

Highlands Rosedale Homeowners's Association No. Two Inc.

		2022 Budget	2022 Actual	2023 Budget
Income	\$/Qtr	\$ 475	475/535	535
Annual Dues		\$ 72,200	76,225	81,200
2022 Dues				535
2023 Dues			120	
Late Fees			25	
Estoppel Fee		100	200	100
Total Income		\$ 72,300	76,570	81,835
Expenses				
Backflow		925	1,216	1,225
Insurance		2,929	2,912	3,179
Landscaping		41,496	40,278	44,040
Miscellaneous		500	435	500
Mulch		7,500	9,895	10,000
Roof Cleaning - every 2 years		-		5,510
Sprinkler Repairs		1,200	579	1,200
Tree Trimming		1,025	1,400	1,500
Legal Fees			2,925	5,000 ?
Web Page Rental		50	446	175
Total Expenses		\$ 55,625	\$ 60,086	\$ 72,329
Net Income		\$ 16,675	\$ 16,484	\$ 9,506
House Painting		\$ 133,000	\$ 112,000	\$ 19,167
Accrued Surplus (future home painting)		12,094	32,902	23,241
Estimated Home Painting-price per home:	\$	3,400		\$ 129,200
	\$	3,600		\$ 136,800
	\$	3,950		\$ 150,100

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.

January 23, 2023

To: Rosedale Highlands HOA2 Board and Homeowners

Re: Audit of 2022 finances

From: Carl Fredrickson, homeowner 9755 51st Terrace East

I have completed a thorough review of all bank statements, invoices, and billings for 2022. I find the Income/expense and balance sheet statements to be accurate.

A handwritten signature in black ink, appearing to read "Carl A. Laska". The signature is written in a cursive style with a long horizontal stroke at the end.