

ROCKLAND RUN CONDO - Comparative Statement from 01/01/2024 to 10/31/2024				
	YTD Actual	Cum. Budget	2025 Annual Budget	2024 Annual Budget
Revenues				
Assessment Revenue				
Assessment Income (1)	\$772,160.00	\$926,592.00	\$1,039,334.24	\$927,977.00
TOTAL Assessment Revenue	\$772,160.00	\$926,592.00	\$1,039,334.24	\$927,977.00
Service Revenue				
Administrative Collection Fees	\$585.00	\$702.00	\$0.00	\$500.00
Insurance claim Income (2)	\$20,932.00	\$25,118.40	\$0.00	\$25,000.00
Late Fees Income	\$7,995.00	\$9,594.00	\$10,000.00	\$10,000.00
Legal Fee Income	\$1,035.00	\$1,242.00	\$1,000.00	\$1,800.00
NSF Fee Income	\$705.00	\$846.00	\$325.00	\$900.00
Violation/Fine Income	\$880.00	\$1,056.00	\$0.00	\$1,500.00
Miscellaneous Income	\$21,540.00	\$25,848.00	\$10,000.00	\$18,000.00
TOTAL Service Revenue	\$53,672.00	\$64,406.40	\$21,325.00	\$57,700.00
Total Revenue	\$825,832.00	\$990,998.40	\$1,060,659.24	\$985,677.00
Expenses				
Administrative & Office Expenses				
Management Fees	\$45,510.00	\$54,612.00	\$56,250.36	\$54,612.00
Mo.Exp - Postage & Delivery	\$1,346.00	\$1,615.20	\$3,500.00	\$3,500.00
Mail Svc - Copies	\$450.00	\$540.00	\$0.00	\$200.00
Mail Svc - Envelopes	\$7.00	\$8.40	\$0.00	\$200.00
Mail Svc - Postage	\$193.00	\$231.60	\$0.00	\$500.00
Mail Svc - Labor	\$331.00	\$397.20	\$0.00	\$500.00
Mail Svc - Additional Charges	\$580.00	\$696.00	\$0.00	\$200.00
Legal Fees(Collection) (3)	\$5,870.00	\$7,044.00	\$0.00	\$10,000.00
Other/Misc. Admin Expenses	\$9,473.00	\$11,367.60	\$6,758.19	\$15,000.00
Website Fee & Maintenance	\$125.00	\$150.00	\$390.00	\$300.00
TOTAL Administrative & Office Expenses	\$63,885.00	\$76,662.00	\$66,898.55	\$85,012.00
Utilities				
Power & Electric	\$58,630.00	\$70,356.00	\$80,000.00	\$80,000.00
Telephone, Cable & Internet	\$2,421.00	\$2,905.20	\$3,000.00	\$3,000.00
Water and Sewer	\$5,755.00	\$6,906.00	\$10,000.00	\$10,000.00
Gas & Heating	\$108,019.00	\$129,622.80	\$155,000.00	\$100,000.00
TOTAL Utilities	\$174,825.00	\$209,790.00	\$248,000.00	\$193,000.00
Insurance				
Insurance: General (4)	\$122,186.00	\$146,623.20	\$138,000.00	\$120,000.00
TOTAL Insurance	\$122,186.00	\$146,623.20	\$138,000.00	\$120,000.00
Professional & Legal Fees				
Annual Audit	\$542.00	\$650.40	\$1,900.00	\$1,900.00
Legal Fees (Collection and Legal Opinions)	\$5,408.00	\$6,489.60	\$5,000.00	\$7,500.00
Bad Debt	\$0.00	\$0.00	\$1,000.00	\$1,000.00
TOTAL Professional & Legal Fees	\$5,950.00	\$7,140.00	\$7,900.00	\$10,400.00
Bank Services				
Bank Charges (NSF checks)	\$270.00	\$324.00	\$500.00	\$500.00
TOTAL Bank Services	\$270.00	\$324.00	\$500.00	\$500.00

Repairs and Maintenance				
R&M-Buildings				
Building Repairs & Maintenance (5)	\$206,322.00	\$247,586.40	\$202,160.69	\$200,000.00
Electrical Repair & Maintenance	\$3,562.00	\$4,274.40	\$6,000.00	\$6,000.00
Locks & Keys Repair & Maintenance	\$0.00	\$0.00	\$500.00	\$500.00
Plumbing Repairs & Maintenance (6)	\$24,154.00	\$28,984.80	\$40,000.00	\$50,000.00
Roof Repair & Maintenance	\$7,925.00	\$9,510.00	\$30,000.00	\$25,000.00
Janitorial Maintenance/Supplies/Expenses	\$0.00	\$0.00	\$2,700.00	\$2,500.00
TOTAL R&M-Buildings	\$241,963.00	\$290,355.60	\$281,360.69	\$284,000.00
R&M-Grounds/Landscape				
Bulk Trash Service/Removal	\$1,125.00	\$1,350.00	\$1,000.00	\$2,500.00
Grounds/Landscaping Repair & Maintenance	\$15,989.00	\$19,186.80	\$18,000.00	\$18,000.00
Street/Light/Signages Maintenance	\$500.00	\$600.00	\$500.00	\$1,000.00
Tree Removal & Maintenance	\$2,412.00	\$2,894.40	\$4,000.00	\$5,000.00
TOTAL R&M-Grounds/Landscape	\$20,026.00	\$24,031.20	\$23,500.00	\$26,500.00
R&M-Fire Protection				
Fire Alarm System Repair & Maintenance (7)	\$8,222.00	\$9,866.40	\$19,000.00	\$12,000.00
Sprinkler System Repairs & Maintenance (7)	\$3,562.00	\$4,274.40	\$0.00	\$11,000.00
TOTAL R&M-Fire Protection	\$11,784.00	\$14,140.80	\$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	\$21,041.00	\$21,041.00	\$28,000.00	\$26,000.00
Pool Repair & Maintenance (8)	\$7,406.00	\$8,887.20	\$5,000.00	\$12,200.00
Poolhouse Cleaning (7)	\$0.00	\$0.00	\$1,000.00	\$0.00
TOTAL R&M-Pool	\$28,447.00	\$29,928.20	\$35,000.00	\$38,200.00
Contracts				
Contract - Cleaning/Janitorial (9)	\$9,635.00	\$11,562.00	\$28,800.00	\$20,000.00
Contract - Dumpster Leasing/Rental	\$17,200.00	\$20,640.00	\$27,000.00	\$25,800.00
Contract - Exterminator/Pest Control	\$3,974.00	\$4,768.80	\$6,000.00	\$6,000.00
Contract - Grounds/Landscaping Maintenance	\$27,706.00	\$33,247.20	\$35,000.00	\$33,000.00
Contract - Snow & Ice Removal	\$23,870.00	\$31,000.00	\$20,000.00	\$20,000.00
Reserve Study	\$1,556.00	\$4,445.00	\$0.00	\$0.00
TOTAL Contracts	\$83,941.00	\$105,663.00	\$116,800.00	\$104,800.00
Reserves				
Reserve Replacement Contribution	\$0.00	\$0.00	\$123,700.00	\$89,000.00
TOTAL Reserves	\$0.00	\$0.00	\$123,700.00	\$89,000.00
Total Expense	\$753,277.00	\$904,658.00	\$1,060,659.24	\$974,412.00
Net Income	\$72,555.00	\$86,340.40	\$0.00	\$11,265.00
1 - 12% 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				

9 - New Contract is \$2,400 a month				
General Note: A Special Assessment was approved by the Board in 2024. These funds will only be used For past due invoices, rather than costs occurring within 2025.				