

The Rose Bay Homeowners Association, Inc.		Amount per unit per year \$600
2025 Approved Budget		
The BOD is increasing \$50 to the 2025 annual assessments. The 2025 assessments will be \$600 per unit per year, due on January 1st, 2025., and later after January 31st, 2025 incurring at a late fee of \$25 plus interest at 18% p.a will start to accrue.		
2024 Approved Budget		2025 Approved Budget
INCOME		
Assessments	\$ 86,350.00	\$ 94,200.00
EXPENSES		
Administrative Expenses		
Annual Corporate report	\$ 100.00	\$ 100.00
Copies printing supplies	\$ 1,500.00	\$ 2,000.00
CPA Accounting	\$ 300.00	\$ 2,000.00
Insurance Expense	\$ 8,000.00	\$ 10,000.00
Legal Fees	\$ 1,500.00	\$ 2,500.00
Meeting Room	\$ -	\$ 100.00
Postage and Delivery	\$ 1,000.00	\$ 1,000.00
Property Management Fees	\$ 11,400.00	\$ 11,400.00
Storage Expense	\$ -	\$ -
Website	\$ 300.00	\$ 300.00
Total Administrative Expenses	\$ 24,100.00	\$ 29,400.00
GATES		
Gate Cameras Internet Contract	\$ 1,000.00	\$ 1,000.00
Gate Cameras Repairs	\$ -	\$ 500.00
Gate clickers	\$ -	\$ -
Gate Contract maintenance	\$ 600.00	\$ 600.00
Gate repairs and Maintenance	\$ 500.00	\$ 500.00
Telephone Expenses Repair	\$ 400.00	\$ 400.00
Total Gates	\$ 2,500.00	\$ 3,000.00
GROUND EXPENSES		
Fences and Signs	\$ 500.00	\$ 500.00
Flowers and front entrance	\$ 1,500.00	\$ 1,500.00
Grounds general maintaintence	\$ 4,000.00	\$ 6,000.00
Holiday Decorations	\$ 200.00	\$ 200.00
Irrigation	\$ 300.00	\$ 500.00
Landscape abandoned homes	\$ -	\$ -
Landscape Maintenance	\$ 250.00	\$ 250.00
Landscaping Contract	\$ 13,200.00	\$ 13,200.00
Mulch and Sod	\$ 1,000.00	\$ 2,000.00
shrubbery	\$ 250.00	\$ 250.00
Tot Lot Expenses	\$ 500.00	\$ 1,000.00
Tree trimming and Removal	\$ 6,500.00	\$ 8,000.00
Total Grounds Expense	\$ 28,200.00	\$ 33,400.00

	2024 Approved Budget		2025 Approved Budget	
Reserve Expense				
Wooding Fencing	\$	1,000.00	\$	5,350.00
Sidewalk Repair	\$	5,000.00	\$	6,500.00
Drainage Repair	\$	-	\$	-
Emergency Reserve	\$	-	\$	-
Gates	\$	-	\$	-
Retention Pond	\$	-	\$	-
Alsphalt Mil and Overlay	\$	16,950.00	\$	7,850.00
Wall painting	\$	-	\$	-
Wall Replacement	\$	-	\$	-
Total Reserve Expense	\$	22,950.00	\$	19,700.00
UTILITIES				
Duke Energy	\$	8,000.00	\$	8,000.00
Orange County Water	\$	600.00	\$	700.00
Total Utilities	\$	8,600.00	\$	8,700.00
TOTAL EXPENSES	\$	86,350.00	\$	94,200.00
Reserve for Replacement	Balances 11/2/2024	Amount to be Funded in 2025	Life Expect from Rerserve Analisis 2023 (years)	
Wooding Fencing	\$ 7,990.00	\$ 5,350.00	1	
Sidewalk Repair	\$ 8,621.44	\$ 6,500.00	1	
Drainage Repair	\$ 47,089.00	\$ -	5	
Emergency Reserve	\$ 7,807.42	\$ -	6	
Gates	\$ 20,547.29	\$ -	3	
Retention Pond	\$ 17,811.00	\$ -	0	
Alsphalt Mil and Overlay	\$ 100,018.00	\$ 7,850.00	4	
Wall painting	\$ 155.00	\$ -	5	
Wall Replacement	\$ 33,411.00	\$ -	5	
Playground	\$ -	\$ -	2	
Total	\$ 243,450.15	\$ 19,700.00		