

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
January 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 January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	15,511.78
1011 · Cadence Capital Contrib 2820	11,963.49
Total Operating Accounts	27,475.27
Reserve Accounts	
1012 · Cadence Reserves 2812	21,472.20
Total Reserve Accounts	21,472.20
Total Checking/Savings	48,947.47
Accounts Receivable	
1310 · Accounts Receivable	3,494.41
Total Accounts Receivable	3,494.41
Other Current Assets	
1610 · Prepaid Insurance	3,438.48
Total Other Current Assets	3,438.48
Total Current Assets	55,880.36
TOTAL ASSETS	55,880.36
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	66.49
Total Accounts Payable	66.49
Other Current Liabilities	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	7,865.00
Total Other Current Liabilities	7,990.00
Total Current Liabilities	8,056.49
Long Term Liabilities	
Reserve Fund	21,472.20
Total Long Term Liabilities	21,472.20
Total Liabilities	29,528.69
Equity	
Operating Fund Balance	18,857.44
Owners Capital Contributions	11,920.00
Unrestricted Net Assets	(5,003.00)
Net Income	577.23
Total Equity	26,351.67
TOTAL LIABILITIES & EQUITY	55,880.36

Osprey Landing Master HOA, Inc.
Revenues & Expense Actual to Budget Performance
January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,932.50	3,932.50	0.00	3,932.50	3,932.50	0.00	47,190.00
5020 · Reserve Income	1,502.50	1,502.50	0.00	1,502.50	1,502.50	0.00	6,010.00
5050 · Capital Contribution	0.00	29.16	(29.16)	0.00	29.16	(29.16)	350.00
5100 · Late Fee/Finance Charge	8.12	0.00	8.12	8.12	0.00	8.12	0.00
5550 · Interest - Capital Contrib...	0.81	0.00	0.81	0.81	0.00	0.81	0.00
Total Income	5,443.93	5,464.16	(20.23)	5,443.93	5,464.16	(20.23)	53,550.00
Gross Profit	5,443.93	5,464.16	(20.23)	5,443.93	5,464.16	(20.23)	53,550.00
Expense							
Administrative							
7100 · Insurance	429.81	433.34	(3.53)	429.81	433.34	(3.53)	5,200.00
7150 · Legal	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
7170 · Tax Prep & Financial R...	0.00	20.84	(20.84)	0.00	20.84	(20.84)	250.00
7200 · Management Fees	630.00	630.00	0.00	630.00	630.00	0.00	7,560.00
7260 · Postage	6.13	8.34	(2.21)	6.13	8.34	(2.21)	100.00
7270 · Printing & Copying	20.75	33.34	(12.59)	20.75	33.34	(12.59)	400.00
7300 · Misc. Administrative	170.15	166.66	3.49	170.15	166.66	3.49	2,000.00
Total Administrative	1,256.84	1,375.86	(119.02)	1,256.84	1,375.86	(119.02)	16,510.00
Maintenance							
7600 · Landscaping Maintena...	1,645.45	1,325.00	320.45	1,645.45	1,325.00	320.45	15,900.00
7610 · Landscape Replacement	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00
7620 · Irrigation Maint/Repair	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
7640 · Pond Maintenance	125.00	163.34	(38.34)	125.00	163.34	(38.34)	1,960.00
7660 · Infrastructure Maintena...	0.00	316.66	(316.66)	0.00	316.66	(316.66)	3,800.00
Total Maintenance	1,770.45	2,263.32	(492.87)	1,770.45	2,263.32	(492.87)	27,160.00
Utilities							
8610 · Electricity - Monuments	58.25	43.34	14.91	58.25	43.34	14.91	520.00
8620 · Electricity - Street Lights	212.17	200.00	12.17	212.17	200.00	12.17	2,400.00
8630 · Water - Irrigation	66.49	79.16	(12.67)	66.49	79.16	(12.67)	950.00
Total Utilities	336.91	322.50	14.41	336.91	322.50	14.41	3,870.00
Total Expense	3,364.20	3,961.68	(597.48)	3,364.20	3,961.68	(597.48)	47,540.00
Net Ordinary Income	2,079.73	1,502.48	577.25	2,079.73	1,502.48	577.25	6,010.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	1,502.50	1,502.50	0.00	1,502.50	1,502.50	0.00	6,010.00
Total Transfers	1,502.50	1,502.50	0.00	1,502.50	1,502.50	0.00	6,010.00
Total Other Expense	1,502.50	1,502.50	0.00	1,502.50	1,502.50	0.00	6,010.00
Net Other Income	(1,502.50)	(1,502.50)	0.00	(1,502.50)	(1,502.50)	0.00	(6,010.00)
Net Income	577.23	(0.02)	577.25	577.23	(0.02)	577.25	0.00