

Osprey Landing Homeowners Association, Inc.
Approved Budget
January 1, 2022- December 31, 2022

	2021 Approved Budget	2022 Approved Budget
INCOME		
5010 · Assessments	39146	43,391
5020 · Reserve Income	5998	6,009
5030 · Surplus Rollover	5888	0
5050 · Capital Contribution	0	0
5100 · Late Fee/Fin Chg	0	0
5200 · Penalties	0	0
5300 · Rental Application Fees	0	0
5550 · Interest - Capital Contribution	0	0
Total Income	51,032	49,400
EXPENSE		
Administrative		
7100 · Insurance	4,200	4,400
7150 · Legal Expense	2,000	2,000
7170 · Tax Prep & Financial Reporting	200	225
7200 · Management Fees	7,200	7,200
7260 · Postage	250	191
7270 · Printing & Copying	200	225
7300 · Misc. Administrative	1,000	1,100
Total Administrative	15,050	15,341
Maintenance		
7600 · Landscape Maintenance	15,000	15,100
7610 · Landscape Replacement	7,000	6,000
7620 · Irrigation Maintenance/Repairs	500	500
7640 · Pond Maintenance	2,260	1,750
7650 · Wetland Mitigation/Monitoring	200	200
7660 · Infrastructure Maintenance	2,000	1,000
Total Maintenance	26,960	24,550
Utilities		
8610 · Electricity	400	400
8620 · Streetlights	2,174	2,200
8630 · Water- Irrigation	450	900
Total Utilities	3,024	3,500
TOTAL OPERATING EXPENSE	45,034	43,391
Reserves/Capital		
9970 · Reserves (See Schedule B)	5,998	6,009
9980 · Capital Contributions	0	0
TOTAL RESERVES/CAPITAL	5,998	6,009
TOTAL EXPENSES AND RESERVES	51,032	49,400

Total Homes	38
Assessment Paid Quarterly	4
2022 Assessment per home	\$ 325.00

Osprey Landing Homeowners Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2022 - December 31, 2022
 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 1/1/2021	ASSESSMENTS COLLECTED 2021	ESTIMATED EXPENDITURES 2021	TRANSFERS 2021	ESTIMATED BALANCE 12/31/2021	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED
ACCT#	ASSET										
3610	Capital Improvements	10	6	50,000	7,948	5,998	0	0	13,946	36,054	6,009
				50,000	7,948	5,998	0	0	13,946	36,054	6,009

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