

Roseate Court Association Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
4020 · Assessments	502,197	502,199
4030 · Reserve Assessments	16,200	16,198
4060 · Late Charges	0	0
4100 · Interest Operating Accounts	0	0
4110 · Collection Fees	0	0
TOTAL INCOME	518,397	518,397

EXPENSE		
REPAIRS & MAINTENANCE		
5180 · Termite Inspection	6,800	6,800
5250 · Pest Control	2,750	3,000
NEW 5260 · Plumbing	0	2,000
TOTAL REPAIRS & MAINTENANCE	9,550	11,800

GROUNDS MAINTENANCE		
6040 · Contracted Lawn Service	34,750	39,000
6060 · Mulch	8,400	0
NEW 6065 · Landscaping Refresh	0	9,000
6120 · Irrigation Repair	5,500	15,000
6150 · Electric - Irrigation	50	100
6201 · Trees	15,000	10,775
TOTAL GROUNDS MAINTENANCE	63,700	73,875

POOL & RECREATION		
7040 · Contracted Pool Service	5,040	5,220
7043 · Pool Permit	300	300
7080 · Pool Equipment Repair	3,000	3,000
7100 · Pool Electric	12,600	13,866
7120 · Pool Water & Sewer	3,050	3,500
7161 · Pool House Janitorial Service	2,000	2,000
7259 · Misc. Repairs / Supplies	3,000	3,500
TOTAL POOL & RECREATION	28,990	31,386

UTILITIES		
7910 · Electric	1,260	1,260
7920 · Water & Sewer	38,820	40,100
7950 · Cable Service	40,560	42,000
TOTAL UTILITIES	80,640	83,360

ADMINISTRATIVE		
8020 · Management Fee	9,000	9,300
8040 · Postage	150	200
8060 · Copies/Printing/Supplies	3,800	3,500
8080 · CPA Services	5,000	350
8085 · Legal	8,000	10,000
8120 · Insurance	152,000	155,000
8122 · Flood Insurance	30,500	35,000
8230 · Bank Charges	100	200
8390 · Annual Corporate Report	70	100
8400 · Contingency	22,569	0
8411 · Master Association Fees	88,128	88,128
TOTAL ADMINISTRATIVE	319,317	301,778

OTHER		
9170 · Reserve Transfer	16,200	16,198
TOTAL OTHER	16,200	16,198

TOTAL EXPENSES	518,397	518,397
-----------------------	----------------	----------------

ASSESSMENT - MONTHLY	2025	2026
MAINTENANCE	\$ 775.00	\$ 775.00
RESERVES	\$ 25.00	\$ 25.00
TOTAL	\$ 800.00	\$ 800.00

Total Units 54
Times Paid Per Year 12

Roseate Court Association Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURE 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ MONTH
ACCT#	ASSET											
3510	Deferred Maintenance	1	1	36,590	10,054	16,200	6,121	259	20,392	16,198	16,198	25.00
3512	Interest - Current				0	259	0	-259	0	0	0	0.00
				36,590	10,054	16,459	6,121	0	20,392	16,198	16,198	25.00