

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

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BALANCE SHEET

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 8/31/2024

Assets	Operating	Reserve	Total
Assets			
1010 - Cadence Operating 0725	\$11,856.54		\$11,856.54
1012 - Cadence Reserves 2812		\$995.75	\$995.75
1013 - Truist Operating 0413	\$7,679.23		\$7,679.23
1014 - Truist Capital Contribution 0588	\$12,687.66		\$12,687.66
1016 - Truist Reserves 0421		\$29,537.66	\$29,537.66
1310 - Accounts Receivable	\$2,485.09		\$2,485.09
1610 - Prepaid Insurance	\$458.75		\$458.75
Total Assets	\$35,167.27	\$30,533.41	\$65,700.68
Total Assets	\$35,167.27	\$30,533.41	\$65,700.68
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$5,101.31		\$5,101.31
3015 - Accrued Expense	\$125.00		\$125.00
3035 - Prepaid Assessments	\$413.10		\$413.10
3050 - Deferred Revenue	\$4,693.25		\$4,693.25
3610 - Capital Improvements Reserve		\$30,458.72	\$30,458.72
3699 - Reserve Interest		\$74.69	\$74.69
Total Liabilities	\$10,332.66	\$30,533.41	\$40,866.07
Equity			
3910 - Operating Fund Balance	\$12,941.85		\$12,941.85
3920 - Owners Capital Contributions	\$12,620.00		\$12,620.00
3930 - Prior Year Adjustment	(\$1,290.45)		(\$1,290.45)
3999 - Net Income	\$563.21		\$563.21
Total Equity	\$24,834.61		\$24,834.61
Total Liabilities / Equity	\$35,167.27	\$30,533.41	\$65,700.68

Osprey Landing Master Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	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	-	37,546.00	37,546.00	-	56,319.00
5020 - Reserve Income	-	-	-	4,500.75	4,500.75	-	6,001.00
5050 - Capital Contribution	350.00	29.17	320.83	700.00	233.33	466.67	350.00
5100 - Late Fee/Finance Charge	46.07	-	46.07	81.16	-	81.16	-
5300 - Rental Application Fees	-	-	-	450.00	-	450.00	-
5510 - Interest - OP	.03	-	.03	.03	-	.03	-
5550 - Interest - Capital Contribution	16.43	-	16.43	17.12	-	17.12	-
Total Income	5,105.78	4,722.42	383.36	43,295.06	42,280.08	1,014.98	62,670.00
Total Income	5,105.78	4,722.42	383.36	43,295.06	42,280.08	1,014.98	62,670.00
Operating Expense							
Administrative							
7100 - Insurance	458.76	458.33	(43)	3,670.08	3,666.64	(3.44)	5,500.00
7150 - Legal	-	66.67	66.67	-	533.33	533.33	800.00
7170 - Tax Prep & Financial Rep	-	22.92	22.92	300.00	183.33	(116.67)	275.00
7200 - Management Fees	675.00	675.00	-	5,400.00	5,400.00	-	8,100.00
7260 - Postage	2.76	13.33	10.57	151.13	106.67	(44.46)	160.00
7270 - Printing & Copying	3.90	54.17	50.27	175.34	433.33	257.99	650.00
7300 - Misc. Administrative	181.00	166.67	(14.33)	2,011.32	1,333.33	(677.99)	2,000.00
Total Administrative	1,321.42	1,457.09	135.67	11,707.87	11,656.63	(51.24)	17,485.00
Maintenance							
7600 - Landscaping Maintenance	1,800.00	1,625.00	(175.00)	14,400.00	13,000.00	(1,400.00)	19,500.00
7610 - Landscape Replacement	-	583.33	583.33	4,450.00	4,666.67	216.67	7,000.00
7620 - Irrigation Maint/Repair	-	83.33	83.33	-	666.67	666.67	1,000.00
7640 - Pond Maintenance	240.00	171.67	(68.33)	1,230.00	1,373.33	143.33	2,060.00
7660 - Infrastructure Maintenance	3,300.00	500.00	(2,800.00)	3,300.00	4,000.00	700.00	6,000.00
Total Maintenance	5,340.00	2,963.33	(2,376.67)	23,380.00	23,706.67	326.67	35,560.00
Utilities							
8610 - Electricity - Monuments	57.08	41.67	(15.41)	463.17	333.33	(129.84)	500.00
8620 - Electricity - Street Lights	208.83	215.33	6.50	1,685.60	1,722.67	37.07	2,584.00
8630 - Water - Irrigation	1.31	45.00	43.69	294.46	360.00	65.54	540.00
Total Utilities	267.22	302.00	34.78	2,443.23	2,416.00	(27.23)	3,624.00
Other							
9970 - Reserves-General	-	-	-	4,500.75	4,500.75	-	6,001.00
9980 - Capital Contributions	350.00	-	(350.00)	700.00	-	(700.00)	-
Total Other	350.00	-	(350.00)	5,200.75	4,500.75	(700.00)	6,001.00
Total Expense	7,278.64	4,722.42	(2,556.22)	42,731.85	42,280.05	(451.80)	62,670.00
Operating Net Total	(2,172.86)	-	(2,172.86)	563.21	.03	563.18	-

Net Total	(2,172.86)	-	(2,172.86)	563.21	.03	563.18	-
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Osprey Landing Master HOA, Inc.
Reserve Balances
August 31, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3610 Reserves-Cap Impr	\$ 25,957.97	4,500.75	-	-	-	30,458.72
3699 Reserve Interest	35.49	-	-	-	39.20	74.69
Total Reserves	<u><u>\$ 25,993.46</u></u>	<u><u>4,500.75</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>39.20</u></u>	<u><u>30,533.41</u></u>

Expense Details

Total YTD Expenses \$ -
