

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
April 30, 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 April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	20,580.60
1011 · Cadence Capital Contrib 2820	11,607.81
Total Operating Accounts	32,188.41
Reserve Accounts	
1012 · Cadence Reserves 2812	16,956.15
Total Reserve Accounts	16,956.15
Total Checking/Savings	49,144.56
Accounts Receivable	
1310 · Accounts Receivable	1,786.96
Total Accounts Receivable	1,786.96
Other Current Assets	
1610 · Prepaid Insurance	1,992.44
Total Other Current Assets	1,992.44
Total Current Assets	52,923.96
TOTAL ASSETS	52,923.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	693.20
Total Accounts Payable	693.20
Other Current Liabilities	
3050 · Deferred Revenue	7,231.84
Total Other Current Liabilities	7,231.84
Total Current Liabilities	7,925.04
Long Term Liabilities	
Reserve Fund	16,956.15
Total Long Term Liabilities	16,956.15
Total Liabilities	24,881.19
Equity	
Operating Fund Balance	12,564.28
Owners Capital Contributions	11,570.00
Unrestricted Net Assets	6,293.16
Net Income	(2,384.67)
Total Equity	28,042.77
TOTAL LIABILITIES & EQUITY	52,923.96

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

	Apr 22	Budget	\$ Over Budget	Jan - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,615.91	3,615.92	(0.01)	14,463.66	14,463.64	0.02	43,391.00
5020 · Reserve Income	1,502.25	1,502.25	0.00	3,004.50	3,004.50	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	1.43	0.00	1.43	39.90	0.00	39.90	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	0.29	0.00	0.29	1.16	0.00	1.16	0.00
Total Income	5,119.88	5,118.17	1.71	17,509.22	17,468.14	41.08	49,400.00
Gross Profit	5,119.88	5,118.17	1.71	17,509.22	17,468.14	41.08	49,400.00
Expense							
Administrative							
7100 · Insurance	398.48	366.67	31.81	1,593.92	1,466.64	127.28	4,400.00
7150 · Legal	0.00	166.67	(166.67)	50.00	666.64	(616.64)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	18.75	(18.75)	250.00	75.00	175.00	225.00
7200 · Management Fees	600.00	600.00	0.00	2,400.00	2,400.00	0.00	7,200.00
7260 · Postage	12.19	15.92	(3.73)	26.50	63.64	(37.14)	191.00
7270 · Printing & Copying	3.70	18.75	(15.05)	82.43	75.00	7.43	225.00
7300 · Misc. Administrative	809.87	91.67	718.20	1,470.57	366.64	1,103.93	1,100.00
Total Administrative	1,824.24	1,278.43	545.81	5,873.42	5,113.56	759.86	15,341.00
Maintenance							
7600 · Landscaping Maintenance	1,329.00	1,258.33	70.67	5,016.00	5,033.36	(17.36)	15,100.00
7610 · Landscape Replacement	2,494.00	500.00	1,994.00	2,494.00	2,000.00	494.00	6,000.00
7620 · Irrigation Maint/Repair	62.95	41.67	21.28	231.35	166.64	64.71	500.00
7640 · Pond Maintenance	240.00	145.83	94.17	730.00	583.36	146.64	1,750.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	66.64	(66.64)	200.00
7660 · Infrastructure Maintenance	0.00	83.33	(83.33)	1,364.00	333.36	1,030.64	1,000.00
Total Maintenance	4,125.95	2,045.83	2,080.12	9,835.35	8,183.36	1,651.99	24,550.00
Utilities							
8610 · Electricity - Monuments	32.76	33.33	(0.57)	133.49	133.36	0.13	400.00
8620 · Electricity - Street Lights	196.34	183.33	13.01	785.36	733.36	52.00	2,200.00
8630 · Water - Irrigation	93.20	75.00	18.20	261.77	300.00	(38.23)	900.00
Total Utilities	322.30	291.66	30.64	1,180.62	1,166.72	13.90	3,500.00
Total Expense	6,272.49	3,615.92	2,656.57	16,889.39	14,463.64	2,425.75	43,391.00
Net Ordinary Income	(1,152.61)	1,502.25	(2,654.86)	619.83	3,004.50	(2,384.67)	6,009.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	1,502.25	1,502.25	0.00	3,004.50	3,004.50	0.00	6,009.00
9980 · Capital Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Transfers	1,502.25	1,502.25	0.00	3,004.50	3,004.50	0.00	6,009.00
Total Other Expense	1,502.25	1,502.25	0.00	3,004.50	3,004.50	0.00	6,009.00
Net Other Income	(1,502.25)	(1,502.25)	0.00	(3,004.50)	(3,004.50)	0.00	(6,009.00)
Net Income	(2,654.86)	0.00	(2,654.86)	(2,384.67)	0.00	(2,384.67)	0.00