

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

	Aug 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	13,608.84
1011 · Cadence Capital Contrib 2820	11,969.04
Total Operating Accounts	25,577.88
Reserve Accounts	
1012 · Cadence Reserves 2812	24,487.68
Total Reserve Accounts	24,487.68
Total Checking/Savings	50,065.56
Accounts Receivable	
1310 · Accounts Receivable	1,739.23
Total Accounts Receivable	1,739.23
Other Current Assets	
1610 · Prepaid Insurance	994.81
Total Other Current Assets	994.81
Total Current Assets	52,799.60
TOTAL ASSETS	52,799.60
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	105.23
Total Accounts Payable	105.23
Other Current Liabilities	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	3,932.50
Total Other Current Liabilities	4,057.50
Total Current Liabilities	4,162.73
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	24,455.47
3699 · Interest	32.21
Total Reserve Fund	24,487.68
Total Long Term Liabilities	24,487.68
Total Liabilities	28,650.41
Equity	
Operating Fund Balance	13,854.44
Owners Capital Contributions	11,920.00
Net Income	(1,625.25)
Total Equity	24,149.19
TOTAL LIABILITIES & EQUITY	52,799.60

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

	Aug 23	Budget	\$ Over Budg...	Jan - Aug 23	YTD Budget	\$ Over Budg...	Annual Bud...
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,932.50	3,932.50	0.00	31,460.00	31,460.00	0.00	47,190.00
5020 · Reserve Income	0.00	0.00	0.00	4,507.50	4,507.50	0.00	6,010.00
5050 · Capital Contribution	0.00	29.17	(29.17)	0.00	233.33	(233.33)	350.00
5100 · Late Fee/Finance Charge	13.08	0.00	13.08	78.28	0.00	78.28	0.00
5550 · Interest - Capital Contribution	0.81	0.00	0.81	6.36	0.00	6.36	0.00
Total Income	3,946.39	3,961.67	(15.28)	36,052.14	36,200.83	(148.69)	53,550.00
Gross Profit	3,946.39	3,961.67	(15.28)	36,052.14	36,200.83	(148.69)	53,550.00
Expense							
Administrative							
7100 · Insurance	429.81	433.33	(3.52)	3,438.48	3,466.67	(28.19)	5,200.00
7150 · Legal	0.00	83.33	(83.33)	120.00	666.67	(546.67)	1,000.00
7170 · Tax Prep & Financial Rep	0.00	20.83	(20.83)	275.00	166.67	108.33	250.00
7200 · Management Fees	630.00	630.00	0.00	5,040.00	5,040.00	0.00	7,560.00
7260 · Postage	26.39	8.33	18.06	102.14	66.67	35.47	100.00
7270 · Printing & Copying	65.78	33.33	32.45	535.41	266.67	268.74	400.00
7300 · Misc. Administrative	174.96	166.67	8.29	1,466.13	1,333.33	132.80	2,000.00
Total Administrative	1,326.94	1,375.82	(48.88)	10,977.16	11,006.68	(29.52)	16,510.00
Maintenance							
7600 · Landscaping Maintenance	1,290.45	1,325.00	(34.55)	11,078.60	10,600.00	478.60	15,900.00
7610 · Landscape Replacement	0.00	416.67	(416.67)	3,515.00	3,333.33	181.67	5,000.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	1,019.75	333.33	686.42	500.00
7640 · Pond Maintenance	250.00	163.33	86.67	1,345.00	1,306.67	38.33	1,960.00
7660 · Infrastructure Maintenance	0.00	316.67	(316.67)	2,860.82	2,533.33	327.49	3,800.00
Total Maintenance	1,540.45	2,263.34	(722.89)	19,819.17	18,106.66	1,712.51	27,160.00
Utilities							
8610 · Electricity - Monuments	57.58	43.33	14.25	324.23	346.67	(22.44)	520.00
8620 · Electricity - Street Lights	215.16	200.00	15.16	1,708.31	1,600.00	108.31	2,400.00
8630 · Water - Irrigation	40.43	79.17	(38.74)	341.02	633.33	(292.31)	950.00
Total Utilities	313.17	322.50	(9.33)	2,373.56	2,580.00	(206.44)	3,870.00
Total Expense	3,180.56	3,961.66	(781.10)	33,169.89	31,693.34	1,476.55	47,540.00
Net Ordinary Income	765.83	0.01	765.82	2,882.25	4,507.49	(1,625.24)	6,010.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	4,507.50	4,507.50	0.00	6,010.00
Total Transfers	0.00	0.00	0.00	4,507.50	4,507.50	0.00	6,010.00
Total Other Expense	0.00	0.00	0.00	4,507.50	4,507.50	0.00	6,010.00
Net Other Income	0.00	0.00	0.00	(4,507.50)	(4,507.50)	0.00	(6,010.00)
Net Income	765.83	0.01	765.82	(1,625.25)	(0.01)	(1,625.24)	0.00