

ROCKLAND RUN CONDO - Comparative Statement from 07/01/2024 to 07/31/2024				
	YTD Actual	Cum. Budget	2025 Annual Budget	Last Year Budget
Revenues				
Assessment Revenue				
Assessment Income (1)	\$540,512.00	\$926,592.00	\$1,067,173.55	\$927,977.00
TOTAL Assessment Revenue	\$540,512.00	\$926,592.00	\$1,067,173.55	\$927,977.00
Service Revenue				
Administrative Collection Fees	\$180.00	\$308.57	\$0.00	\$500.00
Insurance claim Income (2)	\$14,482.00	\$24,826.29	\$0.00	\$25,000.00
Late Fees Income	\$5,693.00	\$9,759.43	\$10,000.00	\$10,000.00
Legal Fee Income	\$1,035.00	\$1,774.29	\$1,000.00	\$1,800.00
NSF Fee Income	\$480.00	\$822.86	\$325.00	\$900.00
Violation/Fine Income	\$880.00	\$1,508.57	\$0.00	\$1,500.00
Miscellaneous Income	\$10,094.00	\$17,304.00	\$300.00	\$18,000.00
TOTAL Service Revenue	\$32,844.00	\$56,304.00	\$11,625.00	\$57,700.00
Total Revenue	\$573,356.00	\$982,896.00	\$1,078,798.55	\$985,677.00
Expenses				
Administrative & Office Expenses				
Management Fees	\$31,857.00	\$54,612.00	\$56,250.36	\$54,612.00
Mo.Exp - Postage & Delivery	\$836.00	\$1,433.14	\$3,500.00	\$3,500.00
Mail Svc - Copies	\$66.00	\$113.14	\$0.00	\$200.00
Mail Svc - Envelopes	\$7.00	\$12.00	\$0.00	\$200.00
Mail Svc - Postage	\$193.00	\$330.86	\$0.00	\$500.00
Mail Svc - Labor	\$331.00	\$567.43	\$0.00	\$500.00
Mail Svc - Additional Charges	\$0.00	\$0.00	\$0.00	\$200.00
Legal Fees(Collection) (3)	\$5,157.00	\$8,840.57	\$0.00	\$10,000.00
Other/Misc. Admin Expenses	\$3,469.00	\$5,946.86	\$6,758.19	\$15,000.00
Website Fee & Maintenance	\$50.00	\$85.71	\$390.00	\$300.00
TOTAL Administrative & Office Expenses	\$41,966.00	\$71,941.71	\$66,898.55	\$85,012.00
Utilities				
Power & Electric	\$45,695.00	\$78,334.29	\$80,000.00	\$80,000.00
Telephone, Cable & Internet	\$1,708.00	\$2,928.00	\$3,000.00	\$3,000.00
Water and Sewer	\$0.00	\$0.00	\$10,000.00	\$10,000.00
Gas & Heating	\$88,793.00	\$152,216.57	\$155,000.00	\$100,000.00
TOTAL Utilities	\$136,196.00	\$233,478.86	\$248,000.00	\$193,000.00
Insurance				
Insurance: General (4)	\$92,425.00	\$158,442.86	\$138,000.00	\$120,000.00
TOTAL Insurance	\$92,425.00	\$158,442.86	\$138,000.00	\$120,000.00
Professional & Legal Fees				
Annual Audit	\$415.00	\$711.43	\$1,900.00	\$1,900.00
Legal Fees (Collection and Legal Opinions)	\$1,623.00	\$2,782.29	\$5,000.00	\$7,500.00
Bad Debt	\$0.00	\$0.00	\$1,000.00	\$1,000.00
TOTAL Professional & Legal Fees	\$2,038.00	\$3,493.71	\$7,900.00	\$10,400.00
Bank Services				
Bank Charges (NSF checks)	\$270.00	\$462.86	\$500.00	\$500.00
TOTAL Bank Services	\$270.00	\$462.86	\$500.00	\$500.00

