

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

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	20,790.69
1011 · Cadence Capital Contrib 2820	11,607.52
Total Operating Accounts	32,398.21
Reserve Accounts	
1012 · Cadence Reserves 2812	15,453.51
Total Reserve Accounts	15,453.51
Total Checking/Savings	47,851.72
Accounts Receivable	
1310 · Accounts Receivable	(3,891.35)
Total Accounts Receivable	(3,891.35)
Other Current Assets	
1610 · Prepaid Insurance	2,390.92
Total Other Current Assets	2,390.92
Total Current Assets	46,351.29
TOTAL ASSETS	46,351.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	75.15
Total Accounts Payable	75.15
Other Current Liabilities	
3015 · Accrued Expense	125.00
Total Other Current Liabilities	125.00
Total Current Liabilities	200.15
Long Term Liabilities	
Reserve Fund	15,453.51
Total Long Term Liabilities	15,453.51
Total Liabilities	15,653.66
Equity	
Operating Fund Balance	12,564.28
Owners Capital Contributions	11,570.00
Unrestricted Net Assets	6,293.16
Net Income	270.19
Total Equity	30,697.63
TOTAL LIABILITIES & EQUITY	46,351.29

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

March 2022

	Mar 22	Budget	\$ Over Budget	Jan - Mar 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,615.92	3,615.92	0.00	10,847.75	10,847.72	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	38.47	0.00	38.47	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	0.30	0.00	0.30	0.87	0.00	0.87	0.00
Total Income	3,633.60	3,615.92	17.68	12,389.34	12,349.97	39.37	49,400.00
Gross Profit	3,633.60	3,615.92	17.68	12,389.34	12,349.97	39.37	49,400.00
Expense							
Administrative							
7100 · Insurance	398.48	366.67	31.81	1,195.44	1,099.97	95.47	4,400.00
7150 · Legal	0.00	166.67	(166.67)	50.00	499.97	(449.97)	2,000.00
7170 · Tax Prep & Financial Rep	250.00	18.75	231.25	250.00	56.25	193.75	225.00
7200 · Management Fees	600.00	600.00	0.00	1,800.00	1,800.00	0.00	7,200.00
7260 · Postage	6.36	15.92	(9.56)	14.31	47.72	(33.41)	191.00
7270 · Printing & Copying	76.43	18.75	57.68	78.73	56.25	22.48	225.00
7300 · Misc. Administrative	501.31	91.67	409.64	660.70	274.97	385.73	1,100.00
Total Administrative	1,832.58	1,278.43	554.15	4,049.18	3,835.13	214.05	15,341.00
Maintenance							
7600 · Landscaping Maintenance	1,229.00	1,258.33	(29.33)	3,687.00	3,775.03	(88.03)	15,100.00
7610 · Landscape Replacement	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
7620 · Irrigation Maint/Repair	94.15	41.67	52.48	168.40	124.97	43.43	500.00
7640 · Pond Maintenance	125.00	145.83	(20.83)	490.00	437.53	52.47	1,750.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	49.97	(49.97)	200.00
7660 · Infrastructure Maintenance	0.00	83.33	(83.33)	1,364.00	250.03	1,113.97	1,000.00
Total Maintenance	1,448.15	2,045.83	(597.68)	5,709.40	6,137.53	(428.13)	24,550.00
Utilities							
8610 · Electricity - Monuments	32.39	33.33	(0.94)	100.73	100.03	0.70	400.00
8620 · Electricity - Street Lights	196.34	183.33	13.01	589.02	550.03	38.99	2,200.00
8630 · Water - Irrigation	75.15	75.00	0.15	168.57	225.00	(56.43)	900.00
Total Utilities	303.88	291.66	12.22	858.32	875.06	(16.74)	3,500.00
Total Expense	3,584.61	3,615.92	(31.31)	10,616.90	10,847.72	(230.82)	43,391.00
Net Ordinary Income	48.99	0.00	48.99	1,772.44	1,502.25	270.19	6,009.00
Other Income/Expense							
Other Expense							
Transfers							
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
Total Transfers	0.00	0.00	0.00	1,502.25	1,502.25	0.00	6,009.00
Total Other Expense	0.00	0.00	0.00	1,502.25	1,502.25	0.00	6,009.00
Net Other Income	0.00	0.00	0.00	(1,502.25)	(1,502.25)	0.00	(6,009.00)
Net Income	48.99	0.00	48.99	270.19	0.00	270.19	0.00