

Budget Detail

Rocktown Realty, LLC

Properties: Beacon Hill Homeowners Association - 218 East 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	Percent
Beacon Hill Homeowners Association - 218 East Market St. Harrisonburg, VA 22801 - Beacon Hill 2025 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	72.07
Assessment - Refuse Collection	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	49,536.00	23.24
Total Operating Income	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	203,136.00	95.31
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	10,000.00	10,000.00	4.69
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	10,000.00	10,000.00	4.69
Total Budgeted Income	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	26,928.00	213,136.00	100.00
Expense														
Operating Expenses														
Snow Removal	2,200.00	1,700.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	8,000.00	6.29
Landscape Main. - Contract	2,175.13	2,175.13	2,175.13	2,175.13	2,175.12	2,175.12	2,175.12	2,175.12	2,175.12	2,175.12	2,175.12	2,175.12	26,101.48	20.53
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	2.36
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	0.79
Dog Park/	238.34	238.34	238.34	238.34	238.33	238.33	238.33	238.33	238.33	238.33	238.33	238.33	2,860.00	2.25

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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	Percent
Waste Station Related Expenses														
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	0.12
Trash Disposal - Contract	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	4,128.00	49,536.00	38.96
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	3.30
Total Operating Expenses	9,091.47	8,591.47	8,091.47	7,841.47	6,891.45	7,791.45	7,141.45	7,041.45	7,941.45	7,041.45	8,391.45	8,991.45	94,847.48	74.60
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	3.07
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	3.07
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	0.24
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	0.24
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	0.47
Management Fees														
Management fees	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	21,504.00	16.91
Total Management Fees	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	1,792.00	21,504.00	16.91
Administrative Expenses														
Licenses, Fees, & Taxes	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.12
Supplies/ Copying/ Postage Expense	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	150.00	0.12
Total	0.00	0.00	0.00	75.00	150.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	300.00	0.24

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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	Percent
Administrative Expenses														
Taxes														
State Taxes	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.79
Federal Taxes	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	1.57
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	0.24
Total Taxes	0.00	0.00	0.00	0.00	3,000.00	150.00	0.00	0.00	0.00	0.00	150.00	0.00	3,300.00	2.60
Utilities														
Electricity	223.67	223.67	223.67	223.67	223.67	223.67	223.67	223.67	223.66	223.66	223.66	223.66	2,684.00	2.11
Total Utilities	223.67	223.67	223.67	223.67	223.67	223.67	223.67	223.67	223.66	223.66	223.66	223.66	2,684.00	2.11
Total Budgeted Expense	11,107.14	10,607.14	10,107.14	10,232.14	12,057.12	10,257.12	13,057.12	9,057.12	9,957.11	9,132.11	10,557.11	11,007.11	127,135.48	100.00
Total Budgeted Income	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	16,928.00	26,928.00	213,136.00	100.00
Total Budgeted Expense	11,107.14	10,607.14	10,107.14	10,232.14	12,057.12	10,257.12	13,057.12	9,057.12	9,957.11	9,132.11	10,557.11	11,007.11	127,135.48	100.00
Net Operating Income	5,820.86	6,320.86	6,820.86	6,695.86	4,870.88	6,670.88	3,870.88	7,870.88	6,970.89	7,795.89	6,370.89	15,920.89	86,000.52	100.00
Other Expense														
Non-Operating Expenses														
Asphalt Crack Filling/ Patching	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,448.00	0.00	0.00	0.00	0.00	30,448.00	26.72
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	83,500.00	83,500.00	73.28
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,448.00	0.00	0.00	0.00	83,500.00	113,948.00	100.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,448.00	0.00	0.00	0.00	83,500.00	113,948.00	100.00