Repairs and Maintenance				
R&M-Buildings				
Building Repairs & Maintenance (5)	\$137,761.00	\$236,161.71	\$230,000.00	\$200,000.00
Electrical Repair & Maintenance	\$750.00	\$1,285.71	\$6,000.00	\$6,000.00
Locks & Keys Repair & Maintenance	\$0.00	\$0.00	\$500.00	\$500.00
Plumbing Repairs & Maintenance (6)	\$8,554.00	\$14,664.00	\$40,000.00	\$50,000.00
Roof Repair & Maintenance	\$7,925.00	\$13,585.71	\$30,000.00	\$25,000.00
Janitorial Maintenance/Supplies/Expenses	\$0.00	\$0.00	\$3,500.00	\$2,500.00
TOTAL R&M-Buildings	\$154,990.00	\$265,697.14	\$310,000.00	\$284,000.00
R&M-Grounds/Landscape				
Bulk Trash Service/Removal	\$475.00	\$814.29	\$1,000.00	\$2,500.00
Grounds/Landscaping Repair & Maintenance	\$10,970.00	\$18,805.71	\$10,000.00	\$18,000.00
Street/Light/Signages Maintenance	\$500.00	\$500.00	\$500.00	\$1,000.00
Tree Removal & Maintenance	\$1,384.00	\$2,372.57	\$12,000.00	\$5,000.00
TOTAL R&M-Grounds/Landscape	\$13,329.00	\$22,492.57	\$23,500.00	\$26,500.00
R&M-Fire Protection				
Fire Alarm System Repair & Maintenance (7)	\$8,222.00	\$14,094.86	\$19,000.00	\$12,000.00
Sprinkler System Repairs & Maintenance (7)	\$0.00	\$0.00	\$0.00	\$11,000.00
TOTAL R&M-Fire Protection	\$8,222.00	\$14,094.86	\$19,000.00	\$23,000.00
R&M-Pool				
Pool Equipment and Supplies (8)	\$0.00	\$0.00	\$1,000.00	\$0.00
Pool Management	\$18,220.00	\$31,234.29	\$28,000.00	\$26,000.00
Pool Repair & Maintenance (8)	\$6,421.00	\$6,421.00	\$5,000.00	\$12,200.00
Poolhouse Cleaning (7)	\$0.00	\$0.00	\$1,000.00	\$0.00
TOTAL R&M-Pool	\$24,641.00	\$37,655.29	\$35,000.00	\$38,200.00
Contracts				
Contract - Cleaning/Janitorial	\$7,035.00	\$12,060.00	\$28,000.00	\$20,000.00
Contract - Dumpster Leasing/Rental	\$10,750.00	\$18,428.57	\$27,000.00	\$25,800.00
Contract - Exterminator/Pest Control	\$3,366.00	\$5,770.29	\$6,000.00	\$6,000.00
Contract - Grounds/Landscaping Maintenance	\$18,471.00	\$31,664.57	\$35,000.00	\$33,000.00
Contract - Snow & Ice Removal	\$16,870.00	\$28,920.00	\$20,000.00	\$20,000.00
TOTAL Contracts	\$56,492.00	\$96,843.43	\$116,000.00	\$104,800.00
Reserves				
Reserve Replacement Contribution	\$0.00	\$0.00	\$114,000.00	\$89,000.00
TOTAL Reserves	\$0.00	\$0.00	\$114,000.00	\$89,000.00
Total Expense	\$530,569.00	\$904,603.29	\$1,078,798.55	\$974,412.00
Net Income	\$42,787.00	\$78,292.71	\$0.00	\$11,265.00
1 - 15% increase				
2 - Money received from Homeowner for insurable claims				
3 - Moved to Legal Fee Area				
4 - Insurance Rates are increasing nationwide				
5 - Includes balcony repairs, hot water heaters et al				
6 - Increase to include hydrojetting				
7 - Combined both line items				

8 - Combined supplies and repairs into one line item			
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