



Rockland Run Condominium

Newsletter

January February March 2021

Vol. 2, Issue 1

Due to the COVID-19, the Board has not be holding open meetings.

From: Diana Evans, Board Secretary

I am writing this brief newsletter to help keep Unit Owners up to date on issues:

Security cameras have been installed on several buildings to cover the parking lot areas throughout the community; if you see suspicious activity call 911 or the Pikesville Police – 410-887-1279

We have a problem with individual unit water leaks that are not common area leaks; mitigation to repair the damages caused by these leaks have proven to be expensive and overburden our budget. Unit owners pay for damages caused by water leak damages not common area related.

Board Minutes may be found at: rocklandruncondos.com

Please continue to report common area problems and water leaks to Metropolis. 301-779-1800; community@wearemetropolis.com; they will notify the appropriate contractor.

Blue dumpsters are for recycling/Green dumpsters are for trash

Action Items January February March:

General expenses:

- Landscaping - \$5,100
- Plumbing - \$6,665
- Plumbing/mitigation/restoration services - \$12,260
- Lighting repairs/bulb replacements/supplies - \$944
- Bulk trash/cleanup outside/bulb replacement – \$4,981
- Lawn maintenance - \$3,825
- Hot water heater replacement – \$12,418
- Janitorial service – \$6,380
- Hallway railing sanitizing - \$4,110
- 5 Windblown unit work - \$6,800

Approved Budget for 2021 last pages; Expenses January, February and March 2021 below:

Revenues/Expenses for – January February March 2021

Finances	January	February	March	1 st Quarter
Revenues	66,290.00	66,183.40	67,330.70	199,804.00
Expenses	65,045.49	98,467.07	123,627.87	287,143.00
Net Income	1,244.51	-32,283.67	-56,297.17	-87,339.00
Condo fee prepaid	91,266.38	88,933.71	90,495.87	
Condo fees owed	342,495.53	347,553.50	352,335.00	
Reserve Account				
Total Reserve	62,829.90	61,356.71	54,355.14	
Figures from Metropolis				

Expenses per Category – January February March 2021

Expenses	January	February	March	1st Quarter
Grounds	4,150.00	24,628.00	18,319.00	47,097.00
Pool	0.00	0.00	0.00	0.00
General Administrative	13,906.00	6,747.00	19,492.00	40,146.00
Building Maintenance	28,590.00	44,318.00	35,363.00	108,271.00
Utilities	18,397.00	22,775.00	28,208.00	69,382.00
Reserve replacements	0.00	0.00	22,247.00	22,247.00
Total	65,043.00	98,468.00	123,629.00	287,143.00
Figures from Metropolis				

Approved Budget for 2021

ROCKLAND RUN 2021 APPROVED BUDGET	Rev. 12/7/20		
	2021 Budget		
Revenues			
304010.00 - Assessment Income	\$795,590		
304095.00 - Insurance Claim Revenue	\$0		
304030.00 - Interest Income	\$273		
304020.00 - Late Fee Income	\$10,000		
304060.00 - Miscellaneous Income	\$150		
304050.00 - Reimbursed Legal Costs	\$1,000		
Total Revenue	\$807,013		
Expenses			
Grounds			
406113.00 - Grounds Maintenance	\$4,000		
406110.00 - Landscaping Contract	\$34,000	Contract	Lawn Designers
406130.00 - Snow Removal	\$10,000	Contract	Paul Dymond
406140.00 - Tree Care	\$6,000	Contract	Bartlett
TOTAL Grounds	\$54,000		
Pool			
406498.00 - Pool Management	\$26,000	Contract	Sunset
406475.00 - Pool Repair & Maintenance	\$10,000		
406483.00 - Pool Supplies & Equipment	\$1,000		
406480.00 – Pool house Cleaning	\$1,000		Silver Cleaning
TOTAL Pool	\$38,000		

General & Administrative			
406099.00 - Administrative Expense	\$15,000		Metropolis
406010.00 - Audit	\$1,900	Contract	Frank Hajek
406490.00 - Bad Debts Expense	\$1,000		
406050.00 - Bank Charges	\$2,000		
406063.00 - Insurance Deductible	\$10,000		
406060.00 - Insurance Premium	\$72,296	Contract	Travelers/State Auto
406080.00 - Legal Services	\$7,500	Contract	Alexandris
406000.00 Laundry Service		Contract	CSD
406045.00 - Meeting Room	\$0	Contract	
406070.00 - Postage, Copying, & Printing	\$3,500		
406040.00 - Property Management	\$51,477	April increase	Metropolis
406098.00 - Taxes & Licenses II	\$1,500		
406087.00 - Website	\$390		Joshua Le
TOTAL General & Administrative	\$166,563		
Building Improvements			
406445.00 - Bldg Maint. & Repairs	\$180,000		Hammerhead
406429.00 - Building Supplies & Equip	\$3,000		
407031.00 - Carpet Cleaning	\$2,500	Contract	Silver Cleaning
406443.00 - Electrical/Maint Supplies	\$3,000		
406440.00 - Electrical Repairs - Projects	\$6,000		Ivan's Electric
406460.00 - Fire Extinguisher	\$500	Contract	Fireline
407032.00 - Fire Repair	\$0		
406444.00 - Gas Line Inspection	\$10,000	Contract	Rellek
406411.00 - Janitorial Contract	\$29,000	Contract	Silver Cleaning
406415.00 - Lock Repairs	\$100		
406447.00 - Pest Control Contract	\$6,500	Contract	Orkin
406406.00 - Plumbing - Repairs/Hot water heaters	\$43,500		API
406406.00 - Plumbing – Repairs/remediation			Hammerhead
406435.00 - Sprinkler/Fire Alarm	\$5,000	Contract	Johnson Controls
TOTAL Building Improvements	\$289,100		
Utility Expense			
406123.00 - Bulk Trash Removal	\$1,000		Poppy Productions
406310.00 - Electric	\$60,000		BGE
406330.00 - Gas & Gas Delivery	\$60,000	Contract	Bollinger
406190.00 - HVAC	\$1,000		
406055.00 - Telephone	\$3,000		Verizon
406120.00 - Trash Removal Contract	\$27,200	Contract	J. W. Anderson
406320.00 - Water & Sewer	\$18,000		Baltimore County

TOTAL Utility Expense	\$170,200		
Reserves			
407010.00 - Replacement Reserve	\$89,000		
TOTAL Reserves	\$89,000		
Total Expense	\$807,013		