

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

| | Dec 31, 23 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Accounts | |
| 1010 · Cadence Operating 0725 | 14,334.49 |
| 1011 · Cadence Capital Contrib 2820 | 11,970.64 |
| Total Operating Accounts | 26,305.13 |
| Reserve Accounts | |
| 1012 · Cadence Reserves 2812 | 25,993.46 |
| Total Reserve Accounts | 25,993.46 |
| Total Checking/Savings | 52,298.59 |
| Accounts Receivable | |
| 1310 · Accounts Receivable | (3,458.82) |
| Total Accounts Receivable | (3,458.82) |
| Other Current Assets | |
| 1610 · Prepaid Insurance | 4,128.83 |
| Total Other Current Assets | 4,128.83 |
| Total Current Assets | 52,968.60 |
| TOTAL ASSETS | 52,968.60 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 1,988.29 |
| Total Accounts Payable | 1,988.29 |
| Other Current Liabilities | |
| 3015 · Accrued Expense | 125.00 |
| Total Other Current Liabilities | 125.00 |
| Total Current Liabilities | 2,113.29 |
| Long Term Liabilities | |
| Reserve Fund | 25,993.46 |
| Total Long Term Liabilities | 25,993.46 |
| Total Liabilities | 28,106.75 |
| Equity | |
| Operating Fund Balance | 13,854.44 |
| Owners Capital Contributions | 11,920.00 |
| Net Income | (912.59) |
| Total Equity | 24,861.85 |
| TOTAL LIABILITIES & EQUITY | 52,968.60 |

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

December 2023

| | Dec 23 | Budget | \$ Over Budget | Jan - Dec 23 | YTD Budget | \$ Over Budget | Annual Budget |
|--|-----------------|-----------------|-----------------|-------------------|-------------------|-----------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 5010 · Maintenance Assessment | 3,932.50 | 3,932.50 | 0.00 | 47,190.00 | 47,190.00 | 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 | 350.00 | (350.00) | 350.00 |
| 5100 · Late Fee/Finance Charge | 397.56 | 0.00 | 397.56 | 489.86 | 0.00 | 489.86 | 0.00 |
| 5550 · Interest - Capital Contribution | 0.10 | 0.00 | 0.10 | 7.96 | 0.00 | 7.96 | 0.00 |
| Total Income | 4,330.16 | 3,961.67 | 368.49 | 53,697.82 | 53,550.00 | 147.82 | 53,550.00 |
| Gross Profit | 4,330.16 | 3,961.67 | 368.49 | 53,697.82 | 53,550.00 | 147.82 | 53,550.00 |
| Expense | | | | | | | |
| Administrative | | | | | | | |
| 7100 · Insurance | 458.76 | 433.33 | 25.43 | 5,244.57 | 5,200.00 | 44.57 | 5,200.00 |
| 7150 · Legal | 150.00 | 83.33 | 66.67 | 1,050.00 | 1,000.00 | 50.00 | 1,000.00 |
| 7170 · Tax Prep & Financial Rep | 0.00 | 20.83 | (20.83) | 275.00 | 250.00 | 25.00 | 250.00 |
| 7200 · Management Fees | 630.00 | 630.00 | 0.00 | 7,560.00 | 7,560.00 | 0.00 | 7,560.00 |
| 7260 · Postage | 18.34 | 8.33 | 10.01 | 146.02 | 100.00 | 46.02 | 100.00 |
| 7270 · Printing & Copying | 5.00 | 33.33 | (28.33) | 864.42 | 400.00 | 464.42 | 400.00 |
| 7300 · Misc. Administrative | 175.37 | 166.67 | 8.70 | 2,166.46 | 2,000.00 | 166.46 | 2,000.00 |
| Total Administrative | 1,437.47 | 1,375.82 | 61.65 | 17,306.47 | 16,510.00 | 796.47 | 16,510.00 |
| Maintenance | | | | | | | |
| 7600 · Landscaping Maintenance | 1,800.00 | 1,325.00 | 475.00 | 16,749.95 | 15,900.00 | 849.95 | 15,900.00 |
| 7610 · Landscape Replacement | 0.00 | 416.67 | (416.67) | 4,865.00 | 5,000.00 | (135.00) | 5,000.00 |
| 7620 · Irrigation Maint/Repair | 0.00 | 41.67 | (41.67) | 1,019.75 | 500.00 | 519.75 | 500.00 |
| 7640 · Pond Maintenance | 125.00 | 163.33 | (38.33) | 1,960.00 | 1,960.00 | 0.00 | 1,960.00 |
| 7660 · Infrastructure Maintenance | 0.00 | 316.67 | (316.67) | 3,074.67 | 3,800.00 | (725.33) | 3,800.00 |
| Total Maintenance | 1,925.00 | 2,263.34 | (338.34) | 27,669.37 | 27,160.00 | 509.37 | 27,160.00 |
| Utilities | | | | | | | |
| 8610 · Electricity - Monuments | 58.61 | 43.33 | 15.28 | 557.29 | 520.00 | 37.29 | 520.00 |
| 8620 · Electricity - Street Lights | 215.16 | 200.00 | 15.16 | 2,568.95 | 2,400.00 | 168.95 | 2,400.00 |
| 8630 · Water - Irrigation | 38.29 | 79.17 | (40.88) | 498.33 | 950.00 | (451.67) | 950.00 |
| Total Utilities | 312.06 | 322.50 | (10.44) | 3,624.57 | 3,870.00 | (245.43) | 3,870.00 |
| Total Expense | 3,674.53 | 3,961.66 | (287.13) | 48,600.41 | 47,540.00 | 1,060.41 | 47,540.00 |
| Net Ordinary Income | 655.63 | 0.01 | 655.62 | 5,097.41 | 6,010.00 | (912.59) | 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 | 655.63 | 0.01 | 655.62 | (912.59) | 0.00 | (912.59) | 0.00 |