

ROTHMOOR ESTATES CONDOMINIUM

84 UNITS

JANUARY 1, 2024- DECEMBER 31, 2024 APPROVED BUDGET

ACCT	REVENUE	2023 ANNUAL	2024 PROPOSED ANNUAL	2024 PROPOSED AMOUNT
4010	Unit Maintenance Fees	\$565,177	\$626,728	\$52,227
4500	Application Fees	\$1,200	\$1,200	\$100
4030	Late Fees	\$0	\$0	\$0
	TOTAL REVENUE	\$566,377	\$627,928	\$52,327
	OPERATING EXPENSES			
		2023 ANNUAL	2024 PROPOSED ANNUAL	2024 PROPOSED AMOUNT
5010	Administrative	\$3,000	\$7,000	\$583
5020	Social Committee	\$200	\$200	\$17
5300	Insurance (June)	\$207,655	\$247,803	\$20,650
5600	Licenses / Permits / Fees	\$300	\$350	\$29
5610	Corporate Income Taxes	\$325	\$400	\$33
5620	Division Fees	\$336	\$350	\$29
5800	Management Fee	\$17,556	\$18,072	\$1,506
5900	Legal / Audit Fees	\$2,000	\$2,000	\$167
5910	Loan Costs / Fees P&I	\$132,720	\$132,724	\$11,060
5400	Lawn Service Contract	\$34,560	\$35,400	\$2,950
5410	Pest Control	\$2,500	\$2,500	\$208
5420	Roads & Grounds / Trees Maint	\$4,000	\$4,000	\$333
6100	Building Maintenance & Repair	\$3,000	\$3,000	\$250
6110	Roof Inspection / Repair	\$3,000	\$3,000	\$250
6120	Plumbing Expense	\$4,000	\$4,000	\$333
6130	Janitorial Services	\$600	\$100	\$8
6150	Rec Clubhouse	\$1,200	\$600	\$50
6200	Pool Contract	\$6,000	\$4,560	\$380
6210	Pool Maintenance / Repair	\$1,000	\$1,000	\$83
7000	Electric - Clubhouse / Pool	\$8,000	\$11,000	\$917
7001	Water	\$21,000	\$24,000	\$2,000
7002	Storm Water	\$9,000	\$11,000	\$917
7003	Sewer	\$26,000	\$30,000	\$2,500
7004	Trash	\$6,100	\$6,200	\$517
7005	Cable TV	\$54,325	\$60,669	\$5,056
	TOTAL OPERATING EXPENSES	\$548,377	\$609,928	\$50,828
	RESERVES			
9060	Reserves - Termite	\$6,000	\$6,000	\$500
9100	Reserves - Pooled Reserves	\$12,000	\$12,000	\$1,000
	TOTAL RESERVES	\$18,000	\$18,000	\$1,500
	TOTAL EXPENSES	\$566,377	\$627,928	\$52,328
			\$0	
%	2023 Dues	Cable	# Units	Monthly Dues
1.0238%	One Bedroom	\$60.19	26	\$543.13
1.2238%	Two Bedroom	\$60.19	46	\$637.47
1.4238%	Townhouse	\$60.19	12	\$731.82
100%			84	

Approved by the board 11/13/23

RESERVE ANALYSIS
ROTHMOOR ESTATES CONDOMINIUM
JANUARY 1, 2024 - DECEMBER 31, 2024

RESERVES	Current Replacement cost	Current Reserves 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Fully Funded Annual Reserves	2024 Actual Funded Reserves
Painting	\$55,000	\$0	12	9	\$55,000	\$6,111	\$0
Roofing	\$1,000,000	\$1,556	25	20	\$998,444	\$49,922	\$0
Paving	\$70,000	\$0	25	15	\$70,000	\$4,667	\$0
Pool	*\$28,000	\$189	20	10	\$27,811	\$2,781	\$0
Termites	\$54,937	\$5,242	9	6	\$49,695	\$8,283	\$6,000
Deferred Maint / Pipes	\$18,000	\$0	1	1	\$18,000	\$18,000	\$0
Principal Reduction	\$22,000	\$0		1	\$22,000	\$22,000	\$0
Pooled Reserves /							
Deferred Maintenance		\$100,736					\$12,000
TOTALS	\$1,247,937	\$107,723			\$1,240,950	\$111,764	\$18,000

THESE ARE YOUR NEW FEES FOR 2024

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Description	Amount of units	% of Ownership	2023 Monthly Fees	Monthly	Plus Cable Divided Equally	2024 New Mthly Fee	Increase Amt
1 Bedroom	26	1.023800%	\$489.73	482.94	\$60.19	\$543.13	\$53.40
2 Bedroom	46	1.223800%	\$574.87	577.28	\$60.19	\$637.47	\$62.60
Townhomes	12	1.423800%	\$660.02	671.63	\$60.19	\$731.82	\$71.80
TOTAL	84						

IF YOUR FEES WERE FULLY FUNDED YOUR NEW FEES ARE NOTED BELOW

Description	Amount of units	% of Ownership	2023 Monthly Fees	Monthly	Plus Cable Divided Equally	Fully Funded Fee	Increase Amt
1 Bedroom	26	1.023800%	\$489.76	578.29	\$60.19	\$638.48	\$148.72
2 Bedroom	46	1.223800%	\$574.87	691.26	\$60.19	\$751.45	\$176.58
Townhomes	12	1.423800%	\$660.02	804.23	\$60.19	\$864.42	\$204.40
TOTAL	84						