

Osprey Landing Homeowners Association, Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
5010 · Assessments	54,811	55,044
5020 · Reserve Income	5,989	5,756
5050 · Capital Contribution	0	0
5100 · Late Fee/Finance Charge	0	0
5510 · Interest - OP	1	0
5550 · Interest - Capital Contribution	0	0
TOTAL INCOME	60,801	60,800
EXPENSE		
ADMINISTRATIVE		
7100 · Insurance	5,860	5,500
7150 · Legal	500	1,000
7170 · Tax Prep & Financial Reporting	300	300
7200 · Management Fees	8,400	8,820
7260 · Postage	200	250
7270 · Printing & Copying	400	800
7300 · Misc. Administrative	2,400	3,000
TOTAL ADMINISTRATIVE	18,060	19,670
REPAIRS & MAINTENANCE		
7600 · Landscape Maintenance	21,600	21,750
7610 · Landscape Replacement	4,400	3,000
7620 · Irrigation Maintenance/Repairs	1,500	500
7640 · Pond Maintenance	1,960	2,000
7660 · Infrastructure Maintenance	3,480	4,000
TOTAL REPAIRS & MAINTENANCE	32,940	31,250
UTILITIES		
8610 · Electricity - Monuments	723	726
8620 · Electricity - Streetlights	2,629	2,798
8630 · Water- Irrigation	460	600
TOTAL UTILITIES	3,812	4,124
OTHER		
9970 · Reserves (See Schedule B)	5,989	5,756
9980 · Capital Contributions	0	0
TOTAL OTHER	5,989	5,756
TOTAL EXPENSES	60,801	60,800

QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 360.60	\$ 362.13
RESERVES	\$ 39.40	\$ 37.87
TOTAL	\$ 400.00	\$ 400.00

Total Units 38
Times Paid Per Year 4

Osprey Landing Homeowners Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
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 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
3610	Capital Improvements	10	5	50,000	31,994	5,989	17,900	1,136	21,219	28,781	5,756	37.87
3699	Interest				437	699	0	-1,136	0	0	0	0.00
				50,000	32,431	6,688	17,900	0	21,219	28,781	5,756	37.87

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

Note 4: Oak & Pine tree romals and stump grinidng occurred February 2025 (\$17,900)