

Budget Detail

Rocktown Realty, LLC

Properties: Beacon Hill Homeowners Association - 218 East Market St. 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
Beacon Hill Homeowners Association - 218 East Market St. Harrisonburg, VA 22801 - Beacon Hill 2024 Budget													
Income													
Operating Income													
HOA/POA Dues	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	153,600.00
Assessment - Refuse Collection	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	43,344.00
Total Operating Income	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	196,944.00
Other Income													
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00
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	7,000.00	7,000.00
Total Budgeted Income	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	23,412.00	203,944.00
Expense													
Operating Expenses													
Snow Removal	2,000.00	1,600.00	700.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	6,500.00
Parking Lot Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	800.00
Landscape Main. - Contract	2,003.67	2,003.67	2,003.67	2,003.67	2,003.67	2,003.67	2,003.67	2,003.67	2,003.66	2,003.66	2,003.66	2,003.66	24,044.00
Landscape Main. - Add-ons	0.00	0.00	0.00	750.00	0.00	750.00	0.00	0.00	900.00	0.00	0.00	600.00	3,000.00
General Repairs	0.00	0.00	100.00	200.00	0.00	150.00	100.00	150.00	150.00	150.00	0.00	0.00	1,000.00
Dog Park/Waste Station Related Expenses	238.34	238.34	238.34	238.34	538.33	238.33	238.33	238.33	238.33	238.33	238.33	238.33	3,160.00
Signage	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
Trash Disposal - Contract	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	3,612.00	43,344.00

Budget Detail

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
Trash Disposal - Extra Trips	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
Total Operating Expenses	8,204.01	7,804.01	7,004.01	7,354.01	6,504.00	7,104.00	7,254.00	6,354.00	7,253.99	6,353.99	7,203.99	7,803.99	86,198.00
Insurance													
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00	0.00	0.00	0.00	0.00	0.00	3,900.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00	0.00	0.00	0.00	0.00	0.00	3,900.00
Professional Fees													
Legal	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
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	300.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
Management Fees													
Management fees	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	16,896.00
Total Management Fees	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	1,408.00	16,896.00
Administrative Expenses													
Meetings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00
Licenses, Fees, & Taxes	0.00	0.00	80.00	0.00	145.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.84
Supplies/ Copying/ Postage Expense	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Total Administrative Expenses	50.00	50.00	130.00	50.00	195.84	50.00	50.00	50.00	50.00	250.00	50.00	50.00	1,025.84
Taxes													
State Taxes	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Federal Taxes	0.00	0.00	0.00	0.00	875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	875.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	150.00	0.00	300.00
Total Taxes	0.00	0.00	0.00	0.00	1,075.00	150.00	0.00	0.00	0.00	0.00	150.00	0.00	1,375.00
Utilities													

Budget Detail

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
Electricity	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	2,580.00
Total Utilities	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	2,580.00
Total Budgeted Expense	9,877.01	9,477.01	8,757.01	9,327.01	9,397.84	9,227.00	12,827.00	8,027.00	8,926.99	8,226.99	9,026.99	9,476.99	112,574.84
Total Budgeted Income	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	16,412.00	23,412.00	203,944.00
Total Budgeted Expense	9,877.01	9,477.01	8,757.01	9,327.01	9,397.84	9,227.00	12,827.00	8,027.00	8,926.99	8,226.99	9,026.99	9,476.99	112,574.84
Net Operating Income	6,534.99	6,934.99	7,654.99	7,084.99	7,014.16	7,185.00	3,585.00	8,385.00	7,485.01	8,185.01	7,385.01	13,935.01	91,369.16
Other Expense													
Non-Operating Expenses													
Lattice Replacement	0.00	0.00	0.00	0.00	0.00	0.00	5,663.82	0.00	0.00	0.00	0.00	0.00	5,663.82
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	74,285.00	74,285.00
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	5,663.82	0.00	0.00	0.00	0.00	74,285.00	79,948.82
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	5,663.82	0.00	0.00	0.00	0.00	74,285.00	79,948.82