

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
September 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 September 30, 2023

10/09/23

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	12,595.10
1011 · Cadence Capital Contrib 2820	11,969.83
Total Operating Accounts	24,564.93
Reserve Accounts	
1012 · Cadence Reserves 2812	24,489.29
Total Reserve Accounts	24,489.29
Total Checking/Savings	49,054.22
Accounts Receivable	
1310 · Accounts Receivable	(4,904.05)
Total Accounts Receivable	(4,904.05)
Other Current Assets	
1610 · Prepaid Insurance	5,523.23
Total Other Current Assets	5,523.23
Total Current Assets	49,673.40
TOTAL ASSETS	49,673.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	137.13
Total Accounts Payable	137.13
Other Current Liabilities	
3015 · Accrued Expense	125.00
Total Other Current Liabilities	125.00
Total Current Liabilities	262.13
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	24,455.47
3699 · Interest	33.82
Total Reserve Fund	24,489.29
Total Long Term Liabilities	24,489.29
Total Liabilities	24,751.42
Equity	
Operating Fund Balance	13,854.44
Owners Capital Contributions	11,920.00
Net Income	(852.46)
Total Equity	24,921.98
TOTAL LIABILITIES & EQUITY	49,673.40

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

	Sep 23	Budget	\$ Over Bud...	Jan - Sep 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,932.50	3,932.50	0.00	35,392.50	35,392.50	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	262.50	(262.50)	350.00
5100 · Late Fee/Finance Charge	9.64	0.00	9.64	87.92	0.00	87.92	0.00
5550 · Interest - Capital Contribution	0.79	0.00	0.79	7.15	0.00	7.15	0.00
Total Income	3,942.93	3,961.67	(18.74)	39,995.07	40,162.50	(167.43)	53,550.00
Gross Profit	3,942.93	3,961.67	(18.74)	39,995.07	40,162.50	(167.43)	53,550.00
Expense							
Administrative							
7100 · Insurance	429.81	433.33	(3.52)	3,868.29	3,900.00	(31.71)	5,200.00
7150 · Legal	0.00	83.33	(83.33)	120.00	750.00	(630.00)	1,000.00
7170 · Tax Prep & Financial Rep	0.00	20.83	(20.83)	275.00	187.50	87.50	250.00
7200 · Management Fees	630.00	630.00	0.00	5,670.00	5,670.00	0.00	7,560.00
7260 · Postage	14.09	8.33	5.76	116.23	75.00	41.23	100.00
7270 · Printing & Copying	186.47	33.33	153.14	721.88	300.00	421.88	400.00
7300 · Misc. Administrative	175.53	166.67	8.86	1,641.66	1,500.00	141.66	2,000.00
Total Administrative	1,435.90	1,375.82	60.08	12,413.06	12,382.50	30.56	16,510.00
Maintenance							
7600 · Landscaping Maintenance	1,290.45	1,325.00	(34.55)	12,369.05	11,925.00	444.05	15,900.00
7610 · Landscape Replacement	0.00	416.67	(416.67)	3,515.00	3,750.00	(235.00)	5,000.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	1,019.75	375.00	644.75	500.00
7640 · Pond Maintenance	125.00	163.33	(38.33)	1,470.00	1,470.00	0.00	1,960.00
7660 · Infrastructure Maintenance	0.00	316.67	(316.67)	2,860.82	2,850.00	10.82	3,800.00
Total Maintenance	1,415.45	2,263.34	(847.89)	21,234.62	20,370.00	864.62	27,160.00
Utilities							
8610 · Electricity - Monuments	57.71	43.33	14.38	381.94	390.00	(8.06)	520.00
8620 · Electricity - Street Lights	215.16	200.00	15.16	1,923.47	1,800.00	123.47	2,400.00
8630 · Water - Irrigation	45.92	79.17	(33.25)	386.94	712.50	(325.56)	950.00
Total Utilities	318.79	322.50	(3.71)	2,692.35	2,902.50	(210.15)	3,870.00
Total Expense	3,170.14	3,961.66	(791.52)	36,340.03	35,655.00	685.03	47,540.00
Net Ordinary Income	772.79	0.01	772.78	3,655.04	4,507.50	(852.46)	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	772.79	0.01	772.78	(852.46)	0.00	(852.46)	0.00