

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Osprey Landing Master Homeowners Association, Inc.

Balance Sheet as of 5/31/2024

Assets	Operating	Reserve	Total
Asset			
1010 - Cadence Operating 0725	\$21,506.67		\$21,506.67
1011 - Cadence Capital Contrib 2820	\$12,321.13		\$12,321.13
1012 - Cadence Reserves 2812		\$28,995.11	\$28,995.11
1310 - Accounts Receivable	\$2,460.00		\$2,460.00
1610 - Prepaid Insurance	\$1,835.03		\$1,835.03
Total Asset	\$38,122.83	\$28,995.11	\$67,117.94
Total Assets	\$38,122.83	\$28,995.11	\$67,117.94
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$5,341.16		\$5,341.16
3015 - Accrued Expense	\$125.00		\$125.00
3035 - Prepaid Assessments	\$1,092.72		\$1,092.72
3050 - Deferred Revenue	\$4,693.25		\$4,693.25
3610 - Capital Improvements		\$28,958.47	\$28,958.47
3699 - Interest		\$36.64	\$36.64
Total Liabilities	\$11,252.13	\$28,995.11	\$40,247.24
Equity			
3910 - Operating Fund Balance	\$12,941.85		\$12,941.85
3920 - Owners Capital Contributions	\$12,270.00		\$12,270.00
3999 - Net Income	\$1,658.85		\$1,658.85
Total Equity	\$26,870.70		\$26,870.70
Total Liabilities / Equity	\$38,122.83	\$28,995.11	\$67,117.94

Osprey Landing Master Homeowners Association, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Maintenance Assessment	4,693.25	4,693.25	-	23,466.25	23,466.25	-	56,319.00
5020 - Reserve Income	-	-	-	3,000.50	3,000.50	-	6,001.00
5050 - Capital Contribution	-	29.17	(29.17)	350.00	145.83	204.17	350.00
5100 - Late Fee/Finance Charge	-	-	-	35.09	-	35.09	-
5300 - Rental Application Fees	-	-	-	450.00	-	450.00	-
5550 - Interest - Capital Contribution	.10	-	.10	.49	-	.49	-
Total Income	4,693.35	4,722.42	(29.07)	27,302.33	26,612.58	689.75	62,670.00
Total Income	4,693.35	4,722.42	(29.07)	27,302.33	26,612.58	689.75	62,670.00
Operating Expense							
Administrative							
7100 - Insurance	458.76	458.33	(.43)	2,293.80	2,291.65	(2.15)	5,500.00
7150 - Legal	-	66.67	66.67	-	333.33	333.33	800.00
7170 - Tax Prep & Financial Rep	-	22.92	22.92	300.00	114.58	(185.42)	275.00
7200 - Management Fees	675.00	675.00	-	3,375.00	3,375.00	-	8,100.00
7260 - Postage	10.88	13.33	2.45	139.90	66.67	(73.23)	160.00
7270 - Printing & Copying	54.51	54.17	(.34)	165.74	270.83	105.09	650.00
7300 - Misc. Administrative	180.75	166.67	(14.08)	1,467.58	833.33	(634.25)	2,000.00
Total Administrative	1,379.90	1,457.09	77.19	7,742.02	7,285.39	(456.63)	17,485.00
Maintenance							
7600 - Landscaping Maintenance	1,800.00	1,625.00	(175.00)	9,000.00	8,125.00	(875.00)	19,500.00
7610 - Landscape Replacement	3,250.00	583.33	(2,666.67)	3,250.00	2,916.67	(333.33)	7,000.00
7620 - Irrigation Maint/Repair	-	83.33	83.33	-	416.67	416.67	1,000.00
7640 - Pond Maintenance	240.00	171.67	(68.33)	740.00	858.33	118.33	2,060.00
7660 - Infrastructure Maintenance	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
Total Maintenance	5,290.00	2,963.33	(2,326.67)	12,990.00	14,816.67	1,826.67	35,560.00
Utilities							
8610 - Electricity - Monuments	57.43	41.67	(15.76)	291.51	208.33	(83.18)	500.00
8620 - Electricity - Street Lights	209.73	215.33	5.60	1,068.80	1,076.67	7.87	2,584.00
8630 - Water - Irrigation	33.35	45.00	11.65	200.65	225.00	24.35	540.00
Total Utilities	300.51	302.00	1.49	1,560.96	1,510.00	(50.96)	3,624.00
Other							
9970 - Reserves-General	-	-	-	3,000.50	3,000.50	-	6,001.00
9980 - Capital Contributions	-	-	-	350.00	-	(350.00)	-
Total Other	-	-	-	3,350.50	3,000.50	(350.00)	6,001.00
Total Expense	6,970.41	4,722.42	(2,247.99)	25,643.48	26,612.56	969.08	62,670.00
Operating Net Total	(2,277.06)	-	(2,277.06)	1,658.85	.02	1,658.83	-
Net Total	(2,277.06)	-	(2,277.06)	1,658.85	.02	1,658.83	-

Osprey Landing Master HOA, Inc.
Reserve Balances
May 31, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3610 Reserves-Cap Impr	\$ 25,957.97	3,000.50	-	-	-	28,958.47
3699 Reserve Interest	35.49	-	-	-	1.15	36.64
Total Reserves	<u><u>\$ 25,993.46</u></u>	<u><u>3,000.50</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>1.15</u></u>	<u><u>28,995.11</u></u>

Expense Details

Total YTD Expenses \$ -
