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07/20/26

Accrual Basis

Roaring River Lodges Condominium Assoc.
Profit & Loss Budget vs Actual
 July 2025 through June 2026

	Jul '25 - Jun 26	Budget	Jul '25 - Jun 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Operating Assessments	146,066.45	152,517.64	146,066.45	152,517.64	152,517.64
Retro - Operating Assessment	6,792.38		6,792.38		
Late Fees	1,374.89	0.00	1,374.89	0.00	0.00
Fees-Lenders	500.00	0.00	500.00	0.00	0.00
Interest Income-Bank	3,855.03	400.00	3,855.03	400.00	400.00
Total Income	158,588.75	152,917.64	158,588.75	152,917.64	152,917.64
Expense					
Bank Fees	146.14	0.00	146.14	0.00	0.00
Professional Fees					
Bookkeeping/Accounting	8,657.25	2,575.00	8,657.25	2,575.00	2,575.00
Legal	4,286.00	0.00	4,286.00	0.00	0.00
Total Professional Fees	12,943.25	2,575.00	12,943.25	2,575.00	2,575.00
General & Admin					
Meeting Expense	243.75	0.00	243.75	0.00	0.00
Printing	644.18		644.18		
Housekeeping/Custodial	5,088.00	5,130.00	5,088.00	5,130.00	5,130.00
Office Expense	318.67	250.00	318.67	250.00	250.00
Office Supplies	29.92	0.00	29.92	0.00	0.00
Prop Management Fees/Superv	10,947.25	8,652.00	10,947.25	8,652.00	8,652.00
Website	75.00	0.00	75.00	0.00	0.00
Total General & Admin	17,346.77	14,032.00	17,346.77	14,032.00	14,032.00
Insurance Expense	46,354.25	40,000.00	46,354.25	40,000.00	40,000.00
Repairs and Maintenance					
General Clean Up Exterior	432.00		432.00		
Roofing	300.00		300.00		
Snow Removal-Shoveling	2,592.00	0.00	2,592.00	0.00	0.00
Snow Removal-Plowing	2,015.00	0.00	2,015.00	0.00	0.00
Pest Control	0.00	0.00	0.00	0.00	0.00
Bulding Maintenance	4,542.00	0.00	4,542.00	0.00	0.00
Miscellaneous	75.00	0.00	75.00	0.00	0.00
Irrigation	3,485.70	0.00	3,485.70	0.00	0.00
Bathrooms	1,273.48	0.00	1,273.48	0.00	0.00
Window Cleaning	1,056.00		1,056.00		
Supplies	2,120.68	0.00	2,120.68	0.00	0.00
Parking Lot	720.00	0.00	720.00	0.00	0.00
Plumbing	4,290.00		4,290.00		
Evaporative Coolers	1,452.00		1,452.00		
Pet Stations	2,577.30	0.00	2,577.30	0.00	0.00
Fire Safety	120.00		120.00		
Landscaping	12,627.75	19,425.00	12,627.75	19,425.00	19,425.00

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Snow Removal	0.00	13,100.00	0.00	13,100.00	13,100.00
Repairs and Maintenance - Other	0.00	22,200.28	0.00	22,200.28	22,200.28
Total Repairs and Maintenance	39,678.91	54,725.28	39,678.91	54,725.28	54,725.28
Utilities					
Compost	925.50	0.00	925.50	0.00	0.00
Electricity	4,454.48	4,500.00	4,454.48	4,500.00	4,500.00
Sewer	11,061.06	13,825.36	11,061.06	13,825.36	13,825.36
Trash Removal	12,629.99	13,260.00	12,629.99	13,260.00	13,260.00
Water	9,709.27	9,600.00	9,709.27	9,600.00	9,600.00
Total Utilities	38,780.30	41,185.36	38,780.30	41,185.36	41,185.36
Total Expense	155,249.62	152,517.64	155,249.62	152,517.64	152,517.64
Net Ordinary Income	3,339.13	400.00	3,339.13	400.00	400.00
Other Income/Expense					
Other Income					
Special Catchup Assessment 25	73,835.76	73,835.83	73,835.76	73,835.83	73,835.83
Reserve Assessment	12,766.91	12,766.91	12,766.91	12,766.91	12,766.91
Total Other Income	86,602.67	86,602.74	86,602.67	86,602.74	86,602.74
Other Expense					
Reserve Expense	3,400.00	0.00	3,400.00	0.00	0.00
Total Other Expense	3,400.00	0.00	3,400.00	0.00	0.00
Net Other Income	83,202.67	86,602.74	83,202.67	86,602.74	86,602.74
Net Income	86,541.80	87,002.74	86,541.80	87,002.74	87,002.74