

Highlands Rosedale Homeowners's Association No. Two Inc.
Revised 2026 Budget

	2026	Per Home-owner	Per Month	2025	Per Home-owner	Per Month	Variance	Variance Per Home-owner	Per Month	% change	2024	Per Home-owner	Variance	Variance Per Home-owner	% change
Beginning Cash	56,618			42,259							24,961				
Income	620			560						10.7%	535				
Current Year Dues	94,240	2,480	207	84,000	2,211	184	10,240	269	22	12.2%	79,780	2,099	4,220	111	5.3%
Prior Year Dues	1,120	29	2	1,535	40	3	(415)	(11)	(1)	-27.0%	-	-	1,535	40	
Late Fees	56			137	4	0	(81)	(2)	(0)	-59.1%	-	-	137	4	
Estoppel Fees	-			300	8	1	(300)	(8)	(1)	-100.0%	-	-	300	8	
Interest Income	1,425														
Total Income	96,841	2,548	212	85,972	2,262	189	10,869	286	24	12.6%	79,780	2,099	6,192	163	7.8%
Expenses															
Landscaping	53,160	1,399	117	48,692	1,281	107	4,468	118	10	9.2%	43,818	1,153	4,874	128	11.1%
Mulch	11,800	311	26	11,446	301	25	354	9	1	3.1%	10,579	278	867	23	8.2%
Roof Cleaning - as needed	-	-	-	-	-	-	-	-	-		-	-	-	-	
Tree Trimming	4,500	118	10	7,850	207	17	(3,350)	(88)	(7)	-42.7%	2,645	70	5,205	137	196.8%
Backflow Testing	1,800	47	4	1,702	45	4	98	3	0	5.8%	1,258	33	444	12	35.3%
Insurance	1,700	45	4	1,605	42	4	95	3	0	5.9%	1,527	40	78	2	5.1%
Web Page Rental-Every 2 years	400	11	1	-	-	-	400	11	1		396	10	(396)	(10)	-100.0%
Mailbox Rental	275	7	1	257	7	1	18	0	0	7.1%	-	-	257	7	
Miscellaneous*	2,500			61	2		2,439	64		3981.6%	413		(352)	(9)	-85.2%
Total Expenses	76,135	2,004	167	71,613	1,885	157	4,522	119	10	6.3%	62,483	1,644	3,389	89	14.6%
Net Income	20,706	545	45	14,359	378	31	6,347	167	14	44.2%	17,297	455	2,803	74	-17.0%
Ending Cash (Surplus)	77,324			56,618							42,259				

Estimated Home Painting-price per home:
\$ 4,250
\$ 4,500
\$ 4,750

The budget of the association provides for limited voluntary deferred expenditure accounts, including capital expenditures and deferred maintenance, subject to limits on funding contained in our governing documents. Because the owners have not elected to provide for reserves accounts pursuant to section 720.303(6), Florida statutes, these funds are not subject to the restrictions on use of such funds set forth in that statute, nor are reserves calculated in accordance with that statute.

* \$1,500 from dues and \$1,000 from interest income net of income tax