

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
April 30, 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 April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating Accounts	
1010 · Cadence Operating 0725	22,803.38
1011 · Cadence Capital Contrib 2820	12,321.03
Total Operating Accounts	35,124.41
Reserve Accounts	
1012 · Cadence Reserves 2812	28,994.86
Total Reserve Accounts	28,994.86
Total Checking/Savings	64,119.27
Accounts Receivable	
1310 · Accounts Receivable	3,758.76
Total Accounts Receivable	3,758.76
Other Current Assets	
1610 · Prepaid Insurance	2,293.79
Total Other Current Assets	2,293.79
Total Current Assets	70,171.82
TOTAL ASSETS	70,171.82
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3015 · Accrued Expense	1,960.00
3035 · Prepaid Assessments	682.70
3050 · Deferred Revenue	9,386.50
Total Other Current Liabilities	12,029.20
Total Current Liabilities	12,029.20
Long Term Liabilities	
Reserve Fund	28,994.86
Total Long Term Liabilities	28,994.86
Total Liabilities	41,024.06
Equity	
3910 · Operating Fund Balance	12,941.85
3920 · Owners Capital Contributions	12,270.00
Net Income	3,935.91
Total Equity	29,147.76
TOTAL LIABILITIES & EQUITY	70,171.82

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

April 2024

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Maintenance Assessment	4,693.25	4,693.25	0.00	18,773.00	18,773.00	0.00	56,319.00
5020 · Reserve Income	1,500.25	1,500.25	0.00	3,000.50	3,000.50	0.00	6,001.00
5050 · Capital Contribution	0.00	29.16	(29.16)	350.00	116.66	233.34	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	0.00	0.00	0.00	450.00	0.00	450.00	0.00
5550 · Interest - Capital Contribution	0.10	0.00	0.10	0.39	0.00	0.39	0.00
Total Income	<u>6,193.60</u>	<u>6,222.66</u>	<u>(29.06)</u>	<u>22,608.98</u>	<u>21,890.16</u>	<u>718.82</u>	<u>62,670.00</u>
Gross Profit	6,193.60	6,222.66	(29.06)	22,608.98	21,890.16	718.82	62,670.00
Expense							
Administrative							
7100 · Insurance	458.76	458.34	0.42	1,835.04	1,833.34	1.70	5,500.00
7150 · Legal	0.00	66.66	(66.66)	0.00	266.66	(266.66)	800.00
7170 · Tax Prep & Financial Rep	0.00	22.91	(22.91)	300.00	91.66	208.34	275.00
7200 · Management Fees	675.00	675.00	0.00	2,700.00	2,700.00	0.00	8,100.00
7260 · Postage	21.29	13.34	7.95	129.02	53.34	75.68	160.00
7270 · Printing & Copying	63.28	54.16	9.12	111.23	216.66	(105.43)	650.00
7300 · Misc. Administrative	630.00	166.66	463.34	1,286.83	666.66	620.17	2,000.00
Total Administrative	<u>1,848.33</u>	<u>1,457.07</u>	<u>391.26</u>	<u>6,362.12</u>	<u>5,828.32</u>	<u>533.80</u>	<u>17,485.00</u>
Maintenance							
7600 · Landscaping Maintenance	1,800.00	1,625.00	175.00	7,200.00	6,500.00	700.00	19,500.00
7610 · Landscape Replacement	0.00	583.34	(583.34)	0.00	2,333.34	(2,333.34)	7,000.00
7620 · Irrigation Maint/Repair	0.00	83.34	(83.34)	0.00	333.34	(333.34)	1,000.00
7640 · Pond Maintenance	125.00	171.66	(46.66)	500.00	686.66	(186.66)	2,060.00
7660 · Infrastructure Maintenance	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
Total Maintenance	<u>1,925.00</u>	<u>2,963.34</u>	<u>(1,038.34)</u>	<u>7,700.00</u>	<u>11,853.34</u>	<u>(4,153.34)</u>	<u>35,560.00</u>
Utilities							
8610 · Electricity - Monuments	58.15	41.66	16.49	234.08	166.66	67.42	500.00
8620 · Electricity - Street Lights	213.26	215.34	(2.08)	859.07	861.34	(2.27)	2,584.00
8630 · Water - Irrigation	35.00	45.00	(10.00)	167.30	180.00	(12.70)	540.00
Total Utilities	<u>306.41</u>	<u>302.00</u>	<u>4.41</u>	<u>1,260.45</u>	<u>1,208.00</u>	<u>52.45</u>	<u>3,624.00</u>
Total Expense	<u>4,079.74</u>	<u>4,722.41</u>	<u>(642.67)</u>	<u>15,322.57</u>	<u>18,889.66</u>	<u>(3,567.09)</u>	<u>56,669.00</u>
Net Ordinary Income	2,113.86	1,500.25	613.61	7,286.41	3,000.50	4,285.91	6,001.00
Other Income/Expense							
Other Expense							
Transfers							
9970 · Reserves-General	1,500.25	1,500.25	0.00	3,000.50	3,000.50	0.00	6,001.00
9980 · Capital Contributions	350.00	0.00	350.00	350.00	0.00	350.00	0.00
Total Transfers	<u>1,850.25</u>	<u>1,500.25</u>	<u>350.00</u>	<u>3,350.50</u>	<u>3,000.50</u>	<u>350.00</u>	<u>6,001.00</u>
Total Other Expense	<u>1,850.25</u>	<u>1,500.25</u>	<u>350.00</u>	<u>3,350.50</u>	<u>3,000.50</u>	<u>350.00</u>	<u>6,001.00</u>
Net Other Income	<u>(1,850.25)</u>	<u>(1,500.25)</u>	<u>(350.00)</u>	<u>(3,350.50)</u>	<u>(3,000.50)</u>	<u>(350.00)</u>	<u>(6,001.00)</u>
Net Income	<u><u>263.61</u></u>	<u><u>0.00</u></u>	<u><u>263.61</u></u>	<u><u>3,935.91</u></u>	<u><u>0.00</u></u>	<u><u>3,935.91</u></u>	<u><u>0.00</u></u>