

**Osprey Landing Homeowners Association, Inc.**  
**Approved Budget**  
**January 1, 2019 - December 31, 2019**

	2018 Approved Budget	2019 Budget
<b>INCOME</b>		
5010 · Assessments	59,250	54,224
5050 · Capital Contribution	0	0
5055 · Deficit Funding	0	0
5100 · Late Fee/Fin Chg	0	0
5550 · Interest - Capital Contribution	0	0
Total Income	<b>59,250</b>	<b>54,224</b>
<b>EXPENSE</b>		
<b>Administrative</b>		
7100 · Insurance	4,250	4,334
7150 · Legal Expense	250	2,000
7170 · Tax Prep & Financial Reporting	150	200
7200 · Management Fees	7,200	7,200
7260 · Postage	100	250
7270 · Printing & Copying	150	500
7300 · Misc. Administrative	100	600
Total Administrative	<b>12,200</b>	<b>15,084</b>
<b>Maintenance</b>		
7600 · Landscape Maintenance	35,050	15,000
7610 · Landscape Replacement	2,200	2,500
7620 · Irrigation Maintenance/Repairs	500	1,200
7640 · Pond Maintenance	1,500	1,500
7650 · Wetland Mitigation/Monitoring	500	200
7660 · Misc. Maintenance	500	14,000
Total Maintenance	<b>40,250</b>	<b>34,400</b>
<b>Utilities</b>		
8610 · Electricity	1,500	400
8620 · Streetlights	2,800	2,500
8630 · Water- Irrigation	1,500	800
Total Utilities	<b>5,800</b>	<b>3,700</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>58,250</b>	<b>53,184</b>
<b>Reserves/Capital</b>		
9970 · Reserves (See Schedule B)	1,000	1,040
9980 · Capital Contributions	0	0
Total Res/Capital	1,000	1,040
<b>TOTAL EXPENSES AND RESERVE</b>	<b>59,250</b>	<b>54,224</b>

Total Homes	38
Assessment Paid Quarterly	4
2019 Assessment per home \$	357

Osprey Landing Homeowners Association, Inc.  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2019 - December 31, 2019  
 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 1/1/2018	ASSESSMENTS COLLECTED 2018	ESTIMATED EXPENDITURES 2018	TRANSFERS 2018	ESTIMATED BALANCE 12/31/2018	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED
ACCT#	ASSET										
3610	Capital Improvements	24	23	25,000	77	1,000	0	0	1,077	23,923	1,040
				<b>25,000</b>	<b>77</b>	<b>1,000</b>	<b>0</b>	<b>0</b>	<b>1,077</b>	<b>23,923</b>	<b>1,040</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