

OSPREY LANDING MASTER HOA, INC.
FINANCIAL REPORTS
July 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 7/31/2024

Assets	Operating	Reserve	Total
Assets			
1010 - Cadence Operating 0725	\$24,975.75		\$24,975.75
1011 - Cadence Capital Contrib 2820	\$12,321.33		\$12,321.33
1012 - Cadence Reserves 2812		\$28,995.60	\$28,995.60
1015 - Due To / From Reserves		\$1,500.25	\$1,500.25
1018 - Due to / Due from Operating	(\$1,500.25)		(\$1,500.25)
1310 - Accounts Receivable	\$4,094.38		\$4,094.38
1610 - Prepaid Insurance	\$917.51		\$917.51
Total Assets	\$40,808.72	\$30,495.85	\$71,304.57
Total Assets	\$40,808.72	\$30,495.85	\$71,304.57
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$2,297.20		\$2,297.20
3015 - Accrued Expense	\$125.00		\$125.00
3035 - Prepaid Assessments	\$1,052.10		\$1,052.10
3050 - Deferred Revenue	\$9,386.50		\$9,386.50
3610 - Capital Improvements Reserve		\$30,458.72	\$30,458.72
3699 - Reserve Interest		\$37.13	\$37.13
Total Liabilities	\$12,860.80	\$30,495.85	\$43,356.65
Equity			
3910 - Operating Fund Balance	\$12,941.85		\$12,941.85
3920 - Owners Capital Contributions	\$12,270.00		\$12,270.00
3999 - Net Income	\$2,736.07		\$2,736.07
Total Equity	\$27,947.92		\$27,947.92
Total Liabilities / Equity	\$40,808.72	\$30,495.85	\$71,304.57

Osprey Landing Master Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	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	-	32,852.75	32,852.75	-	56,319.00
5020 - Reserve Income	1,500.25	1,500.25	-	4,500.75	4,500.75	-	6,001.00
5050 - Capital Contribution	-	29.16	(29.16)	350.00	204.16	145.84	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	.69	-	.69	-
Total Income	6,193.60	6,222.66	(29.06)	38,189.28	37,557.66	631.62	62,670.00
Total Income	6,193.60	6,222.66	(29.06)	38,189.28	37,557.66	631.62	62,670.00
Operating Expense							
Administrative							
7100 - Insurance	458.76	458.33	(.43)	3,211.32	3,208.31	(3.01)	5,500.00
7150 - Legal	-	66.66	66.66	-	466.66	466.66	800.00
7170 - Tax Prep & Financial Rep	-	22.91	22.91	300.00	160.41	(139.59)	275.00
7200 - Management Fees	675.00	675.00	-	4,725.00	4,725.00	-	8,100.00
7260 - Postage	5.12	13.34	8.22	148.37	93.34	(55.03)	160.00
7270 - Printing & Copying	2.70	54.16	51.46	171.44	379.16	207.72	650.00
7300 - Misc. Administrative	182.74	166.66	(16.08)	1,830.32	1,166.66	(663.66)	2,000.00
Total Administrative	1,324.32	1,457.06	132.74	10,386.45	10,199.54	(186.91)	17,485.00
Maintenance							
7600 - Landscaping Maintenance	1,800.00	1,625.00	(175.00)	12,600.00	11,375.00	(1,225.00)	19,500.00
7610 - Landscape Replacement	-	583.34	583.34	4,450.00	4,083.34	(366.66)	7,000.00
7620 - Irrigation Maint/Repair	-	83.34	83.34	-	583.34	583.34	1,000.00
7640 - Pond Maintenance	125.00	171.66	46.66	990.00	1,201.66	211.66	2,060.00
7660 - Infrastructure Maintenance	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
Total Maintenance	1,925.00	2,963.34	1,038.34	18,040.00	20,743.34	2,703.34	35,560.00
Utilities							
8610 - Electricity - Monuments	57.18	41.66	(15.52)	406.09	291.66	(114.43)	500.00
8620 - Electricity - Street Lights	209.73	215.34	5.61	1,476.77	1,507.34	30.57	2,584.00
8630 - Water - Irrigation	30.83	45.00	14.17	293.15	315.00	21.85	540.00
Total Utilities	297.74	302.00	4.26	2,176.01	2,114.00	(62.01)	3,624.00
Other							
9970 - Reserves-General	1,500.25	1,500.25	-	4,500.75	4,500.75	-	6,001.00
9980 - Capital Contributions	-	-	-	350.00	-	(350.00)	-
Total Other	1,500.25	1,500.25	-	4,850.75	4,500.75	(350.00)	6,001.00
Total Expense	5,047.31	6,222.65	1,175.34	35,453.21	37,557.63	2,104.42	62,670.00
Operating Net Total	1,146.29	.01	1,146.28	2,736.07	.03	2,736.04	-
Net Total	1,146.29	.01	1,146.28	2,736.07	.03	2,736.04	-

Osprey Landing Master HOA, Inc.
Reserve Balances
July 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	-	-	-	1.64	37.13
Total Reserves	<u>\$ 25,993.46</u>	<u>4,500.75</u>	<u>-</u>	<u>-</u>	<u>1.64</u>	<u>30,495.85</u>

Expense Details

Total YTD Expenses	\$ -
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