

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
January 31, 2024

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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 January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	18,812.99
1011 · Cadence Capital Contrib 2820	11,970.74
Total Operating Accounts	30,783.73
Reserve Accounts	
1012 · Cadence Reserves 2812	27,493.93
Total Reserve Accounts	27,493.93
Total Checking/Savings	58,277.66
Accounts Receivable	
1310 · Accounts Receivable	3,475.18
Total Accounts Receivable	3,475.18
Other Current Assets	
1610 · Prepaid Insurance	3,670.07
Total Other Current Assets	3,670.07
Total Current Assets	65,422.91
TOTAL ASSETS	65,422.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,972.23
Total Accounts Payable	1,972.23
Other Current Liabilities	
3035 · Prepaid Assessments	679.00
3050 · Deferred Revenue	9,386.50
Total Other Current Liabilities	10,065.50
Total Current Liabilities	12,037.73
Long Term Liabilities	
Reserve Fund	27,493.93
Total Long Term Liabilities	27,493.93
Total Liabilities	39,531.66
Equity	
Operating Fund Balance	13,854.44
Owners Capital Contributions	11,920.00
Unrestricted Net Assets	(912.59)
Net Income	1,029.40
Total Equity	25,891.25
TOTAL LIABILITIES & EQUITY	65,422.91

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

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	4,693.25	4,693.25	0.00	4,693.25	4,693.25	0.00	56,319.00
5020 · Reserve Income	1,500.25	1,500.25	0.00	1,500.25	1,500.25	0.00	6,001.00
5050 · Capital Contribution	0.00	29.16	(29.16)	0.00	29.16	(29.16)	350.00
5550 · Interest - Capital Contribution	0.10	0.00	0.10	0.10	0.00	0.10	0.00
Total Income	6,193.60	6,222.66	(29.06)	6,193.60	6,222.66	(29.06)	62,670.00
Gross Profit	6,193.60	6,222.66	(29.06)	6,193.60	6,222.66	(29.06)	62,670.00
Expense							
Administrative							
7100 · Insurance	458.76	458.34	0.42	458.76	458.34	0.42	5,500.00
7150 · Legal	0.00	66.66	(66.66)	0.00	66.66	(66.66)	800.00
7170 · Tax Prep & Financial Rep	0.00	22.91	(22.91)	0.00	22.91	(22.91)	275.00
7200 · Management Fees	675.00	675.00	0.00	675.00	675.00	0.00	8,100.00
7260 · Postage	6.92	13.34	(6.42)	6.92	13.34	(6.42)	160.00
7270 · Printing & Copying	40.75	54.16	(13.41)	40.75	54.16	(13.41)	650.00
7300 · Misc. Administrative	237.04	166.66	70.38	237.04	166.66	70.38	2,000.00
Total Administrative	1,418.47	1,457.07	(38.60)	1,418.47	1,457.07	(38.60)	17,485.00
Maintenance							
7600 · Landscaping Maintenance	1,800.00	1,625.00	175.00	1,800.00	1,625.00	175.00	19,500.00
7610 · Landscape Replacement	0.00	583.34	(583.34)	0.00	583.34	(583.34)	7,000.00
7620 · Irrigation Maint/Repair	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
7640 · Pond Maintenance	125.00	171.66	(46.66)	125.00	171.66	(46.66)	2,060.00
7660 · Infrastructure Maintenance	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00
Total Maintenance	1,925.00	2,963.34	(1,038.34)	1,925.00	2,963.34	(1,038.34)	35,560.00
Utilities							
8610 · Electricity - Monuments	58.86	41.66	17.20	58.86	41.66	17.20	500.00
8620 · Electricity - Street Lights	214.39	215.34	(0.95)	214.39	215.34	(0.95)	2,584.00
8630 · Water - Irrigation	47.23	45.00	2.23	47.23	45.00	2.23	540.00
Total Utilities	320.48	302.00	18.48	320.48	302.00	18.48	3,624.00
Total Expense	3,663.95	4,722.41	(1,058.46)	3,663.95	4,722.41	(1,058.46)	56,669.00
Net Ordinary Income	2,529.65	1,500.25	1,029.40	2,529.65	1,500.25	1,029.40	6,001.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	1,500.25	1,500.25	0.00	1,500.25	1,500.25	0.00	6,001.00
Total Transfers	1,500.25	1,500.25	0.00	1,500.25	1,500.25	0.00	6,001.00
Total Other Expense	1,500.25	1,500.25	0.00	1,500.25	1,500.25	0.00	6,001.00
Net Other Income	(1,500.25)	(1,500.25)	0.00	(1,500.25)	(1,500.25)	0.00	(6,001.00)
Net Income	1,029.40	0.00	1,029.40	1,029.40	0.00	1,029.40	0.00