contrib 2820	11,968.23
<b>Total Operating Accounts</b>	22,287.88
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	24,486.02
<b>Total Reserve Accounts</b>	24,486.02
<b>Total Checking/Savings</b>	46,773.90
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	2,776.15
<b>Total Accounts Receivable</b>	2,776.15
<b>Other Current Assets</b>	
1400 · Miscellaneous PPD/Receivable	5,319.26
1610 · Prepaid Insurance	859.62
<b>Total Other Current Assets</b>	6,178.88
<b>Total Current Assets</b>	55,728.93
<b>TOTAL ASSETS</b>	<b>55,728.93</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	(5.45)
<b>Total Accounts Payable</b>	(5.45)
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	7,865.00
<b>Total Other Current Liabilities</b>	7,865.00
<b>Total Current Liabilities</b>	7,859.55
<b>Long Term Liabilities</b>	
Reserve Fund	24,486.02
<b>Total Long Term Liabilities</b>	24,486.02
<b>Total Liabilities</b>	32,345.57
<b>Equity</b>	
Operating Fund Balance	13,854.44
Owners Capital Contributions	11,920.00
Net Income	(2,391.08)
<b>Total Equity</b>	23,383.36
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>55,728.93</b>

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

July 2023

	Jul 23	Budget	\$ Over Bu...	Jan - Jul 23	YTD Budget	\$ Over Bu...	Annual Bu...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,932.50	3,932.50	0.00	27,527.50	27,527.50	0.00	47,190.00
5020 · Reserve Income	1,502.50	1,502.50	0.00	4,507.50	4,507.50	0.00	6,010.00
5050 · Capital Contribution	0.00	29.16	(29.16)	0.00	204.16	(204.16)	350.00
5100 · Late Fee/Finance Charge	0.00	0.00	0.00	65.20	0.00	65.20	0.00
5550 · Interest - Capital Contribut...	0.81	0.00	0.81	5.55	0.00	5.55	0.00
<b>Total Income</b>	<b>5,435.81</b>	<b>5,464.16</b>	<b>(28.35)</b>	<b>32,105.75</b>	<b>32,239.16</b>	<b>(133.41)</b>	<b>53,550.00</b>
<b>Gross Profit</b>	<b>5,435.81</b>	<b>5,464.16</b>	<b>(28.35)</b>	<b>32,105.75</b>	<b>32,239.16</b>	<b>(133.41)</b>	<b>53,550.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	429.81	433.34	(3.53)	3,008.67	3,033.34	(24.67)	5,200.00
7150 · Legal	120.00	83.34	36.66	120.00	583.34	(463.34)	1,000.00
7170 · Tax Prep & Financial Rep	0.00	20.84	(20.84)	275.00	145.84	129.16	250.00
7200 · Management Fees	630.00	630.00	0.00	4,410.00	4,410.00	0.00	7,560.00
7260 · Postage	8.10	8.34	(0.24)	75.75	58.34	17.41	100.00
7270 · Printing & Copying	9.00	33.34	(24.34)	469.63	233.34	236.29	400.00
7300 · Misc. Administrative	174.00	166.66	7.34	1,291.17	1,166.66	124.51	2,000.00
<b>Total Administrative</b>	<b>1,370.91</b>	<b>1,375.86</b>	<b>(4.95)</b>	<b>9,650.22</b>	<b>9,630.86</b>	<b>19.36</b>	<b>16,510.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,290.45	1,325.00	(34.55)	9,788.15	9,275.00	513.15	15,900.00
7610 · Landscape Replacement	0.00	416.66	(416.66)	3,515.00	2,916.66	598.34	5,000.00
7620 · Irrigation Maint/Repair	79.50	41.66	37.84	1,019.75	291.66	728.09	500.00
7640 · Pond Maintenance	115.00	163.34	(48.34)	1,095.00	1,143.34	(48.34)	1,960.00
7660 · Infrastructure Maintenance	0.00	316.66	(316.66)	2,860.82	2,216.66	644.16	3,800.00
<b>Total Maintenance</b>	<b>1,484.95</b>	<b>2,263.32</b>	<b>(778.37)</b>	<b>18,278.72</b>	<b>15,843.32</b>	<b>2,435.40</b>	<b>27,160.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	57.80	43.34	14.46	266.65	303.34	(36.69)	520.00
8620 · Electricity - Street Lights	215.16	200.00	15.16	1,493.15	1,400.00	93.15	2,400.00
8630 · Water - Irrigation	39.61	79.16	(39.55)	300.59	554.16	(253.57)	950.00
<b>Total Utilities</b>	<b>312.57</b>	<b>322.50</b>	<b>(9.93)</b>	<b>2,060.39</b>	<b>2,257.50</b>	<b>(197.11)</b>	<b>3,870.00</b>
<b>Total Expense</b>	<b>3,168.43</b>	<b>3,961.68</b>	<b>(793.25)</b>	<b>29,989.33</b>	<b>27,731.68</b>	<b>2,257.65</b>	<b>47,540.00</b>
<b>Net Ordinary Income</b>	<b>2,267.38</b>	<b>1,502.48</b>	<b>764.90</b>	<b>2,116.42</b>	<b>4,507.48</b>	<b>(2,391.06)</b>	<b>6,010.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	1,502.50	1,502.50	0.00	4,507.50	4,507.50	0.00	6,010.00
<b>Total Transfers</b>	<b>1,502.50</b>	<b>1,502.50</b>	<b>0.00</b>	<b>4,507.50</b>	<b>4,507.50</b>	<b>0.00</b>	<b>6,010.00</b>
<b>Total Other Expense</b>	<b>1,502.50</b>	<b>1,502.50</b>	<b>0.00</b>	<b>4,507.50</b>	<b>4,507.50</b>	<b>0.00</b>	<b>6,010.00</b>
<b>Net Other Income</b>	<b>(1,502.50)</b>	<b>(1,502.50)</b>	<b>0.00</b>	<b>(4,507.50)</b>	<b>(4,507.50)</b>	<b>0.00</b>	<b>(6,010.00)</b>
<b>Net Income</b>	<b>764.88</b>	<b>(0.02)</b>	<b>764.90</b>	<b>(2,391.08)</b>	<b>(0.02)</b>	<b>(2,391.06)</b>	<b>0.00</b>