

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**April 30, 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 April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	18,192.47
1011 · Cadence Capital Contrib 2820	11,965.82
<b>Total Operating Accounts</b>	30,158.29
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	22,978.89
<b>Total Reserve Accounts</b>	22,978.89
<b>Total Checking/Savings</b>	53,137.18
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	3,518.19
<b>Total Accounts Receivable</b>	3,518.19
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	2,149.05
<b>Total Other Current Assets</b>	2,149.05
<b>Total Current Assets</b>	58,804.42
<b>TOTAL ASSETS</b>	<b>58,804.42</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	26.09
<b>Total Accounts Payable</b>	26.09
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	7,865.00
<b>Total Other Current Liabilities</b>	7,990.00
<b>Total Current Liabilities</b>	8,016.09
<b>Long Term Liabilities</b>	
Reserve Fund	22,978.89
<b>Total Long Term Liabilities</b>	22,978.89
<b>Total Liabilities</b>	30,994.98
<b>Equity</b>	
Operating Fund Balance	13,854.44
Owners Capital Contributions	11,920.00
Net Income	2,035.00
<b>Total Equity</b>	27,809.44
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>58,804.42</b>

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

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Assessment	3,932.50	3,932.50	0.00	15,730.00	15,730.00	0.00	47,190.00
5020 · Reserve Income	1,502.50	1,502.50	0.00	3,005.00	3,005.00	0.00	6,010.00
5050 · Capital Contribution	0.00	29.16	(29.16)	0.00	116.66	(116.66)	350.00
5100 · Late Fee/Finance Charge	0.00	0.00	0.00	21.58	0.00	21.58	0.00
5550 · Interest - Capital Contrib...	0.79	0.00	0.79	3.14	0.00	3.14	0.00
<b>Total Income</b>	<b>5,435.79</b>	<b>5,464.16</b>	<b>(28.37)</b>	<b>18,759.72</b>	<b>18,851.66</b>	<b>(91.94)</b>	<b>53,550.00</b>
<b>Gross Profit</b>	<b>5,435.79</b>	<b>5,464.16</b>	<b>(28.37)</b>	<b>18,759.72</b>	<b>18,851.66</b>	<b>(91.94)</b>	<b>53,550.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	429.81	433.34	(3.53)	1,719.24	1,733.34	(14.10)	5,200.00
7150 · Legal	0.00	83.34	(83.34)	0.00	333.34	(333.34)	1,000.00
7170 · Tax Prep & Financial R...	0.00	20.84	(20.84)	275.00	83.34	191.66	250.00
7200 · Management Fees	630.00	630.00	0.00	2,520.00	2,520.00	0.00	7,560.00
7260 · Postage	5.80	8.34	(2.54)	28.95	33.34	(4.39)	100.00
7270 · Printing & Copying	2.00	33.34	(31.34)	229.30	133.34	95.96	400.00
7300 · Misc. Administrative	168.48	166.66	1.82	738.17	666.66	71.51	2,000.00
<b>Total Administrative</b>	<b>1,236.09</b>	<b>1,375.86</b>	<b>(139.77)</b>	<b>5,510.66</b>	<b>5,503.36</b>	<b>7.30</b>	<b>16,510.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintena...	1,390.45	1,325.00	65.45	5,816.80	5,300.00	516.80	15,900.00
7610 · Landscape Replacement	0.00	416.66	(416.66)	0.00	1,666.66	(1,666.66)	5,000.00
7620 · Irrigation Maint/Repair	83.00	41.66	41.34	492.50	166.66	325.84	500.00
7640 · Pond Maintenance	125.00	163.34	(38.34)	615.00	653.34	(38.34)	1,960.00
7660 · Infrastructure Maintena...	0.00	316.66	(316.66)	0.00	1,266.66	(1,266.66)	3,800.00
<b>Total Maintenance</b>	<b>1,598.45</b>	<b>2,263.32</b>	<b>(664.87)</b>	<b>6,924.30</b>	<b>9,053.32</b>	<b>(2,129.02)</b>	<b>27,160.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	58.73	43.34	15.39	233.09	173.34	59.75	520.00
8620 · Electricity - Street Lights	218.92	200.00	18.92	855.71	800.00	55.71	2,400.00
8630 · Water - Irrigation	26.09	79.16	(53.07)	195.96	316.66	(120.70)	950.00
<b>Total Utilities</b>	<b>303.74</b>	<b>322.50</b>	<b>(18.76)</b>	<b>1,284.76</b>	<b>1,290.00</b>	<b>(5.24)</b>	<b>3,870.00</b>
<b>Total Expense</b>	<b>3,138.28</b>	<b>3,961.68</b>	<b>(823.40)</b>	<b>13,719.72</b>	<b>15,846.68</b>	<b>(2,126.96)</b>	<b>47,540.00</b>
<b>Net Ordinary Income</b>	<b>2,297.51</b>	<b>1,502.48</b>	<b>795.03</b>	<b>5,040.00</b>	<b>3,004.98</b>	<b>2,035.02</b>	<b>6,010.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	1,502.50	1,502.50	0.00	3,005.00	3,005.00	0.00	6,010.00
<b>Total Transfers</b>	<b>1,502.50</b>	<b>1,502.50</b>	<b>0.00</b>	<b>3,005.00</b>	<b>3,005.00</b>	<b>0.00</b>	<b>6,010.00</b>
<b>Total Other Expense</b>	<b>1,502.50</b>	<b>1,502.50</b>	<b>0.00</b>	<b>3,005.00</b>	<b>3,005.00</b>	<b>0.00</b>	<b>6,010.00</b>
<b>Net Other Income</b>	<b>(1,502.50)</b>	<b>(1,502.50)</b>	<b>0.00</b>	<b>(3,005.00)</b>	<b>(3,005.00)</b>	<b>0.00</b>	<b>(6,010.00)</b>
<b>Net Income</b>	<b>795.01</b>	<b>(0.02)</b>	<b>795.03</b>	<b>2,035.00</b>	<b>(0.02)</b>	<b>2,035.02</b>	<b>0.00</b>