



Management Report

RORVP Condominium Association
Jan 2026 - Mar 2026

Prepared by
SALLY DREW

Prepared on
March 31, 2026

Profit and Loss

January - March, 2026

	Total
REVENUE	
Billable Expense Income (103)	75.00
Dues Assessment	13,925.00
Sales	150.00
Unapplied Cash Payment Income	1,285.00
Total Revenue	15,435.00
GROSS PROFIT	15,435.00
EXPENDITURES	
61700 Computer and Internet Expenses	335.85
63400 Interest Expense	-63.04
63700 Landscaping and Groundskeeping	3,571.01
64900 Office Supplies	16.23
66500 Postage and Delivery	197.26
66700 Professional Fees	
Accounting	555.00
Attorney Fees	393.75
Total 66700 Professional Fees	948.75
67200 Repairs and Maintenance	1,637.04
68600 Utilities	
Electric	299.02
Garbage	902.59
Water	223.70
Total 68600 Utilities	1,425.31
Merchant deposit fees	201.34
Security	176.80
Total Expenditures	8,446.55
NET OPERATING REVENUE	6,988.45
NET REVENUE	\$6,988.45

Balance Sheet
RORVP CONDOMINIUM ASSOCIATION INC
As of March 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
10020 Quickbooks GreenDot Bank Accounts	
10021 QuickBooks Checking Account	11,182.60
10021.1 Park Sign/Laundry	108.43
10021.2 Annual Insurance	628.08
10021.3 Quickbooks Renewal	0.00
10021.4 RORVP Taxes	36.59
10021.5 Reserve Fund	8,065.44
Total for 10021 QuickBooks Checking Account	\$20,021.14
Total for 10020 Quickbooks GreenDot Bank Accounts	\$20,021.14
10030 Petty Cash Accounts	
10031 PETTY CASH - DIRECTOR SA	300.00
10032 PETTY CASH - ROCKPORT MAINTENANCE	760.48
Total for 10030 Petty Cash Accounts	\$1,060.48
Total for Bank Accounts	\$21,081.62
Accounts Receivable	
11000 Accounts Receivable	765.00
Total for Accounts Receivable	\$765.00
Other Current Assets	
12000 Undeposited Funds	995.00
Total for Other Current Assets	\$995.00
Total for Current Assets	\$22,841.62
Total for Assets	\$22,841.62
Liabilities and Equity	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	
PREPAID ASSESSMENT - MONTHLY	-865.00
Total for Prepaid Assessments	-\$865.00
Total for Other Current Liabilities	-\$865.00
Total for Current Liabilities	-\$865.00
Total for Liabilities	-\$865.00
Equity	
30000 Opening Balance Equity	400.00
32000 Unrestricted Net Assets	22,841.62
Net Income	6,988.45
Total for Equity	\$30,230.07
Total for Liabilities and Equity	\$29,365.07

ANNUAL BUDGET COMPARISON
2025-2026

AS OF: 3/31/2026



	84 SITES	2025 BUDGET	ANNUAL PER UNIT BUDGET	PER UNIT PER MONTH (\$50 Units)	YTD ACTUAL INCOME AND EXPENSE + forecast	2026 BUDGET	ANNUAL PER UNIT BUDGET	PER UNIT PER MONTH (\$60 Units)
OPERATING BUDGET								
INCOME				mth per Lot	50.00	55.00		
Assessments - Monthly		50,400.00	600.00	50.00	53,120.07	55,440.00	660.00	55.00
Bank Interests		60.00	0.71	0.06	60.00	200.00	2.38	0.20
Laundry Room Income		400.00	4.76	0.40	400.00	400.00	4.76	0.40
Late Fee & Rules Violations Fee Income		100.00	1.19	0.10	-	100.00	1.19	0.10
TOTAL INCOME		50,960.00	606.67	50.56	53,580.07	56,140.00	668.33	55.69
EXPENSES								
<i>Administrative Expenses</i>								
Bank Charges Expense		600.00	7.14	0.60	200.00	500.00	5.95	0.50
Lien & Collection Expense		150.00	1.79	0.15	-	150.00	1.79	0.15
Legal Expense		10,000.00	119.05	9.92	10,000.00	10,000.00	119.05	9.92
Postage Mailbox Expense		200.00	2.38	0.20	300.00	200.00	2.38	0.20
Accountant Expense		2,400.00	28.57	2.38	1,700.00	3,000.00	35.71	2.98
Office Supplies Expense		400.00	4.76	0.40	800.00	400.00	4.76	0.40
Postage & Shipping Expense		0.00	0.00	0.00	60.00	200.00	2.38	0.20
Tax Preparation Expense		200.00	2.38	0.20	200.00	250.00	2.98	0.25
Meeting Expense		1,000.00	11.90	0.99	800.00	500.00	5.95	0.50
Computer/Internet Expense		2,500.00	29.76	2.48	1,700.00	3,000.00	35.71	2.98
<i>Total Administrative Expenses</i>		<i>17,450.00</i>	<i>207.74</i>	<i>2.47</i>	<i>15,760.00</i>	<i>18,200.00</i>	<i>216.67</i>	<i>18.06</i>
<i>Fixed Costs</i>								
Federal Income Taxes		10.00	0.12	0.01	10.00	50.00	0.60	0.05
Insurance - Liability and Property (&DO)		1,800.00	21.43	1.79	2,200.00	2,400.00	28.57	2.38
Property Taxes		2,500.00	29.76	2.48	2,219.04	-	-	-
Secretary of State Filing & County		300.00	3.57	0.30	300.00	500.00	5.95	0.50
<i>Total Fixed Costs</i>		<i>4,610.00</i>	<i>384.17</i>	<i>4.57</i>	<i>4,729.04</i>	<i>2,950.00</i>	<i>35.12</i>	<i>2.93</i>
<i>Operating Costs</i>								
Repairs and Maintenance - Other Expense		1,500.00	17.86	1.49	2,296.13	1,500.00	17.86	1.49
Road & Perimeter Expense		1,500.00	17.86	1.49	-	500.00	5.95	0.50
Utilities Expense - Other (phone)		180.00	2.14	0.18	180.00	180.00	2.14	0.18
Landscaping Expense		4,800.00	57.14	4.76	4,500.00	5,040.00	60.00	5.00
Pest Control Expense		0.00	0.00	0.00	-	300.00	3.57	0.30
Security Expense (MEETING)		300.00	3.57	0.30	500.00	300.00	3.57	0.30
Septic Service Expense		4,500.00	53.57	4.46	3,500.00	4,500.00	53.57	4.46
Electrical Expense		1,500.00	17.86	1.49	1,227.00	1,200.00	14.29	1.19
Garbage Expense		3,227.00	38.42	3.20	3,227.00	6,000.00	71.43	5.95
Water Expense		480.00	5.71	0.48	380.00	480.00	5.71	0.48
<i>Total Operating Costs</i>		<i>17,987.00</i>	<i>214.13</i>	<i>17.84</i>	<i>15,810.13</i>	<i>20,000.00</i>	<i>238.10</i>	<i>19.84</i>
<i>Total Fixed & Operating Cost</i>		<i>22,597.00</i>	<i>598.30</i>	<i>22.42</i>	<i>20,539.17</i>	<i>22,950.00</i>	<i>273.21</i>	<i>22.77</i>
<i>Reserve Contribution</i>		<i>10,000.00</i>	<i>119.05</i>	<i>1.42</i>	<i>10,000.00</i>	<i>10,000.00</i>	<i>119.05</i>	<i>9.92</i>
TOTAL OPERATING EXPENSES AND RESERVE CONTRIBUTION		50,047.00	591.90	30.88	46,299.17	51,150.00	608.93	50.74
NET INCOME		913.00	14.76		6,820.90	4,990.00	59.40	4.95

