

Budget Detail

Rocktown Realty, LLC

Properties: Meadowbrook Property Owners Association - 218 East Market Street Harrisonburg, VA 22801

Period Range: Jan 2023 to Dec 2023 (This Year)

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

| Account Name                                                                                                      | Jan 2023  | Feb 2023 | Mar 2023 | Apr 2023 | May 2023 | Jun 2023 | Jul 2023 | Aug 2023 | Sep 2023 | Oct 2023 | Nov 2023 | Dec 2023 | Total     |
|-------------------------------------------------------------------------------------------------------------------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|
| Meadowbrook Property Owners Association - 218 East Market Street Harrisonburg, VA 22801 - Meadowbrook 2023 Budget |           |          |          |          |          |          |          |          |          |          |          |          |           |
| Income                                                                                                            |           |          |          |          |          |          |          |          |          |          |          |          |           |
| Operating Income                                                                                                  |           |          |          |          |          |          |          |          |          |          |          |          |           |
| HOA/POA Dues                                                                                                      | 85,400.00 | 640.00   | 0.00     | 0.00     | 1,050.00 | 0.00     | 1,050.00 | 0.00     | 0.00     | 175.00   | 117.00   | 0.00     | 88,432.00 |
| Total Operating Income                                                                                            | 85,400.00 | 640.00   | 0.00     | 0.00     | 1,050.00 | 0.00     | 1,050.00 | 0.00     | 0.00     | 175.00   | 117.00   | 0.00     | 88,432.00 |
| Total Budgeted Income                                                                                             | 85,400.00 | 640.00   | 0.00     | 0.00     | 1,050.00 | 0.00     | 1,050.00 | 0.00     | 0.00     | 175.00   | 117.00   | 0.00     | 88,432.00 |
| Expense                                                                                                           |           |          |          |          |          |          |          |          |          |          |          |          |           |
| Operating Expenses                                                                                                |           |          |          |          |          |          |          |          |          |          |          |          |           |
| Landscape Main. - Contract                                                                                        | 2,666.67  | 2,666.67 | 2,666.67 | 2,666.67 | 2,666.67 | 2,666.67 | 2,666.67 | 2,666.67 | 2,666.66 | 2,666.66 | 2,666.66 | 2,666.66 | 32,000.00 |
| Landscape Main. - Add-ons                                                                                         | 0.00      | 0.00     | 400.00   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 400.00   | 0.00     | 0.00     | 0.00     | 800.00    |
| Mailbox Expense                                                                                                   | 300.00    | 300.00   | 300.00   | 300.00   | 300.00   | 300.00   | 300.00   | 300.00   | 300.00   | 300.00   | 300.00   | 300.00   | 3,600.00  |
| Trash Disposal - Contract                                                                                         | 2,173.00  | 2,191.00 | 2,191.00 | 2,191.00 | 2,226.00 | 2,226.00 | 2,280.00 | 2,280.00 | 2,280.00 | 2,298.00 | 2,315.00 | 2,315.00 | 26,966.00 |
| Total Operating Expenses                                                                                          | 5,139.67  | 5,157.67 | 5,557.67 | 5,157.67 | 5,192.67 | 5,192.67 | 5,246.67 | 5,246.67 | 5,646.66 | 5,264.66 | 5,281.66 | 5,281.66 | 63,366.00 |
| Insurance                                                                                                         |           |          |          |          |          |          |          |          |          |          |          |          |           |
| Liability Insurance                                                                                               | 0.00      | 0.00     | 1,000.00 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,000.00  |
| Total Insurance                                                                                                   | 0.00      | 0.00     | 1,000.00 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,000.00  |
| Professional Fees                                                                                                 |           |          |          |          |          |          |          |          |          |          |          |          |           |
| Accounting                                                                                                        | 0.00      | 0.00     | 0.00     | 225.00   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 225.00    |
| Total Professional Fees                                                                                           | 0.00      | 0.00     | 0.00     | 225.00   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 225.00    |
| Management Fees                                                                                                   |           |          |          |          |          |          |          |          |          |          |          |          |           |
| Management                                                                                                        | 976.00    | 984.00   | 984.00   | 984.00   | 1,000.00 | 1,000.00 | 1,024.00 | 1,024.00 | 1,024.00 | 1,032.00 | 1,040.00 | 1,040.00 | 12,112.00 |

