

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

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 March 31, 2024

	Mar 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	20,557.45
1011 · Cadence Capital Contrib 2820	11,970.93
Total Operating Accounts	32,528.38
Reserve Accounts	
1012 · Cadence Reserves 2812	27,494.38
Total Reserve Accounts	27,494.38
Total Checking/Savings	60,022.76
Accounts Receivable	
1310 · Accounts Receivable	73.16
Total Accounts Receivable	73.16
Other Current Assets	
1610 · Prepaid Insurance	2,752.55
1600 · Undeposited Funds	760.00
Total Other Current Assets	3,512.55
Total Current Assets	63,608.47
TOTAL ASSETS	63,608.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,387.84
Total Accounts Payable	2,387.84
Other Current Liabilities	
3035 · Prepaid Assessments	5,192.10
Total Other Current Liabilities	5,192.10
Total Current Liabilities	7,579.94
Long Term Liabilities	
Reserve Fund	27,494.38
Total Long Term Liabilities	27,494.38
Total Liabilities	35,074.32
Equity	
3910 · Operating Fund Balance	12,941.85
3920 · Owners Capital Contributions	11,920.00
Net Income	3,672.30
Total Equity	28,534.15
TOTAL LIABILITIES & EQUITY	63,608.47

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

March 2024

	Mar 24	Budget	\$ Over Budget	Jan - Mar 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	4,693.25	4,693.25	0.00	14,079.75	14,079.75	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	350.00	29.17	320.83	350.00	87.50	262.50	350.00
5100 · Late Fee/Finance Charge	0.00	0.00	0.00	35.09	0.00	35.09	0.00
5300 · Rental Application Fees	450.00			450.00			
5550 · Interest - Capital Contribution	0.10	0.00	0.10	0.29	0.00	0.29	0.00
Total Income	5,493.35	4,722.42	770.93	16,415.38	15,667.50	747.88	62,670.00
Gross Profit	5,493.35	4,722.42	770.93	16,415.38	15,667.50	747.88	62,670.00
Expense							
Administrative							
7100 · Insurance	458.76	458.33	0.43	1,376.28	1,375.00	1.28	5,500.00
7150 · Legal	0.00	66.67	(66.67)	0.00	200.00	(200.00)	800.00
7170 · Tax Prep & Financial Rep	300.00	22.92	277.08	300.00	68.75	231.25	275.00
7200 · Management Fees	675.00	675.00	0.00	2,025.00	2,025.00	0.00	8,100.00
7260 · Postage	9.71	13.33	(3.62)	107.73	40.00	67.73	160.00
7270 · Printing & Copying	4.50	54.17	(49.67)	47.95	162.50	(114.55)	650.00
7300 · Misc. Administrative	245.79	166.67	79.12	656.83	500.00	156.83	2,000.00
Total Administrative	1,693.76	1,457.09	236.67	4,513.79	4,371.25	142.54	17,485.00
Maintenance							
7600 · Landscaping Maintenance	1,800.00	1,625.00	175.00	5,400.00	4,875.00	525.00	19,500.00
7610 · Landscape Replacement	0.00	583.33	(583.33)	0.00	1,750.00	(1,750.00)	7,000.00
7620 · Irrigation Maint/Repair	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
7640 · Pond Maintenance	125.00	171.67	(46.67)	375.00	515.00	(140.00)	2,060.00
7660 · Infrastructure Maintenance	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
Total Maintenance	1,925.00	2,963.33	(1,038.33)	5,775.00	8,890.00	(3,115.00)	35,560.00
Utilities							
8610 · Electricity - Monuments	58.41	41.67	16.74	175.93	125.00	50.93	500.00
8620 · Electricity - Street Lights	215.71	215.33	0.38	645.81	646.00	(0.19)	2,584.00
8630 · Water - Irrigation	37.84	45.00	(7.16)	132.30	135.00	(2.70)	540.00
Total Utilities	311.96	302.00	9.96	954.04	906.00	48.04	3,624.00
Total Expense	3,930.72	4,722.42	(791.70)	11,242.83	14,167.25	(2,924.42)	56,669.00
Net Ordinary Income	1,562.63	0.00	1,562.63	5,172.55	1,500.25	3,672.30	6,001.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	0.00	0.00	0.00	1,500.25	1,500.25	0.00	6,001.00
Total Transfers	0.00	0.00	0.00	1,500.25	1,500.25	0.00	6,001.00
Total Other Expense	0.00	0.00	0.00	1,500.25	1,500.25	0.00	6,001.00
Net Other Income	0.00	0.00	0.00	(1,500.25)	(1,500.25)	0.00	(6,001.00)
Net Income	1,562.63	0.00	1,562.63	3,672.30	0.00	3,672.30	0.00