

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

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	14,177.19
1011 · Cadence Capital Contrib 2820	11,966.63
Total Operating Accounts	26,143.82
Reserve Accounts	
1012 · Cadence Reserves 2812	22,980.45
Total Reserve Accounts	22,980.45
Total Checking/Savings	49,124.27
Accounts Receivable	
1310 · Accounts Receivable	3,168.89
Total Accounts Receivable	3,168.89
Other Current Assets	
1610 · Prepaid Insurance	1,719.24
Total Other Current Assets	1,719.24
Total Current Assets	54,012.40
TOTAL ASSETS	54,012.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	270.78
Total Accounts Payable	270.78
Other Current Liabilities	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	3,932.50
Total Other Current Liabilities	4,057.50
Total Current Liabilities	4,328.28
Long Term Liabilities	
Reserve Fund	22,980.45
Total Long Term Liabilities	22,980.45
Total Liabilities	27,308.73
Equity	
Operating Fund Balance	13,854.44
Owners Capital Contributions	11,920.00
Net Income	929.23
Total Equity	26,703.67
TOTAL LIABILITIES & EQUITY	54,012.40

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

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,932.50	3,932.50	0.00	19,662.50	19,662.50	0.00	47,190.00
5020 · Reserve Income	0.00	0.00	0.00	3,005.00	3,005.00	0.00	6,010.00
5050 · Capital Contribution	0.00	29.17	(29.17)	0.00	145.83	(145.83)	350.00
5100 · Late Fee/Finance Charge	30.70	0.00	30.70	52.28	0.00	52.28	0.00
5550 · Interest - Capital Contrib...	0.81	0.00	0.81	3.95	0.00	3.95	0.00
Total Income	3,964.01	3,961.67	2.34	22,723.73	22,813.33	(89.60)	53,550.00
Gross Profit	3,964.01	3,961.67	2.34	22,723.73	22,813.33	(89.60)	53,550.00
Expense							
Administrative							
7100 · Insurance	429.81	433.33	(3.52)	2,149.05	2,166.67	(17.62)	5,200.00
7150 · Legal	0.00	83.33	(83.33)	0.00	416.67	(416.67)	1,000.00
7170 · Tax Prep & Financial R...	0.00	20.83	(20.83)	275.00	104.17	170.83	250.00
7200 · Management Fees	630.00	630.00	0.00	3,150.00	3,150.00	0.00	7,560.00
7260 · Postage	33.15	8.33	24.82	62.10	41.67	20.43	100.00
7270 · Printing & Copying	225.08	33.33	191.75	454.38	166.67	287.71	400.00
7300 · Misc. Administrative	205.00	166.67	38.33	943.17	833.33	109.84	2,000.00
Total Administrative	1,523.04	1,375.82	147.22	7,033.70	6,879.18	154.52	16,510.00
Maintenance							
7600 · Landscaping Maintena...	1,390.45	1,325.00	65.45	7,207.25	6,625.00	582.25	15,900.00
7610 · Landscape Replacement	0.00	416.67	(416.67)	0.00	2,083.33	(2,083.33)	5,000.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	492.50	208.33	284.17	500.00
7640 · Pond Maintenance	240.00	163.33	76.67	855.00	816.67	38.33	1,960.00
7660 · Infrastructure Maintena...	1,615.82	316.67	1,299.15	1,615.82	1,583.33	32.49	3,800.00
Total Maintenance	3,246.27	2,263.34	982.93	10,170.57	11,316.66	(1,146.09)	27,160.00
Utilities							
8610 · Electricity - Monuments	57.85	43.33	14.52	290.94	216.67	74.27	520.00
8620 · Electricity - Street Lights	216.87	200.00	16.87	1,072.58	1,000.00	72.58	2,400.00
8630 · Water - Irrigation	25.75	79.17	(53.42)	221.71	395.83	(174.12)	950.00
Total Utilities	300.47	322.50	(22.03)	1,585.23	1,612.50	(27.27)	3,870.00
Total Expense	5,069.78	3,961.66	1,108.12	18,789.50	19,808.34	(1,018.84)	47,540.00
Net Ordinary Income	(1,105.77)	0.01	(1,105.78)	3,934.23	3,004.99	929.24	6,010.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	3,005.00	3,005.00	0.00	6,010.00
Total Transfers	0.00	0.00	0.00	3,005.00	3,005.00	0.00	6,010.00
Total Other Expense	0.00	0.00	0.00	3,005.00	3,005.00	0.00	6,010.00
Net Other Income	0.00	0.00	0.00	(3,005.00)	(3,005.00)	0.00	(6,010.00)
Net Income	(1,105.77)	0.01	(1,105.78)	929.23	(0.01)	929.24	0.00