

**OSPREY LANDING MASTER HOA, INC.**  
**FINANCIAL REPORTS**  
**February 29, 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 February 29, 2024

	Feb 29, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Accounts</b>	
1010 · Cadence Operating 0725	17,917.02
1011 · Cadence Capital Contrib 2820	11,970.83
<b>Total Operating Accounts</b>	29,887.85
<b>Reserve Accounts</b>	
1012 · Cadence Reserves 2812	27,494.15
<b>Total Reserve Accounts</b>	27,494.15
<b>Total Checking/Savings</b>	57,382.00
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	1,677.17
<b>Total Accounts Receivable</b>	1,677.17
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	3,211.31
<b>Total Other Current Assets</b>	3,211.31
<b>Total Current Assets</b>	62,270.48
<b>TOTAL ASSETS</b>	<b>62,270.48</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	1,894.46
<b>Total Accounts Payable</b>	1,894.46
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	125.00
3035 · Prepaid Assessments	1,092.10
3050 · Deferred Revenue	4,693.25
<b>Total Other Current Liabilities</b>	5,910.35
<b>Total Current Liabilities</b>	7,804.81
<b>Long Term Liabilities</b>	
Reserve Fund	27,494.15
<b>Total Long Term Liabilities</b>	27,494.15
<b>Total Liabilities</b>	35,298.96
<b>Equity</b>	
3910 · Operating Fund Balance	13,854.44
3920 · Owners Capital Contributions	11,920.00
3930 · Unrestricted Net Assets	(912.59)
Net Income	2,109.67
<b>Total Equity</b>	26,971.52
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>62,270.48</b>

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

February 2024

03/12/24

	Feb 24	Budget	\$ Over Budget	Jan - Feb 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
5010 · Maintenance Assessment	4,693.25	4,693.25	0.00	9,386.50	9,386.50	0.00	56,319.00
5020 · Reserve Income	0.00	0.00	0.00	1,500.25	1,500.25	0.00	6,001.00
5050 · Capital Contribution	0.00	29.17	(29.17)	0.00	58.33	(58.33)	350.00
5100 · Late Fee/Finance Charge	35.09	0.00	35.09	35.09	0.00	35.09	0.00
5550 · Interest - Capital Contribution	0.09	0.00	0.09	0.19	0.00	0.19	0.00
<b>Total Income</b>	<b>4,728.43</b>	<b>4,722.42</b>	<b>6.01</b>	<b>10,922.03</b>	<b>10,945.08</b>	<b>(23.05)</b>	<b>62,670.00</b>
<b>Gross Profit</b>	<b>4,728.43</b>	<b>4,722.42</b>	<b>6.01</b>	<b>10,922.03</b>	<b>10,945.08</b>	<b>(23.05)</b>	<b>62,670.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7100 · Insurance	458.76	458.33	0.43	917.52	916.67	0.85	5,500.00
7150 · Legal	0.00	66.67	(66.67)	0.00	133.33	(133.33)	800.00
7170 · Tax Prep & Financial Rep	0.00	22.92	(22.92)	0.00	45.83	(45.83)	275.00
7200 · Management Fees	675.00	675.00	0.00	1,350.00	1,350.00	0.00	8,100.00
7260 · Postage	91.10	13.33	77.77	98.02	26.67	71.35	160.00
7270 · Printing & Copying	2.70	54.17	(51.47)	43.45	108.33	(64.88)	650.00
7300 · Misc. Administrative	174.00	166.67	7.33	411.04	333.33	77.71	2,000.00
<b>Total Administrative</b>	<b>1,401.56</b>	<b>1,457.09</b>	<b>(55.53)</b>	<b>2,820.03</b>	<b>2,914.16</b>	<b>(94.13)</b>	<b>17,485.00</b>
<b>Maintenance</b>							
7600 · Landscaping Maintenance	1,800.00	1,625.00	175.00	3,600.00	3,250.00	350.00	19,500.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	0.00	1,166.67	(1,166.67)	7,000.00
7620 · Irrigation Maint/Repair	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
7640 · Pond Maintenance	125.00	171.67	(46.67)	250.00	343.33	(93.33)	2,060.00
7660 · Infrastructure Maintenance	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
<b>Total Maintenance</b>	<b>1,925.00</b>	<b>2,963.33</b>	<b>(1,038.33)</b>	<b>3,850.00</b>	<b>5,926.67</b>	<b>(2,076.67)</b>	<b>35,560.00</b>
<b>Utilities</b>							
8610 · Electricity - Monuments	58.66	41.67	16.99	117.52	83.33	34.19	500.00
8620 · Electricity - Street Lights	215.71	215.33	0.38	430.10	430.67	(0.57)	2,584.00
8630 · Water - Irrigation	47.23	45.00	2.23	94.46	90.00	4.46	540.00
<b>Total Utilities</b>	<b>321.60</b>	<b>302.00</b>	<b>19.60</b>	<b>642.08</b>	<b>604.00</b>	<b>38.08</b>	<b>3,624.00</b>
<b>Total Expense</b>	<b>3,648.16</b>	<b>4,722.42</b>	<b>(1,074.26)</b>	<b>7,312.11</b>	<b>9,444.83</b>	<b>(2,132.72)</b>	<b>56,669.00</b>
<b>Net Ordinary Income</b>	<b>1,080.27</b>	<b>0.00</b>	<b>1,080.27</b>	<b>3,609.92</b>	<b>1,500.25</b>	<b>2,109.67</b>	<b>6,001.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Transfers</b>							
9970 · Reserves-General	0.00	0.00	0.00	1,500.25	1,500.25	0.00	6,001.00
<b>Total Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.25</b>	<b>1,500.25</b>	<b>0.00</b>	<b>6,001.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.25</b>	<b>1,500.25</b>	<b>0.00</b>	<b>6,001.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,500.25)</b>	<b>(1,500.25)</b>	<b>0.00</b>	<b>(6,001.00)</b>
<b>Net Income</b>	<b>1,080.27</b>	<b>0.00</b>	<b>1,080.27</b>	<b>2,109.67</b>	<b>0.00</b>	<b>2,109.67</b>	<b>0.00</b>