

Osprey Landing Homeowners Association, Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024 Approved Budget	2025 Approved Budget
INCOME		
5010 · Assessments	56,319	54,811
5020 · Reserve Income	6,001	5,989
5050 · Capital Contribution	350	0
5100 · Late Fee/Fin Chg	0	0
5300 · Rental App Fees	0	0
5510 · Interest - OP	0	1
5550 · Interest - Capital Contribution	0	0
TOTAL INCOME	62,670	60,801
EXPENSE		
ADMINISTRATIVE		
7100 · Insurance	5,500	5,860
7150 · Legal	800	500
7170 · Tax Prep & Financial Reporting	275	300
7200 · Management Fees	8,100	8,400
7260 · Postage	160	200
7270 · Printing & Copying	650	400
7300 · Misc. Administrative	2,000	2,400
TOTAL ADMINISTRATIVE	17,485	18,060
REPAIRS & MAINTENANCE		
7600 · Landscape Maintenance	19,500	21,600
7610 · Landscape Replacement	7,000	4,400
7620 · Irrigation Maintenance/Repairs	1,000	1,500
7640 · Pond Maintenance	2,060	1,960
7660 · Misc. Maintenance	6,000	3,480
TOTAL REPAIRS & MAINTENANCE	35,560	32,940
UTILITIES		
8610 · Electricity	500	723
8620 · Streetlights	2,584	2,629
8630 · Water- Irrigation	540	460
TOTAL UTILITIES	3,624	3,812
OTHER		
9970 · Reserves (See Schedule B)	6,001	5,989
9980 · Capital Contributions	0	0
TOTAL OTHER	6,001	5,989
TOTAL EXPENSES	62,670	60,801

QUARTERLY ASSESSMENT	2024	2025
MAINTENANCE	\$ 370.52	\$ 360.60
RESERVES	\$ 39.48	\$ 39.40
TOTAL	\$ 410.00	\$ 400.00

Total Units 38
Times Paid Per Year 4

Osprey Landing Homeowners Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2025 - December 31, 2025
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3610	Capital Improvements	10	3	50,000	25,993	6,001	0	39	32,034	17,966	5,989	39.40
3699	Interest				0	444	0	0	444	0	0	0.00
				50,000	25,993	6,445	0	39	32,478	17,966	5,989	39.40

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

Note 3: Bridge, Pavers, Monuments, Fencing, Lights, Pond Restoration