

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**February 28, 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 February 28, 2022

	Feb 28, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	19,035.25
1011 · Cadence Capital Contrib 2820	11,607.22
<b>Total Operating Accounts</b>	30,642.47
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	15,453.12
<b>Total Reserve Accounts</b>	15,453.12
<b>Total Checking/Savings</b>	46,095.59
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	1,116.20
<b>Total Accounts Receivable</b>	1,116.20
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	2,789.40
<b>Total Other Current Assets</b>	2,789.40
<b>Total Current Assets</b>	50,001.19
<b>TOTAL ASSETS</b>	<b>50,001.19</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	158.51
<b>Total Accounts Payable</b>	158.51
<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>	3,899.43
<b>Long Term Liabilities</b>	
Reserve Fund	15,453.12
<b>Total Long Term Liabilities</b>	15,453.12
<b>Total Liabilities</b>	19,352.55
<b>Equity</b>	
Operating Fund Balance	12,564.28
Owners Capital Contributions	11,570.00
Unrestricted Net Assets	6,293.16
Net Income	221.20
<b>Total Equity</b>	30,648.64
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>50,001.19</b>

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

	<u>Feb 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,615.92	3,615.92	0.00	7,231.83	7,231.80	0.03	43,391.00
5020 · Reserve Income	0.00	0.00	0.00	1,502.25	1,502.25	0.00	6,009.00
5030 · Surplus Rollover	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5050 · Capital Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5100 · Late Fee/Finance Charge	17.38	0.00	17.38	21.09	0.00	21.09	0.00
5200 · Penalties	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5300 · Rental Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5510 · Interest - OP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5550 · Interest - Capital Contribution	0.27	0.00	0.27	0.57	0.00	0.57	0.00
<b>Total Income</b>	<b>3,633.57</b>	<b>3,615.92</b>	<b>17.65</b>	<b>8,755.74</b>	<b>8,734.05</b>	<b>21.69</b>	<b>49,400.00</b>
<b>Gross Profit</b>	<b>3,633.57</b>	<b>3,615.92</b>	<b>17.65</b>	<b>8,755.74</b>	<b>8,734.05</b>	<b>21.69</b>	<b>49,400.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	398.48	366.67	31.81	796.96	733.30	63.66	4,400.00
7150 · Legal	0.00	166.67	(166.67)	50.00	333.30	(283.30)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	18.75	(18.75)	0.00	37.50	(37.50)	225.00
7200 · Management Fees	600.00	600.00	0.00	1,200.00	1,200.00	0.00	7,200.00
7260 · Postage	3.71	15.92	(12.21)	7.95	31.80	(23.85)	191.00
7270 · Printing & Copying	1.30	18.75	(17.45)	2.30	37.50	(35.20)	225.00
7300 · Misc. Administrative	79.21	91.67	(12.46)	159.39	183.30	(23.91)	1,100.00
<b>Total Administrative</b>	<b>1,082.70</b>	<b>1,278.43</b>	<b>(195.73)</b>	<b>2,216.60</b>	<b>2,556.70</b>	<b>(340.10)</b>	<b>15,341.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,229.00	1,258.33	(29.33)	2,458.00	2,516.70	(58.70)	15,100.00
7610 · Landscape Replacement	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
7620 · Irrigation Maint/Repair	74.25	41.67	32.58	74.25	83.30	(9.05)	500.00
7640 · Pond Maintenance	240.00	145.83	94.17	365.00	291.70	73.30	1,750.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
7660 · Infrastructure Maintenance	0.00	83.33	(83.33)	1,364.00	166.70	1,197.30	1,000.00
<b>Total Maintenance</b>	<b>1,543.25</b>	<b>2,045.83</b>	<b>(502.58)</b>	<b>4,261.25</b>	<b>4,091.70</b>	<b>169.55</b>	<b>24,550.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	34.06	33.33	0.73	68.34	66.70	1.64	400.00
8620 · Electricity - Street Lights	196.34	183.33	13.01	392.68	366.70	25.98	2,200.00
8630 · Water - Irrigation	43.51	75.00	(31.49)	93.42	150.00	(56.58)	900.00
<b>Total Utilities</b>	<b>273.91</b>	<b>291.66</b>	<b>(17.75)</b>	<b>554.44</b>	<b>583.40</b>	<b>(28.96)</b>	<b>3,500.00</b>
<b>Total Expense</b>	<b>2,899.86</b>	<b>3,615.92</b>	<b>(716.06)</b>	<b>7,032.29</b>	<b>7,231.80</b>	<b>(199.51)</b>	<b>43,391.00</b>
<b>Net Ordinary Income</b>	<b>733.71</b>	<b>0.00</b>	<b>733.71</b>	<b>1,723.45</b>	<b>1,502.25</b>	<b>221.20</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	1,502.25	1,502.25	0.00	6,009.00
9980 · Capital Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,502.25</b>	<b>1,502.25</b>	<b>0.00</b>	<b>6,009.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,502.25</b>	<b>1,502.25</b>	<b>0.00</b>	<b>6,009.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,502.25)</b>	<b>(1,502.25)</b>	<b>0.00</b>	<b>(6,009.00)</b>
<b>Net Income</b>	<b>733.71</b>	<b>0.00</b>	<b>733.71</b>	<b>221.20</b>	<b>0.00</b>	<b>221.20</b>	<b>0.00</b>