

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

TABLE OF CONTENTS:

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 October 31, 2023

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	14,311.76
1011 · Cadence Capital Contrib 2820	11,970.44
Total Operating Accounts	26,282.20
Reserve Accounts	
1012 · Cadence Reserves 2812	25,993.03
Total Reserve Accounts	25,993.03
Total Checking/Savings	52,275.23
Accounts Receivable	
1310 · Accounts Receivable	2,439.29
Total Accounts Receivable	2,439.29
Other Current Assets	
1610 · Prepaid Insurance	5,046.35
Total Other Current Assets	5,046.35
Total Current Assets	59,760.87
TOTAL ASSETS	59,760.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	161.65
Total Accounts Payable	161.65
Other Current Liabilities	
3050 · Deferred Revenue	7,865.00
Total Other Current Liabilities	7,865.00
Total Current Liabilities	8,026.65
Long Term Liabilities	
Reserve Fund	
3610 · Capital Improvements	25,957.97
3699 · Interest	35.06
Total Reserve Fund	25,993.03
Total Long Term Liabilities	25,993.03
Total Liabilities	34,019.68
Equity	
Operating Fund Balance	13,854.44
Owners Capital Contributions	11,920.00
Net Income	(33.25)
Total Equity	25,741.19
TOTAL LIABILITIES & EQUITY	59,760.87

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

October 2023

	Oct 23	Budget	\$ Over Bud...	Jan - Oct 23	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,932.50	3,932.50	0.00	39,325.00	39,325.00	0.00	47,190.00
5020 · Reserve Income	1,502.50	1,502.50	0.00	6,010.00	6,010.00	0.00	6,010.00
5050 · Capital Contribution	0.00	29.16	(29.16)	0.00	291.66	(291.66)	350.00
5100 · Late Fee/Finance Charge	0.00	0.00	0.00	87.92	0.00	87.92	0.00
5550 · Interest - Capital Contribution	0.61	0.00	0.61	7.76	0.00	7.76	0.00
Total Income	5,435.61	5,464.16	(28.55)	45,430.68	45,626.66	(195.98)	53,550.00
Gross Profit	5,435.61	5,464.16	(28.55)	45,430.68	45,626.66	(195.98)	53,550.00
Expense							
Administrative							
7100 · Insurance	458.76	433.34	25.42	4,327.05	4,333.34	(6.29)	5,200.00
7150 · Legal	0.00	83.34	(83.34)	120.00	833.34	(713.34)	1,000.00
7170 · Tax Prep & Financial Rep	0.00	20.84	(20.84)	275.00	208.34	66.66	250.00
7200 · Management Fees	630.00	630.00	0.00	6,300.00	6,300.00	0.00	7,560.00
7260 · Postage	6.29	8.34	(2.05)	122.52	83.34	39.18	100.00
7270 · Printing & Copying	3.25	33.34	(30.09)	725.13	333.34	391.79	400.00
7300 · Misc. Administrative	175.04	166.66	8.38	1,816.70	1,666.66	150.04	2,000.00
Total Administrative	1,273.34	1,375.86	(102.52)	13,686.40	13,758.36	(71.96)	16,510.00
Maintenance							
7600 · Landscaping Maintenance	1,290.45	1,325.00	(34.55)	13,659.50	13,250.00	409.50	15,900.00
7610 · Landscape Replacement	0.00	416.66	(416.66)	3,515.00	4,166.66	(651.66)	5,000.00
7620 · Irrigation Maint/Repair	0.00	41.66	(41.66)	1,019.75	416.66	603.09	500.00
7640 · Pond Maintenance	240.00	163.34	76.66	1,710.00	1,633.34	76.66	1,960.00
7660 · Infrastructure Maintenance	0.00	316.66	(316.66)	2,860.82	3,166.66	(305.84)	3,800.00
Total Maintenance	1,530.45	2,263.32	(732.87)	22,765.07	22,633.32	131.75	27,160.00
Utilities							
8610 · Electricity - Monuments	58.30	43.34	14.96	440.24	433.34	6.90	520.00
8620 · Electricity - Street Lights	215.16	200.00	15.16	2,138.63	2,000.00	138.63	2,400.00
8630 · Water - Irrigation	36.65	79.16	(42.51)	423.59	791.66	(368.07)	950.00
Total Utilities	310.11	322.50	(12.39)	3,002.46	3,225.00	(222.54)	3,870.00
Total Expense	3,113.90	3,961.68	(847.78)	39,453.93	39,616.68	(162.75)	47,540.00
Net Ordinary Income	2,321.71	1,502.48	819.23	5,976.75	6,009.98	(33.23)	6,010.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	1,502.50	1,502.50	0.00	6,010.00	6,010.00	0.00	6,010.00
Total Transfers	1,502.50	1,502.50	0.00	6,010.00	6,010.00	0.00	6,010.00
Total Other Expense	1,502.50	1,502.50	0.00	6,010.00	6,010.00	0.00	6,010.00
Net Other Income	(1,502.50)	(1,502.50)	0.00	(6,010.00)	(6,010.00)	0.00	(6,010.00)
Net Income	819.21	(0.02)	819.23	(33.25)	(0.02)	(33.23)	0.00