

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

TABLE OF CONTENTS:

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 6/30/2024

Assets	Operating	Reserve	Total
Asset			
1010 - Cadence Operating 0725	\$25,306.01		\$25,306.01
1011 - Cadence Capital Contrib 2820	\$12,321.23		\$12,321.23
1012 - Cadence Reserves 2812		\$28,995.35	\$28,995.35
1310 - Accounts Receivable	\$1,230.00		\$1,230.00
1610 - Prepaid Insurance	\$1,376.27		\$1,376.27
Total Asset	\$40,233.51	\$28,995.35	\$69,228.86
Total Assets	\$40,233.51	\$28,995.35	\$69,228.86
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$9,344.16		\$9,344.16
3015 - Accrued Expense	\$125.00		\$125.00
3035 - Prepaid Assessments	\$3,962.72		\$3,962.72
3610 - Capital Improvements		\$28,958.47	\$28,958.47
3699 - Interest		\$36.88	\$36.88
Total Liabilities	\$13,431.88	\$28,995.35	\$42,427.23
Equity			
3910 - Operating Fund Balance	\$12,941.85		\$12,941.85
3920 - Owners Capital Contributions	\$12,270.00		\$12,270.00
3999 - Net Income	\$1,589.78		\$1,589.78
Total Equity	\$26,801.63		\$26,801.63
Total Liabilities / Equity	\$40,233.51	\$28,995.35	\$69,228.86

Osprey Landing Master Homeowners Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	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	-	28,159.50	28,159.50	-	56,319.00
5020 - Reserve Income	-	-	-	3,000.50	3,000.50	-	6,001.00
5050 - Capital Contribution	-	29.17	(29.17)	350.00	175.00	175.00	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	.59	-	.59	-
Total Income	4,693.35	4,722.42	(29.07)	31,995.68	31,335.00	660.68	62,670.00
Total Income	4,693.35	4,722.42	(29.07)	31,995.68	31,335.00	660.68	62,670.00
Operating Expense							
Administrative							
7100 - Insurance	458.76	458.33	(43)	2,752.56	2,749.98	(2.58)	5,500.00
7150 - Legal	-	66.67	66.67	-	400.00	400.00	800.00
7170 - Tax Prep & Financial Rep	-	22.92	22.92	300.00	137.50	(162.50)	275.00
7200 - Management Fees	675.00	675.00	-	4,050.00	4,050.00	-	8,100.00
7260 - Postage	3.35	13.33	9.98	143.25	80.00	(63.25)	160.00
7270 - Printing & Copying	3.00	54.17	51.17	168.74	325.00	156.26	650.00
7300 - Misc. Administrative	180.00	166.67	(13.33)	1,647.58	1,000.00	(647.58)	2,000.00
Total Administrative	1,320.11	1,457.09	136.98	9,062.13	8,742.48	(319.65)	17,485.00
Maintenance							
7600 - Landscaping Maintenance	1,800.00	1,625.00	(175.00)	10,800.00	9,750.00	(1,050.00)	19,500.00
7610 - Landscape Replacement	1,200.00	583.33	(616.67)	4,450.00	3,500.00	(950.00)	7,000.00
7620 - Irrigation Maint/Repair	-	83.33	83.33	-	500.00	500.00	1,000.00
7640 - Pond Maintenance	125.00	171.67	46.67	865.00	1,030.00	165.00	2,060.00
7660 - Infrastructure Maintenance	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
Total Maintenance	3,125.00	2,963.33	(161.67)	16,115.00	17,780.00	1,665.00	35,560.00
Utilities							
8610 - Electricity - Monuments	57.40	41.67	(15.73)	348.91	250.00	(98.91)	500.00
8620 - Electricity - Street Lights	198.24	215.33	17.09	1,267.04	1,292.00	24.96	2,584.00
8630 - Water - Irrigation	61.67	45.00	(16.67)	262.32	270.00	7.68	540.00
Total Utilities	317.31	302.00	(15.31)	1,878.27	1,812.00	(66.27)	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	4,762.42	4,722.42	(40.00)	30,405.90	31,334.98	929.08	62,670.00
Operating Net Total	(69.07)	-	(69.07)	1,589.78	.02	1,589.76	-
Net Total	(69.07)	-	(69.07)	1,589.78	.02	1,589.76	-

Osprey Landing Master HOA, Inc.
Reserve Balances
June 30, 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	-	-	-	1.39	36.88
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>1.39</u></u>	<u><u>28,995.35</u></u>

Expense Details

Total YTD Expenses \$ -
