

**Osprey Landing Homeowners Association, Inc.**  
**Approved Budget**  
**January 1, 2023- December 31, 2023**

	2022 Approved Budget	2023 Approved Budget
<b>INCOME</b>		
5010 · Assessments	43391	47,190
5020 · Reserve Income	6009	6,010
5030 · Surplus Rollover	0	0
5050 · Capital Contribution	0	350
5100 · Late Fee/Fin Chg	0	0
5550 · Interest - Capital Contribution	0	0
<b>Total Income</b>	<b>49,400</b>	<b>53,550</b>
<b>EXPENSE</b>		
<b>Administrative</b>		
7100 · Insurance	4,400	5,200
7150 · Legal Expense	2,000	1,000
7170 · Tax Prep & Financial Reporting	225	250
7200 · Management Fees	7,200	7,560
7260 · Postage	191	100
7270 · Printing & Copying	225	400
7300 · Misc. Administrative	1,100	2,000
<b>Total Administrative</b>	<b>15,341</b>	<b>16,510</b>
<b>Maintenance</b>		
7600 · Landscape Maintenance	15,100	15,900
7610 · Landscape Replacement	6,000	5,000
7620 · Irrigation Maintenance/Repairs	500	500
7640 · Pond Maintenance	1,750	1,960
7650 · Wetland Mitigation/Monitoring	200	0
7660 · Infrastructure Maintenance	1,000	3,800
<b>Total Maintenance</b>	<b>24,550</b>	<b>27,160</b>
<b>Utilities</b>		
8610 · Electricity	400	520
8620 · Streetlights	2,200	2,400
8630 · Water- Irrigation	900	950
<b>Total Utilities</b>	<b>3,500</b>	<b>3,870</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>43,391</b>	<b>47,540</b>
<b>Reserves/Capital</b>		
9970 · Reserves (See Schedule B)	6,009	6,010
9980 · Capital Contributions	0	0
<b>TOTAL RESERVES/CAPITAL</b>	<b>6,009</b>	<b>6,010</b>
<b>TOTAL EXPENSES AND RESERVES</b>	<b>49,400</b>	<b>53,550</b>

Total Homes	38
Assessment Paid Quarterly	4
<b>2023 Assessment per home</b>	<b>\$ 350.00</b>

Osprey Landing Homeowners Association, Inc.  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2023 - December 31, 2023  
 DESIGNATED RESERVES

PERCENT  
 FUNDING  
 100.00%

		1	2	3	4	5	6	7	8	9	10
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2022	ASSESSMENTS COLLECTED 2022	ESTIMATED EXPENDITURES 2022	TRANSFERS 2022	ESTIMATED BALANCE 12/31/2022	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED
ACCT#	ASSET										
3610	Capital Improvements	10	5	50,000	13,939	6,009	0	0	19,948	30,052	6,010
				<b>50,000</b>	<b>13,939</b>	<b>6,009</b>	<b>0</b>	<b>0</b>	<b>19,948</b>	<b>30,052</b>	<b>6,010</b>

Note 1: These reserves are computed using the straight line method.

Note 2: Estimated Life Expectancy, Estimated Remaining Life, and Estimated Replacement Cost are based on information secured from contractors and on information obtained from experience gained from similar replacements, these figures may be adjusted each year using current available data. The accuracy of and items required should be supported by an independent Reserve Study