

**Osprey Landing Homeowners Association, Inc.**  
**Approved Budget**  
**January 1, 2021- December 31, 2021**

|  | 2020<br>Approved<br>Budget | 2021<br>Approved<br>Budget |
|--|----------------------------|----------------------------|
| <b>INCOME</b>                          |                            |                            |
| 5010 · Assessments                     | 45,191                     | 39,146                     |
| 5020 · Reserve Income                  | 6,008                      | 5,998                      |
| 5030 · Surplus Rollover                | 0                          | 5,888                      |
| 5050 · Capital Contribution            | 0                          | 0                          |
| 5100 · Late Fee/Fin Chg                | 0                          | 0                          |
| 5550 · Interest - Capital Contribution | 0                          | 0                          |
| <b>Total Income</b>                    | <b>51,199</b>              | <b>51,032</b>              |
| <b>EXPENSE</b>                         |                            |                            |
| <b>Administrative</b>                  |                            |                            |
| 7100 · Insurance                       | 3,941                      | 4,200                      |
| 7150 · Legal Expense                   | 2,000                      | 2,000                      |
| 7170 · Tax Prep & Financial Reporting  | 200                        | 200                        |
| 7200 · Management Fees                 | 7,200                      | 7,200                      |
| 7260 · Postage                         | 300                        | 250                        |
| 7270 · Printing & Copying              | 500                        | 200                        |
| 7300 · Misc. Administrative            | 600                        | 1,000                      |
| <b>Total Administrative</b>            | <b>14,741</b>              | <b>15,050</b>              |
| <b>Maintenance</b>                     |                            |                            |
| 7600 · Landscape Maintenance           | 15,000                     | 15,000                     |
| 7610 · Landscape Replacement           | 3,500                      | 7,000                      |
| 7620 · Irrigation Maintenance/Repairs  | 1,000                      | 500                        |
| 7640 · Pond Maintenance                | 1,500                      | 2,260                      |
| 7650 · Wetland Mitigation/Monitoring   | 200                        | 200                        |
| 7660 · Misc. Maintenance               | 3,000                      | 2,000                      |
| 7670 · Common Area Improvements        | 2,500                      | 0                          |
| <b>Total Maintenance</b>               | <b>26,700</b>              | <b>26,960</b>              |
| <b>Utilities</b>                       |                            |                            |
| 8610 · Electricity                     | 450                        | 400                        |
| 8620 · Streetlights                    | 2,500                      | 2,174                      |
| 8630 · Water- Irrigation               | 800                        | 450                        |
| <b>Total Utilities</b>                 | <b>3,750</b>               | <b>3,024</b>               |
| <b>TOTAL OPERATING EXPENSE</b>         | <b>45,191</b>              | <b>45,034</b>              |
| <b>Reserves/Capital</b>                |                            |                            |
| 9970 · Reserves (See Schedule B)       | 6,008                      | 5,998                      |
| 9980 · Capital Contributions           | 0                          | 0                          |
| <b>Total Res/Capital</b>               | <b>6,008</b>               | <b>5,998</b>               |
| <b>TOTAL EXPENSES AND RESERVES</b>     | <b>51,199</b>              | <b>51,032</b>              |

|                                 |                  |
|---------------------------------|------------------|
| Total Homes                     | 38               |
| Assessment Paid Quarterly       | 4                |
| <b>2021 Assessment per home</b> | <b>\$ 297.00</b> |

Osprey Landing Homeowners Association, Inc.  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2021 - December 31, 2021  
 DESIGNATED RESERVES

PERCENT  
 FUNDING  
 100.00%

|       |                      | 1                               | 2                              | 3                                | 4                                | 5                                | 6                                 | 7                 | 8                                  | 9                                    | 10                            |
|-------|----------------------|---------------------------------|--------------------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|-------------------|------------------------------------|--------------------------------------|-------------------------------|
|       |                      | ESTIMATED<br>LIFE<br>EXPECTANCY | ESTIMATED<br>REMAINING<br>LIFE | ESTIMATED<br>REPLACEMENT<br>COST | BEGINNING<br>BALANCE<br>1/1/2020 | ASSESSMENTS<br>COLLECTED<br>2020 | ESTIMATED<br>EXPENDITURES<br>2020 | TRANSFERS<br>2020 | ESTIMATED<br>BALANCE<br>12/31/2020 | ADDITIONAL<br>RESERVE<br>REQUIREMENT | ANNUAL<br>RESERVE<br>REQUIRED |
| ACCT# | ASSET                |                                 |                                |                                  |                                  |                                  |                                   |                   |                                    |                                      |                               |
| 3610  | Capital Improvements | 10                              | 7                              | 50,000                           | 1,933                            | 6,080                            | 0                                 | 0                 | 8,013                              | 41,987                               | 5,998                         |
|       |                      |                                 |                                | <b>50,000</b>                    | <b>1,933</b>                     | <b>6,080</b>                     | <b>0</b>                          | <b>0</b>          | <b>8,013</b>                       | <b>41,987</b>                        | <b>5,998</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