## Budget Detail

| Account Name                         | Jan 2023         | Feb 2023         | Mar 2023         | Apr 2023         | May 2023         | Jun 2023         | Jul 2023         | Aug 2023         | Sep 2023         | Oct 2023         | Nov 2023         | Dec 2023         | Total            |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| fees                                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| <b>Total Management Fees</b>         | <b>976.00</b>    | <b>984.00</b>    | <b>984.00</b>    | <b>984.00</b>    | <b>1,000.00</b>  | <b>1,000.00</b>  | <b>1,024.00</b>  | <b>1,024.00</b>  | <b>1,024.00</b>  | <b>1,032.00</b>  | <b>1,040.00</b>  | <b>1,040.00</b>  | <b>12,112.00</b> |
| Administrative Expenses              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| HOA Set-Up Fee                       | 0.00             | 300.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 300.00           |
| Licenses, Fees, & Taxes              | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 50.00            | 0.00             | 0.00             | 0.00             | 25.00            | 0.00             | 0.00             | 75.00            |
| Supplies/ Copying/ Postage Expense   | 39.17            | 39.17            | 39.17            | 39.17            | 39.17            | 39.17            | 39.17            | 39.17            | 39.16            | 39.16            | 39.16            | 39.16            | 470.00           |
| <b>Total Administrative Expenses</b> | <b>39.17</b>     | <b>339.17</b>    | <b>39.17</b>     | <b>39.17</b>     | <b>39.17</b>     | <b>89.17</b>     | <b>39.17</b>     | <b>39.17</b>     | <b>39.16</b>     | <b>64.16</b>     | <b>39.16</b>     | <b>39.16</b>     | <b>845.00</b>    |
| Taxes                                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| State Taxes                          | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 587.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 587.00           |
| <b>Total Taxes</b>                   | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>587.00</b>    | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>587.00</b>    |
| Utilities                            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Electricity                          | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 300.00           |
| <b>Total Utilities</b>               | <b>25.00</b>     | <b>25.00</b>     | <b>25.00</b>     | <b>25.00</b>     | <b>25.00</b>     | <b>25.00</b>     | <b>25.00</b>     | <b>25.00</b>     | <b>25.00</b>     | <b>25.00</b>     | <b>25.00</b>     | <b>25.00</b>     | <b>300.00</b>    |
| <b>Total Budgeted Expense</b>        | <b>6,179.84</b>  | <b>6,505.84</b>  | <b>7,605.84</b>  | <b>6,430.84</b>  | <b>6,256.84</b>  | <b>6,893.84</b>  | <b>6,334.84</b>  | <b>6,334.84</b>  | <b>6,734.82</b>  | <b>6,385.82</b>  | <b>6,385.82</b>  | <b>6,385.82</b>  | <b>78,435.00</b> |
| Total Budgeted Income                | 85,400.00        | 640.00           | 0.00             | 0.00             | 1,050.00         | 0.00             | 1,050.00         | 0.00             | 0.00             | 175.00           | 117.00           | 0.00             | 88,432.00        |
| Total Budgeted Expense               | 6,179.84         | 6,505.84         | 7,605.84         | 6,430.84         | 6,256.84         | 6,893.84         | 6,334.84         | 6,334.84         | 6,734.82         | 6,385.82         | 6,385.82         | 6,385.82         | 78,435.00        |
| <b>Net Operating Income</b>          | <b>79,220.16</b> | <b>-5,865.84</b> | <b>-7,605.84</b> | <b>-6,430.84</b> | <b>-5,206.84</b> | <b>-6,893.84</b> | <b>-5,284.84</b> | <b>-6,334.84</b> | <b>-6,734.82</b> | <b>-6,210.82</b> | <b>-6,268.82</b> | <b>-6,385.82</b> | <b>9,997.00</b>  |