

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

	Jun 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	18,078.05
1011 · Cadence Capital Contrib 2820	11,608.40
Total Operating Accounts	29,686.45
Reserve Accounts	
1012 · Cadence Reserves 2812	16,957.00
Total Reserve Accounts	16,957.00
Total Checking/Savings	46,643.45
Accounts Receivable	
1310 · Accounts Receivable	(1,636.99)
Total Accounts Receivable	(1,636.99)
Other Current Assets	
1610 · Prepaid Insurance	1,195.48
Total Other Current Assets	1,195.48
Total Current Assets	46,201.94
TOTAL ASSETS	46,201.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	279.12
Total Accounts Payable	279.12
Total Current Liabilities	279.12
Long Term Liabilities	
Reserve Fund	16,957.00
Total Long Term Liabilities	16,957.00
Total Liabilities	17,236.12
Equity	
Operating Fund Balance	12,564.28
Owners Capital Contributions	11,570.00
Unrestricted Net Assets	6,293.16
Net Income	(1,461.62)
Total Equity	28,965.82
TOTAL LIABILITIES & EQUITY	46,201.94

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

	Jun 22	Budget	\$ Over Budget	Jan - Jun 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,615.92	3,615.92	0.00	21,695.50	21,695.48	0.02	43,391.00
5020 · Reserve Income	0.00	0.00	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	9.56	0.00	9.56	63.38	0.00	63.38	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	1.75	0.00	1.75	0.00
Total Income	3,625.77	3,615.92	9.85	24,765.13	24,699.98	65.15	49,400.00
Gross Profit	3,625.77	3,615.92	9.85	24,765.13	24,699.98	65.15	49,400.00
Expense							
Administrative							
7100 · Insurance	398.48	366.67	31.81	2,390.88	2,199.98	190.90	4,400.00
7150 · Legal	0.00	166.67	(166.67)	50.00	999.98	(949.98)	2,000.00
7170 · Tax Prep & Financial Rep	0.00	18.75	(18.75)	250.00	112.50	137.50	225.00
7200 · Management Fees	600.00	600.00	0.00	3,600.00	3,600.00	0.00	7,200.00
7260 · Postage	5.83	15.92	(10.09)	44.52	95.48	(50.96)	191.00
7270 · Printing & Copying	75.91	18.75	57.16	162.04	112.50	49.54	225.00
7300 · Misc. Administrative	442.38	91.67	350.71	2,019.55	549.98	1,469.57	1,100.00
Total Administrative	1,522.60	1,278.43	244.17	8,516.99	7,670.42	846.57	15,341.00
Maintenance							
7600 · Landscaping Maintenance	1,329.00	1,258.33	70.67	7,674.00	7,550.02	123.98	15,100.00
7610 · Landscape Replacement	0.00	500.00	(500.00)	2,494.00	3,000.00	(506.00)	6,000.00
7620 · Irrigation Maint/Repair	74.75	41.67	33.08	393.35	249.98	143.37	500.00
7640 · Pond Maintenance	125.00	145.83	(20.83)	980.00	875.02	104.98	1,750.00
7650 · Wetland Monitor/Mitigati	0.00	16.67	(16.67)	0.00	99.98	(99.98)	200.00
7660 · Infrastructure Maintenance	0.00	83.33	(83.33)	1,364.00	500.02	863.98	1,000.00
Total Maintenance	1,528.75	2,045.83	(517.08)	12,905.35	12,275.02	630.33	24,550.00
Utilities							
8610 · Electricity - Monuments	53.53	33.33	20.20	219.57	200.02	19.55	400.00
8620 · Electricity - Street Lights	184.91	183.33	1.58	1,166.61	1,100.02	66.59	2,200.00
8630 · Water - Irrigation	79.37	75.00	4.37	413.73	450.00	(36.27)	900.00
Total Utilities	317.81	291.66	26.15	1,799.91	1,750.04	49.87	3,500.00
Total Expense	3,369.16	3,615.92	(246.76)	23,222.25	21,695.48	1,526.77	43,391.00
Net Ordinary Income	256.61	0.00	256.61	1,542.88	3,004.50	(1,461.62)	6,009.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	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	0.00	0.00	0.00	3,004.50	3,004.50	0.00	6,009.00
Total Other Expense	0.00	0.00	0.00	3,004.50	3,004.50	0.00	6,009.00
Net Other Income	0.00	0.00	0.00	(3,004.50)	(3,004.50)	0.00	(6,009.00)
Net Income	256.61	0.00	256.61	(1,461.62)	0.00	(1,461.62)	0.00