

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
March 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.

04/05/23

Osprey Landing Master HOA, Inc.
Statement of Assets, Liabilities & Fund Balance
As of March 31, 2023

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	16,111.14
1011 · Cadence Capital Contrib 2820	11,965.03
Total Operating Accounts	28,076.17
Reserve Accounts	
1012 · Cadence Reserves 2812	21,474.98
Total Reserve Accounts	21,474.98
Total Checking/Savings	49,551.15
Accounts Receivable	
1310 · Accounts Receivable	(3,462.43)
Total Accounts Receivable	(3,462.43)
Other Current Assets	
1610 · Prepaid Insurance	2,578.86
Total Other Current Assets	2,578.86
Total Current Assets	48,667.58
TOTAL ASSETS	48,667.58
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	53.17
Total Accounts Payable	53.17
Other Current Liabilities	
3015 · Accrued Expense	125.00
Total Other Current Liabilities	125.00
Total Current Liabilities	178.17
Long Term Liabilities	
Reserve Fund	21,474.98
Total Long Term Liabilities	21,474.98
Total Liabilities	21,653.15
Equity	
Operating Fund Balance	13,854.44
Owners Capital Contributions	11,920.00
Net Income	1,239.99
Total Equity	27,014.43
TOTAL LIABILITIES & EQUITY	48,667.58

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

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,932.50	3,932.50	0.00	11,797.50	11,797.50	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	87.50	(87.50)	350.00
5100 · Late Fee/Finance Charge	(3.74)	0.00	(3.74)	21.58	0.00	21.58	0.00
5550 · Interest - Capital Contrib...	0.81	0.00	0.81	2.35	0.00	2.35	0.00
Total Income	<u>3,929.57</u>	<u>3,961.67</u>	<u>(32.10)</u>	<u>13,323.93</u>	<u>13,387.50</u>	<u>(63.57)</u>	<u>53,550.00</u>
Gross Profit	<u>3,929.57</u>	<u>3,961.67</u>	<u>(32.10)</u>	<u>13,323.93</u>	<u>13,387.50</u>	<u>(63.57)</u>	<u>53,550.00</u>
Expense							
Administrative							
7100 · Insurance	429.81	433.33	(3.52)	1,289.43	1,300.00	(10.57)	5,200.00
7150 · Legal	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
7170 · Tax Prep & Financial R...	275.00	20.83	254.17	275.00	62.50	212.50	250.00
7200 · Management Fees	630.00	630.00	0.00	1,890.00	1,890.00	0.00	7,560.00
7260 · Postage	12.10	8.33	3.77	23.15	25.00	(1.85)	100.00
7270 · Printing & Copying	80.08	33.33	46.75	227.30	100.00	127.30	400.00
7300 · Misc. Administrative	229.99	166.67	63.32	569.69	500.00	69.69	2,000.00
Total Administrative	<u>1,656.98</u>	<u>1,375.82</u>	<u>281.16</u>	<u>4,274.57</u>	<u>4,127.50</u>	<u>147.07</u>	<u>16,510.00</u>
Maintenance							
7600 · Landscaping Maintena...	1,390.45	1,325.00	65.45	4,426.35	3,975.00	451.35	15,900.00
7610 · Landscape Replacement	0.00	416.67	(416.67)	0.00	1,250.00	(1,250.00)	5,000.00
7620 · Irrigation Maint/Repair	285.00	41.67	243.33	409.50	125.00	284.50	500.00
7640 · Pond Maintenance	125.00	163.33	(38.33)	490.00	490.00	0.00	1,960.00
7660 · Infastructure Maintena...	0.00	316.67	(316.67)	0.00	950.00	(950.00)	3,800.00
Total Maintenance	<u>1,800.45</u>	<u>2,263.34</u>	<u>(462.89)</u>	<u>5,325.85</u>	<u>6,790.00</u>	<u>(1,464.15)</u>	<u>27,160.00</u>
Utilities							
8610 · Electricity - Monuments	57.97	43.33	14.64	174.36	130.00	44.36	520.00
8620 · Electricity - Street Lights	212.31	200.00	12.31	636.79	600.00	36.79	2,400.00
8630 · Water - Irrigation	53.17	79.17	(26.00)	169.87	237.50	(67.63)	950.00
Total Utilities	<u>323.45</u>	<u>322.50</u>	<u>0.95</u>	<u>981.02</u>	<u>967.50</u>	<u>13.52</u>	<u>3,870.00</u>
Total Expense	<u>3,780.88</u>	<u>3,961.66</u>	<u>(180.78)</u>	<u>10,581.44</u>	<u>11,885.00</u>	<u>(1,303.56)</u>	<u>47,540.00</u>
Net Ordinary Income	<u>148.69</u>	<u>0.01</u>	<u>148.68</u>	<u>2,742.49</u>	<u>1,502.50</u>	<u>1,239.99</u>	<u>6,010.00</u>
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,502.50</u>	<u>1,502.50</u>	<u>0.00</u>	<u>6,010.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,502.50</u>	<u>1,502.50</u>	<u>0.00</u>	<u>6,010.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(1,502.50)</u>	<u>(1,502.50)</u>	<u>0.00</u>	<u>(6,010.00)</u>
Net Income	<u><u>148.69</u></u>	<u><u>0.01</u></u>	<u><u>148.68</u></u>	<u><u>1,239.99</u></u>	<u><u>0.00</u></u>	<u><u>1,239.99</u></u>	<u><u>0.00</u></u>