

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

12/10/23

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	9,298.37
1011 · Cadence Capital Contrib 2820	11,970.54
Total Operating Accounts	21,268.91
Reserve Accounts	
1012 · Cadence Reserves 2812	25,993.24
Total Reserve Accounts	25,993.24
Total Checking/Savings	47,262.15
Accounts Receivable	
1310 · Accounts Receivable	2,443.67
Total Accounts Receivable	2,443.67
Other Current Assets	
1610 · Prepaid Insurance	4,587.59
Total Other Current Assets	4,587.59
Total Current Assets	54,293.41
TOTAL ASSETS	54,293.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	36.65
Total Accounts Payable	36.65
Other Current Liabilities	
3015 · Accrued Expense	125.00
3050 · Deferred Revenue	3,932.50
Total Other Current Liabilities	4,057.50
Total Current Liabilities	4,094.15
Long Term Liabilities	
Reserve Fund	25,993.24
Total Long Term Liabilities	25,993.24
Total Liabilities	30,087.39
Equity	
Operating Fund Balance	13,854.44
Owners Capital Contributions	11,920.00
Net Income	(1,568.42)
Total Equity	24,206.02
TOTAL LIABILITIES & EQUITY	54,293.41

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

November 2023

	Nov 23	Budget	\$ Over Bud...	Jan - Nov 23	YTD Budget	\$ Over Bud...	Annual Bu...
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	3,932.50	3,932.50	0.00	43,257.50	43,257.50	0.00	47,190.00
5020 · Reserve Income	0.00	0.00	0.00	6,010.00	6,010.00	0.00	6,010.00
5050 · Capital Contribution	0.00	29.17	(29.17)	0.00	320.83	(320.83)	350.00
5100 · Late Fee/Finance Charge	4.38	0.00	4.38	92.30	0.00	92.30	0.00
5550 · Interest - Capital Contribution	0.10	0.00	0.10	7.86	0.00	7.86	0.00
Total Income	3,936.98	3,961.67	(24.69)	49,367.66	49,588.33	(220.67)	53,550.00
Gross Profit	3,936.98	3,961.67	(24.69)	49,367.66	49,588.33	(220.67)	53,550.00
Expense							
Administrative							
7100 · Insurance	458.76	433.33	25.43	4,785.81	4,766.67	19.14	5,200.00
7150 · Legal	780.00	83.33	696.67	900.00	916.67	(16.67)	1,000.00
7170 · Tax Prep & Financial Rep	0.00	20.83	(20.83)	275.00	229.17	45.83	250.00
7200 · Management Fees	630.00	630.00	0.00	6,930.00	6,930.00	0.00	7,560.00
7260 · Postage	5.16	8.33	(3.17)	127.68	91.67	36.01	100.00
7270 · Printing & Copying	134.29	33.33	100.96	859.42	366.67	492.75	400.00
7300 · Misc. Administrative	174.39	166.67	7.72	1,991.09	1,833.33	157.76	2,000.00
Total Administrative	2,182.60	1,375.82	806.78	15,869.00	15,134.18	734.82	16,510.00
Maintenance							
7600 · Landscaping Maintenance	1,290.45	1,325.00	(34.55)	14,949.95	14,575.00	374.95	15,900.00
7610 · Landscape Replacement	1,350.00	416.67	933.33	4,865.00	4,583.33	281.67	5,000.00
7620 · Irrigation Maint/Repair	0.00	41.67	(41.67)	1,019.75	458.33	561.42	500.00
7640 · Pond Maintenance	125.00	163.33	(38.33)	1,835.00	1,796.67	38.33	1,960.00
7660 · Infrastructure Maintenance	213.85	316.67	(102.82)	3,074.67	3,483.33	(408.66)	3,800.00
Total Maintenance	2,979.30	2,263.34	715.96	25,744.37	24,896.66	847.71	27,160.00
Utilities							
8610 · Electricity - Monuments	58.44	43.33	15.11	498.68	476.67	22.01	520.00
8620 · Electricity - Street Lights	215.16	200.00	15.16	2,353.79	2,200.00	153.79	2,400.00
8630 · Water - Irrigation	36.65	79.17	(42.52)	460.24	870.83	(410.59)	950.00
Total Utilities	310.25	322.50	(12.25)	3,312.71	3,547.50	(234.79)	3,870.00
Total Expense	5,472.15	3,961.66	1,510.49	44,926.08	43,578.34	1,347.74	47,540.00
Net Ordinary Income	(1,535.17)	0.01	(1,535.18)	4,441.58	6,009.99	(1,568.41)	6,010.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	6,010.00	6,010.00	0.00	6,010.00
Total Transfers	0.00	0.00	0.00	6,010.00	6,010.00	0.00	6,010.00
Total Other Expense	0.00	0.00	0.00	6,010.00	6,010.00	0.00	6,010.00
Net Other Income	0.00	0.00	0.00	(6,010.00)	(6,010.00)	0.00	(6,010.00)
Net Income	(1,535.17)	0.01	(1,535.18)	(1,568.42)	(0.01)	(1,568.41)	0.00