

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
February 28, 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 February 28, 2023

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	14,722.23
1011 · Cadence Capital Contrib 2820	11,964.22
Total Operating Accounts	26,686.45
Reserve Accounts	
1012 · Cadence Reserves 2812	21,473.52
Total Reserve Accounts	21,473.52
Total Checking/Savings	48,159.97
Accounts Receivable	
1310 · Accounts Receivable	1,424.43
Total Accounts Receivable	1,424.43
Other Current Assets	
1610 · Prepaid Insurance	3,008.67
1600 · Undeposited Funds	25.00
Total Other Current Assets	3,033.67
Total Current Assets	52,618.07
TOTAL ASSETS	52,618.07
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	221.31
Total Accounts Payable	221.31
Other Current Liabilities	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	3,932.50
Total Other Current Liabilities	4,057.50
Total Current Liabilities	4,278.81
Long Term Liabilities	
Reserve Fund	21,473.52
Total Long Term Liabilities	21,473.52
Total Liabilities	25,752.33
Equity	
Operating Fund Balance	18,857.44
Owners Capital Contributions	11,920.00
Unrestricted Net Assets	(5,003.00)
Net Income	1,091.30
Total Equity	26,865.74
TOTAL LIABILITIES & EQUITY	52,618.07

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

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,932.50	3,932.50	0.00	7,865.00	7,865.00	0.00	47,190.00
5020 · Reserve Income	0.00	0.00	0.00	1,502.50	1,502.50	0.00	6,010.00
5050 · Capital Contribution	0.00	29.17	(29.17)	0.00	58.33	(58.33)	350.00
5100 · Late Fee/Finance Charge	17.20	0.00	17.20	25.32	0.00	25.32	0.00
5550 · Interest - Capital Contrib...	0.73	0.00	0.73	1.54	0.00	1.54	0.00
Total Income	3,950.43	3,961.67	(11.24)	9,394.36	9,425.83	(31.47)	53,550.00
Gross Profit	3,950.43	3,961.67	(11.24)	9,394.36	9,425.83	(31.47)	53,550.00
Expense							
Administrative							
7100 · Insurance	429.81	433.33	(3.52)	859.62	866.67	(7.05)	5,200.00
7150 · Legal	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
7170 · Tax Prep & Financial R...	0.00	20.83	(20.83)	0.00	41.67	(41.67)	250.00
7200 · Management Fees	630.00	630.00	0.00	1,260.00	1,260.00	0.00	7,560.00
7260 · Postage	4.92	8.33	(3.41)	11.05	16.67	(5.62)	100.00
7270 · Printing & Copying	126.47	33.33	93.14	147.22	66.67	80.55	400.00
7300 · Misc. Administrative	169.55	166.67	2.88	339.70	333.33	6.37	2,000.00
Total Administrative	1,360.75	1,375.82	(15.07)	2,617.59	2,751.68	(134.09)	16,510.00
Maintenance							
7600 · Landscaping Maintena...	1,390.45	1,325.00	65.45	3,035.90	2,650.00	385.90	15,900.00
7610 · Landscape Replacement	0.00	416.67	(416.67)	0.00	833.33	(833.33)	5,000.00
7620 · Irrigation Maint/Repair	124.50	41.67	82.83	124.50	83.33	41.17	500.00
7640 · Pond Maintenance	240.00	163.33	76.67	365.00	326.67	38.33	1,960.00
7660 · Infastructure Maintena...	0.00	316.67	(316.67)	0.00	633.33	(633.33)	3,800.00
Total Maintenance	1,754.95	2,263.34	(508.39)	3,525.40	4,526.66	(1,001.26)	27,160.00
Utilities							
8610 · Electricity - Monuments	58.14	43.33	14.81	116.39	86.67	29.72	520.00
8620 · Electricity - Street Lights	212.31	200.00	12.31	424.48	400.00	24.48	2,400.00
8630 · Water - Irrigation	50.21	79.17	(28.96)	116.70	158.33	(41.63)	950.00
Total Utilities	320.66	322.50	(1.84)	657.57	645.00	12.57	3,870.00
Total Expense	3,436.36	3,961.66	(525.30)	6,800.56	7,923.34	(1,122.78)	47,540.00
Net Ordinary Income	514.07	0.01	514.06	2,593.80	1,502.49	1,091.31	6,010.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	1,502.50	1,502.50	0.00	6,010.00
Total Transfers	0.00	0.00	0.00	1,502.50	1,502.50	0.00	6,010.00
Total Other Expense	0.00	0.00	0.00	1,502.50	1,502.50	0.00	6,010.00
Net Other Income	0.00	0.00	0.00	(1,502.50)	(1,502.50)	0.00	(6,010.00)
Net Income	514.07	0.01	514.06	1,091.30	(0.01)	1,091.31	0.00