

ROCKLAND RUN CONDO - Actuals through 07/31/2022				
	YTD Actual	Projected YE	2022 Budget	Draft 2023 Budget
Revenues				
304010.00 - Assessment Income (1)	\$463,436	\$794,461.71	\$795,590	\$859,237
304020.00 - Late Fee Income	\$5,892	\$10,100.57	\$10,000	\$10,000
304030.00 - Interest Income		\$0.00		\$123
304050.00 - Reimbursed Legal Costs	\$462	\$792.00	\$2,500	\$1,000
304060.00 - Miscellaneous Income	\$7	\$12.00	\$100	\$150
304095.00 - Insurance Claim Revenue	\$6,950	\$11,914.29		
Total Revenue	\$476,747	\$817,281	\$808,190	\$870,510
Expenses				
Grounds				
406110.00 - Landscaping Contract	\$15,454	\$26,492.57	\$34,000	\$33,000
406113.00 - Grounds OMR	\$1,820	\$3,120.00	\$2,000	\$2,000
406130.00 - Snow Removal	\$25,460	\$43,645.71	\$10,000	\$10,000
406140.00 - Tree Care	\$13,084	\$22,429.71	\$10,000	\$8,000
TOTAL Grounds	\$55,818	\$95,688	\$56,000	\$53,000
Pool				
406475.00 - Pool Repair & Maintenance	\$6,610	\$11,331.43	\$8,000	\$8,800
406483.00 - Pool Supplies & Equipment	\$551	\$944.57	\$1,000	\$1,200
406498.00 - Pool Management	\$20,016	\$22,000.00	\$26,000	\$26,000
406480.00 - Poolhouse Cleaning		\$0.00	\$1,200	\$1,000
TOTAL Pool	\$27,177	\$34,276	\$36,200	\$37,000
General & Administrative				
406010.00 - Audit		\$0.00	\$1,900	\$1,900
406040.00 - Property Management	\$30,090	\$51,582.86	\$51,582	\$53,021
406050.00 - Bank Charges	\$28	\$48.00	\$100	\$200
406060.00 - Insurance Premium	\$56,214	\$96,366.86	\$81,193	\$72,296
406063.00 - Insurance Deductible		\$0.00	\$10,000	\$10,000
406087.00 - Website		\$0.00	\$390	\$390
406070.00 - Postage & Copying	\$462	\$792.00	\$3,000	\$3,500
406080.00 - Legal Services	\$4,366	\$7,484.57	\$8,000	\$7,500
406099.00 - Administrative Expense	\$2,907	\$4,983.43	\$15,000	\$15,000
406490.00 - Bad Debts Expense		\$0.00	\$1,000	\$1,000
406098.00 - Taxes & Licenses II		\$0.00	\$1,500	\$1,500
TOTAL General & Administrative	\$94,067	\$161,258	\$173,665	\$166,307
Building Improvements				
406411.00 - Janitorial Contract	\$19,840	\$34,011.43	\$38,000	\$30,000
406435.00 - Sprinkler/Fire Alarm	\$7,023	\$12,039.43	\$10,000	\$11,000
406445.00 - Bldg Maint. & Repairs	\$97,585	\$167,288.57	\$175,000	\$188,503
406406.00 - Plumbing Repairs - Projects	\$31,470	\$53,948.57	\$55,000	\$77,000
406415.00 - Lock Repairs	\$658	\$1,128.00	\$100	\$100

406447.00 - Pest Control Contract	\$2,903	\$4,976.57	\$5,500	\$6,000
406460.00 - Fire Extinguisher		\$0.00	\$2,000	\$2,000
406429.00 - Building Supplies & Equip		\$0.00		\$4,000
407031.00 - Carpet Cleaning	\$5,055	\$5,005.00		\$2,500
406440.00 - Electrical Repairs - Projects		\$0.00	\$5,000	\$5,000
406443.00 - Electrical/Maint Supplies	\$671	\$1,150.29	\$1,000	\$1,000
TOTAL Building Improvements	\$165,205	\$279,548	\$291,600	\$327,103
Utility Expense				
406055.00 - Telephone	\$1,454	\$2,492.57	\$3,000	\$2,500
406120.00 - Trash Removal Contract	\$10,750	\$18,428.57	\$27,125	\$25,800
406123.00 - Bulk Trash Removal	\$2,866	\$4,913.14	\$1,000	\$2,500
406310.00 - Electric	\$69,526	\$78,000.00	\$78,000	\$56,000
406320.00 - Water & Sewer	\$5,383	\$6,000.00	\$6,000	\$6,000
406330.00 - Gas & Gas Delivery	\$36,162	\$55,000.00	\$55,000	\$45,000
406190.00 - HVAC Contract	\$250	\$428.57	\$500	\$300
TOTAL Utility Expense	\$126,141	\$165,263	\$170,625	\$138,100
Reserves				
407010.00 - Replacement Reserve	\$22,247	\$38,137.71	\$80,100	\$89,000
TOTAL Reserves	\$22,247	\$38,138	\$80,100	\$89,000
406444.00 - Gas Inspection		\$0.00		\$10,000
407033.00 - Roofing Expenses	\$45,985	\$78,831.43		\$50,000
Total	\$46,235	\$78,831	\$0	\$60,000
Total Expense	\$536,890	\$853,002	\$808,190	\$870,510
Net Income	-\$60,143	-\$35,721	\$0	\$0
1 Includes an 8% increase				