

Budget Detail

Rocktown Realty, LLC

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

Period Range: Jan 2025 to Dec 2025

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Avalon Woods II HOA - 218 E Market St Harrisonburg, VA 22801 - Avalon Woods II 2025 Budget													
Income													
Operating Income													
HOA/POA Dues	8,600.00	8,600.00	8,600.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	122,550.00
Total Operating Income	8,600.00	8,600.00	8,600.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	122,550.00
Other Income													
Interest Income - Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Budgeted Income	8,600.00	8,600.00	8,600.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	12,750.00	124,550.00
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	2,170.21	2,170.21	2,170.21	2,466.67	2,466.67	2,466.67	2,466.67	2,466.67	2,466.67	2,466.67	2,466.67	2,466.67	28,710.66
Landscape Main. - Add-ons	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	150.00	0.00	600.00
General Repairs	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	0.00	1,000.00
Trash Disposal - Contract	963.15	963.15	963.15	1,049.85	1,049.85	1,049.85	1,049.85	1,049.85	1,049.85	1,049.85	1,049.85	1,049.85	12,338.10
Trash Disposal - Extra Trips	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
Total Operating Expenses	4,233.36	4,433.36	4,383.36	4,016.52	3,816.52	4,166.52	3,816.52	4,016.52	3,966.52	4,016.52	4,766.52	4,616.52	50,248.76
Insurance													
Liability Insurance	0.00	0.00	937.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	937.00
O&D/Fraud	0.00	0.00	0.00	971.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	971.00

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Insurance													
Total Insurance	0.00	0.00	937.00	971.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,908.00
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													
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													
State Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
Federal Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Total Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
Utilities													
Electricity	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
Total Utilities	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
Total Budgeted Expense	5,346.03	5,621.03	6,483.03	6,450.19	4,929.19	5,279.19	4,929.19	5,129.19	5,129.18	5,129.18	5,879.18	6,429.18	66,733.76
Total Budgeted Income	8,600.00	8,600.00	8,600.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	10,750.00	12,750.00	124,550.00
Total Budgeted Expense	5,346.03	5,621.03	6,483.03	6,450.19	4,929.19	5,279.19	4,929.19	5,129.19	5,129.18	5,129.18	5,879.18	6,429.18	66,733.76
Net Operating Income	3,253.97	2,978.97	2,116.97	4,299.81	5,820.81	5,470.81	5,820.81	5,620.81	5,620.82	5,620.82	4,870.82	6,320.82	57,816.24

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Other Expense													
Non-Operating Expenses													
Asphalt Crack Filling/Patching	0.00	0.00	0.00	0.00	0.00	0.00	21,797.56	0.00	0.00	0.00	0.00	0.00	21,797.56
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	55,550.00	55,550.00
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	21,797.56	0.00	0.00	0.00	0.00	55,550.00	77,347.56
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	21,797.56	0.00	0.00	0.00	0.00	55,550.00	77,347.56