Budget Detail

Rocktown Realty, LLC

Properties: Avalon Woods II HOA - 218 E Market St Harrisonburg, VA 22801

Period Range: Jan 2024 to Dec 2024 (This Year)

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
Avalon Woods II HOA - 218 E Market St Harrisonburg, VA 22801 - Avalon Woods II 2024 Budget													
Income													
Operating Income													
HOA/POA Dues	4,300.00	4,300.00	4,300.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	90,300.00
Total Operating Income	**4,300.00**	**4,300.00**	**4,300.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**90,300.00**
Total Budgeted Income	**4,300.00**	**4,300.00**	**4,300.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**8,600.00**	**90,300.00**
Expense													
Operating Expenses													
Snow Removal	800.00	800.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00	4,000.00
Landscape Main. - Contract	1,244.16	1,244.16	1,244.16	2,170.21	2,170.21	2,170.21	2,170.21	2,170.21	2,170.21	2,170.21	2,170.20	2,170.20	23,264.35
Trash Disposal - Contract	893.00	893.00	893.00	973.00	973.00	973.00	973.00	973.00	973.00	973.00	973.00	973.00	11,436.00
Trash Disposal - Extra Trips	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
Total Operating Expenses	**3,217.16**	**3,217.16**	**3,217.16**	**3,423.21**	**3,423.21**	**3,423.21**	**3,423.21**	**3,423.21**	**3,423.21**	**3,423.21**	**4,223.20**	**4,223.20**	**42,060.35**
Insurance													
Liablility Insurance	0.00	0.00	1,047.00	971.00	0.00	0.00	0.00	0.00	351.00	0.00	0.00	0.00	2,369.00
Total Insurance	**0.00**	**0.00**	**1,047.00**	**971.00**	**0.00**	**0.00**	**0.00**	**0.00**	**351.00**	**0.00**	**0.00**	**0.00**	**2,369.00**
Professional Fees													
Accounting	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total Professional Fees	**0.00**	**0.00**	**0.00**	**300.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**300.00**
Management Fees													

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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
Management fees	946.00	946.00	946.00	946.00	946.00	946.00	946.00	946.00	946.00	946.00	946.00	946.00	11,352.00
Total Management Fees	**946.00**	**946.00**	**946.00**	**946.00**	**946.00**	**946.00**	**946.00**	**946.00**	**946.00**	**946.00**	**946.00**	**946.00**	**11,352.00**
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	75.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
Supplies/ Copying/ Postage Expense	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	100.00
Total Administrative Expenses	**0.00**	**75.00**	**50.00**	**50.00**	**0.00**	**0.00**	**0.00**	**0.00**	**50.00**	**0.00**	**0.00**	**0.00**	**225.00**
Taxes													
Storm Water Management Tax	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	300.00
Total Taxes	**0.00**	**0.00**	**0.00**	**0.00**	**150.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**150.00**	**0.00**	**300.00**
Utilities													
Electricity	173.34	173.34	173.34	173.34	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	2,080.00
Total Utilities	**173.34**	**173.34**	**173.34**	**173.34**	**173.33**	**173.33**	**173.33**	**173.33**	**173.33**	**173.33**	**173.33**	**173.33**	**2,080.00**
Total Budgeted Expense	**4,336.50**	**4,411.50**	**5,433.50**	**5,863.55**	**4,692.54**	**4,542.54**	**4,542.54**	**4,542.54**	**4,943.54**	**4,542.54**	**5,492.53**	**5,342.53**	**58,686.35**
Total Budgeted Income	4,300.00	4,300.00	4,300.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	8,600.00	90,300.00
Total Budgeted Expense	4,336.50	4,411.50	5,433.50	5,863.55	4,692.54	4,542.54	4,542.54	4,542.54	4,943.54	4,542.54	5,492.53	5,342.53	58,686.35
Net Operating Income	**-36.50**	**-111.50**	**-1,133.50**	**2,736.45**	**3,907.46**	**4,057.46**	**4,057.46**	**4,057.46**	**3,656.46**	**4,057.46**	**3,107.47**	**3,257.47**	**31,613.65**
Other Expense													
Non-Operating Expenses													
Fencing repairs/ replacement	0.00	0.00	0.00	3,736.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,736.12
Gazebo repairs/ replacement	0.00	0.00	0.00	0.00	0.00	12,500.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00

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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
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	55,000.00	55,000.00
Total Non-Operating Expenses	**0.00**	**0.00**	**0.00**	**3,736.12**	**0.00**	**12,500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**55,000.00**	**71,236.12**
Total Budgeted Other Expense	**0.00**	**0.00**	**0.00**	**3,736.12**	**0.00**	**12,500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**55,000.00**	**71,236.12**