

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

	Jun 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	18,583.90
1011 · Cadence Capital Contrib 2820	11,967.42
<b>Total Operating Accounts</b>	30,551.32
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	22,981.96
<b>Total Reserve Accounts</b>	22,981.96
<b>Total Checking/Savings</b>	53,533.28
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(6,300.09)
<b>Total Accounts Receivable</b>	(6,300.09)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	1,289.43
<b>Total Other Current Assets</b>	1,289.43
<b>Total Current Assets</b>	48,522.62
<b>TOTAL ASSETS</b>	<b>48,522.62</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,922.18
<b>Total Accounts Payable</b>	2,922.18
<b>Total Current Liabilities</b>	2,922.18
<b>Long Term Liabilities</b>	
Reserve Fund	22,981.96
<b>Total Long Term Liabilities</b>	22,981.96
<b>Total Liabilities</b>	25,904.14
<b>Equity</b>	
Operating Fund Balance	13,854.44
Owners Capital Contributions	11,920.00
Net Income	(3,155.96)
<b>Total Equity</b>	22,618.48
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>48,522.62</b>

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

	Jun 23	Budget	\$ Over Budget	Jan - Jun 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	23,595.00	23,595.00	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	175.00	(175.00)	350.00
5100 · Late Fee/Finance Charge	12.92	0.00	12.92	65.20	0.00	65.20	0.00
5550 · Interest - Capital Contrib...	0.79	0.00	0.79	4.74	0.00	4.74	0.00
<b>Total Income</b>	<b>3,946.21</b>	<b>3,961.67</b>	<b>(15.46)</b>	<b>26,669.94</b>	<b>26,775.00</b>	<b>(105.06)</b>	<b>53,550.00</b>
<b>Gross Profit</b>	<b>3,946.21</b>	<b>3,961.67</b>	<b>(15.46)</b>	<b>26,669.94</b>	<b>26,775.00</b>	<b>(105.06)</b>	<b>53,550.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	429.81	433.33	(3.52)	2,578.86	2,600.00	(21.14)	5,200.00
7150 · Legal	0.00	83.33	(83.33)	0.00	500.00	(500.00)	1,000.00
7170 · Tax Prep & Financial R...	0.00	20.83	(20.83)	275.00	125.00	150.00	250.00
7200 · Management Fees	630.00	630.00	0.00	3,780.00	3,780.00	0.00	7,560.00
7260 · Postage	5.55	8.33	(2.78)	67.65	50.00	17.65	100.00
7270 · Printing & Copying	6.25	33.33	(27.08)	460.63	200.00	260.63	400.00
7300 · Misc. Administrative	174.00	166.67	7.33	1,117.17	1,000.00	117.17	2,000.00
<b>Total Administrative</b>	<b>1,245.61</b>	<b>1,375.82</b>	<b>(130.21)</b>	<b>8,279.31</b>	<b>8,255.00</b>	<b>24.31</b>	<b>16,510.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintena...	1,290.45	1,325.00	(34.55)	8,497.70	7,950.00	547.70	15,900.00
7610 · Landscape Replacement	3,515.00	416.67	3,098.33	3,515.00	2,500.00	1,015.00	5,000.00
7620 · Irrigation Maint/Repair	447.75	41.67	406.08	940.25	250.00	690.25	500.00
7640 · Pond Maintenance	125.00	163.33	(38.33)	980.00	980.00	0.00	1,960.00
7660 · Infrastructure Maintena...	1,245.00	316.67	928.33	2,860.82	1,900.00	960.82	3,800.00
<b>Total Maintenance</b>	<b>6,623.20</b>	<b>2,263.34</b>	<b>4,359.86</b>	<b>16,793.77</b>	<b>13,580.00</b>	<b>3,213.77</b>	<b>27,160.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	(82.09)	43.33	(125.42)	208.85	260.00	(51.15)	520.00
8620 · Electricity - Street Lights	205.41	200.00	5.41	1,277.99	1,200.00	77.99	2,400.00
8630 · Water - Irrigation	39.27	79.17	(39.90)	260.98	475.00	(214.02)	950.00
<b>Total Utilities</b>	<b>162.59</b>	<b>322.50</b>	<b>(159.91)</b>	<b>1,747.82</b>	<b>1,935.00</b>	<b>(187.18)</b>	<b>3,870.00</b>
<b>Total Expense</b>	<b>8,031.40</b>	<b>3,961.66</b>	<b>4,069.74</b>	<b>26,820.90</b>	<b>23,770.00</b>	<b>3,050.90</b>	<b>47,540.00</b>
<b>Net Ordinary Income</b>	<b>(4,085.19)</b>	<b>0.01</b>	<b>(4,085.20)</b>	<b>(150.96)</b>	<b>3,005.00</b>	<b>(3,155.96)</b>	<b>6,010.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	0.00	0.00	0.00	3,005.00	3,005.00	0.00	6,010.00
<b>Total Transfers</b>	<b>0.00</b>	<b>0.00</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>0.00</b>	<b>0.00</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>0.00</b>	<b>0.00</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>(4,085.19)</b>	<b>0.01</b>	<b>(4,085.20)</b>	<b>(3,155.96)</b>	<b>0.00</b>	<b>(3,155.96)</b>	<b>0.00</b>