COMMON ELEMENT	2026	2027	2028	2029	2030	2035	2038	2040	2045	TTL NEEDS
MAIL BOX DISTRIBUTION SLOTS	\$0			\$0						\$0
SEPTIC 1						\$35,000				\$35,000
SEPTIC 2							\$35,000			\$35,000
SEPTIC 3								\$35,000		\$35,000
SEPTIC 4									\$55,000	\$55,000
SEPTIC FENCING		\$7,500								\$7,500
ROADS 1	\$0		\$25,000							\$25,000
ROADS 2				\$20,000						\$20,000
ROADS 3					\$15,000					\$15,000
ROADS DUMPSTER		\$0								\$0
ROAD BACK					\$15,000					\$15,000
(10) JUNCTION BOXES - BIG	\$0	\$0								\$0
(14) JUNCTION BOXES - SM										\$0
Perimeter FENCING										\$0
(capital Improvement) DOG PARK FENCING		\$0								\$0
(Capital Improvement) LAUNDRY BUILDING				\$0						\$0
(Capital Improvement) GUEST PARKING (5)			\$0	\$0						\$0
TOTALS	\$0	\$7,500	\$25,000	\$20,000	\$30,000	\$35,000	\$35,000	\$35,000	\$55,000	\$242,500
SAFETY										
SECURITY										
MUST HAVE										
FUTURE POSSIBILITIES										

These years will need reevaluated based on septic needs

LONG RANGE RESERVE BUDGET ASSET	2026	2027	2028	2029	2030	2035	2038	2040	2045
BALANCE FORWARD	\$8,065	\$18,065	\$20,565	\$16,465	\$24,065	\$23,665	\$22,465	\$21,265	\$20,065
INCOMING FM MTHLY ASSESSMENTS	\$10,000	\$10,000	\$12,500	\$15,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
SPECIAL ASSESSMENT	\$0	\$0	\$8,400	\$12,600	\$12,600	\$16,800	\$16,800	\$16,800	\$25,200
ANNUAL INCOME BALANCE	\$18,065	\$28,065	\$41,465	\$44,065	\$53,665	\$57,465	\$56,265	\$55,065	\$62,265
EXPENSE									
CALENDAR NEEDED	\$0	\$7,500	\$25,000	\$20,000	\$30,000	\$35,000	\$35,000	\$35,000	\$55,000
BALANCE AN END OF YEAR	\$18,065	\$20,565	\$16,465	\$24,065	\$23,665	\$22,465	\$21,265	\$20,065	\$7,265
annual assessment	\$ -	\$ -	\$ 100	\$ 150	\$ 150	\$ 200	\$ 200	\$ 200	\$ 300
monthly dues	\$ 55	\$ 55	\$ 60	\$ 60	\$ 60	\$ 60	\$ 65	\$ 65	\$ 75

Plan sets Association up for long terms investment strategy of 30% set aside for Reserve Funding.

0.325856	0.370949	0.272246	0.397907	0.391294	0.371452	0.324564	0.306249	0.096104
\$55,440	\$55,440	\$60,480	\$60,480	\$60,480	\$60,480	\$65,520	\$65,520	\$75,600