

Budget Detail

Rocktown Realty, LLC

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

Period Range: Jan 2024 to Dec 2024

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Hunters Ridge Property Owners Association - 218 East Market Street Harrisonburg, VA 22801 - Hunters Ridge - 2024 Annual Budget														
Income														
Operating Income														
HOA/POA Dues	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	374,400.00	73.74
Water Proceeds - Utility Billing Services	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00	23.64
Late Fee	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	0.10
Fines	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.66	66.66	66.66	66.66	800.00	0.16
Total Operating Income	41,308.34	41,308.34	41,308.34	41,308.34	41,308.34	41,308.34	41,308.34	41,308.34	41,308.32	41,308.32	41,308.32	41,308.32	495,700.00	97.64
Other Income														
Interest Income	0.00	0.00	0.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00	2.36
Total Other Income	0.00	0.00	0.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00	2.36
Total Budgeted Income	41,308.34	41,308.34	41,308.34	53,308.34	41,308.34	41,308.34	41,308.34	41,308.34	41,308.32	41,308.32	41,308.32	41,308.32	507,700.00	100.00
Expense														
Operating Expenses														
Advertising - HOA Management	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	300.00	0.08
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	800.00	0.22
Snow Removal	2,000.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	8,000.00	2.19
Powerwash	0.00	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	2.05
Landscape	2,791.67	2,791.67	2,791.67	2,791.67	2,791.67	2,791.67	2,791.67	2,791.67	2,791.66	2,791.66	2,791.66	2,791.66	33,500.00	9.16

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Main. - Contract														
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	4.10
Tree Care	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.55
Painting	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.68
Roof Repair	0.00	0.00	0.00	1,667.00	0.00	0.00	0.00	1,666.00	0.00	0.00	1,667.00	0.00	5,000.00	1.37
General Repairs	1,333.34	1,333.34	1,333.34	1,333.34	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	16,000.00	4.37
Electrical Repair	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	2,000.00	0.55
Dog Park/ Waste Station Related Expenses	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	2,000.00	0.55
Water Damage Related Expense	833.34	833.34	833.34	833.34	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00	2.73
Building Interiors	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	0.82
Sprinkler/Fire Alarm Monitoring/ Security Monitoring	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.66	66.66	66.66	66.66	800.00	0.22
Trash Disposal - Contract	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.66	2,166.66	2,166.66	2,166.66	26,000.00	7.11
Trash Disposal - Extra Trips	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00	0.55
Total Operating Expenses	9,608.36	9,608.36	12,608.36	9,275.36	30,108.34	11,108.34	7,908.34	9,274.34	9,408.30	7,608.30	9,275.30	10,608.30	136,400.00	37.29
Insurance														
Liability Insurance	80,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80,000.00	21.87
O&D/Fraud Insurance	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.27
Total	81,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81,000.00	22.14

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Insurance														
Professional Fees														
Legal	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	2,000.00	0.55
Accounting	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.08
Total Professional Fees	0.00	0.00	800.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	2,300.00	0.63
Management Fees														
Management fees	1,832.70	1,832.70	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	21,992.30	6.01
Mgmt Oversight Fees	0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00	0.00	0.00	15,000.00	4.10
Total Management Fees	1,832.70	1,832.70	1,832.69	6,832.69	1,832.69	6,832.69	1,832.69	1,832.69	6,832.69	1,832.69	1,832.69	1,832.69	36,992.30	10.11
Administrative Expenses														
Meetings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.07
Licenses, Fees, & Taxes	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	300.00	0.08
Parking Passes	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00	0.25
Supplies/ Copying/ Postage Expense	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.66	116.66	116.66	116.66	1,400.00	0.38
Total Administrative Expenses	191.67	441.67	191.67	191.67	191.67	191.67	191.67	191.67	241.66	441.66	191.66	191.66	2,850.00	0.78
Taxes														
State Taxes	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.27
Federal Taxes	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.55
Storm Water Management Tax	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00	0.55
Total Taxes	166.67	166.67	166.67	3,166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	5,000.00	1.37
Utilities														

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Electricity	812.50	812.50	812.50	812.50	812.50	812.50	812.50	812.50	812.50	812.50	812.50	812.50	9,750.00	2.67
Water & Sewer	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00	24.60
Telephone	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	0.41
Total Utilities	8,437.50	8,437.50	8,437.50	8,437.50	8,437.50	8,437.50	8,437.50	8,437.50	8,437.50	8,437.50	8,437.50	8,437.50	101,250.00	27.68
Total Budgeted Expense	101,236.90	20,486.90	24,036.89	27,903.89	40,736.87	27,236.87	18,536.87	19,902.87	25,586.81	18,486.81	19,903.81	21,736.81	365,792.30	100.00
Total Budgeted Income	41,308.34	41,308.34	41,308.34	53,308.34	41,308.34	41,308.34	41,308.34	41,308.34	41,308.32	41,308.32	41,308.32	41,308.32	507,700.00	100.00
Total Budgeted Expense	101,236.90	20,486.90	24,036.89	27,903.89	40,736.87	27,236.87	18,536.87	19,902.87	25,586.81	18,486.81	19,903.81	21,736.81	365,792.30	100.00
Net Operating Income	-59,928.56	20,821.44	17,271.45	25,404.45	571.47	14,071.47	22,771.47	21,405.47	15,721.51	22,821.51	21,404.51	19,571.51	141,907.70	100.00
Other Expense														
Non-Operating Expenses														
Lighting	0.00	0.00	0.00	0.00	115,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	115,000.00	31.98
Plumbing Related	20,000.00	0.00	0.00	20,000.00	0.00	0.00	20,000.00	0.00	0.00	20,000.00	0.00	0.00	80,000.00	22.25
Transfer to Reserve Cash Account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	164,619.00	164,619.00	45.78
Total Non-Operating Expenses	20,000.00	0.00	0.00	20,000.00	115,000.00	0.00	20,000.00	0.00	0.00	20,000.00	0.00	164,619.00	359,619.00	100.00
Total Budgeted Other Expense	20,000.00	0.00	0.00	20,000.00	115,000.00	0.00	20,000.00	0.00	0.00	20,000.00	0.00	164,619.00	359,619.00	100.00