

Budget Detail

Rocktown Realty, LLC

Properties: Beacon Hill Homeowners Association - 218 East Market St. Harrisonburg, VA 22801

Period Range: Jan 2023 to Dec 2023

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
Beacon Hill Homeowners Association - 218 East Market St. Harrisonburg, VA 22801 - Beacon Hill 2023 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	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	39,600.00
Total Operating Income	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	193,200.00
Total Budgeted Income	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	193,200.00
Expense													
Operating Expenses													
Snow Removal	2,000.00	1,600.00	600.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	6,400.00
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	1,459.74	1,459.74	1,459.74	1,459.74	1,459.73	1,459.73	1,459.73	1,459.73	1,459.73	1,459.73	1,459.73	1,459.73	17,516.80
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	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
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	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	39,600.00
Trash Disposal - Extra Trips	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Total Operating Expenses	7,059.74	6,659.74	5,759.74	6,209.74	5,059.73	5,959.73	6,109.73	5,209.73	6,109.73	5,209.73	6,059.73	6,659.73	72,066.80
Insurance													

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
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	4,000.00
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	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	300.00	0.00	0.00	0.00	0.00	0.00	0.00	525.00
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	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
Federal Taxes	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
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	625.00	150.00	0.00	0.00	0.00	0.00	150.00	0.00	925.00
Utilities													
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	8,732.74	8,332.74	7,512.74	8,107.74	7,503.57	8,082.73	11,782.73	6,882.73	7,782.73	7,082.73	7,882.73	8,332.73	98,018.64

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Total Budgeted Income	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	16,100.00	193,200.00
Total Budgeted Expense	8,732.74	8,332.74	7,512.74	8,107.74	7,503.57	8,082.73	11,782.73	6,882.73	7,782.73	7,082.73	7,882.73	8,332.73	98,018.64
Net Operating Income	7,367.26	7,767.26	8,587.26	7,992.26	8,596.43	8,017.27	4,317.27	9,217.27	8,317.27	9,017.27	8,217.27	7,767.27	95,181.36
Other Expense													
Non-Operating Expenses													
Playground/Picnic Area Maintenance	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	72,828.00	72,828.00
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	72,828.00	78,491.82
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	72,828.00	78,491.82