

Budget Detail

Rocktown Realty, LLC

Properties: Townes at Bluestone POA - 218 East Market Street 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
Townes at Bluestone POA - 218 East Market Street Harrisonburg, VA 22801 - Bluestone 2024 Budget													
Income													
Operating Income													
HOA/POA Dues	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	86,928.00
Road Assessment	1,091.67	1,091.67	1,091.67	1,091.67	1,091.67	1,091.67	1,091.67	1,091.67	1,091.66	1,091.66	1,091.66	1,091.66	13,100.00
Assessment - Refuse Collection	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	25,632.00
Total Operating Income	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.66	10,471.66	10,471.66	10,471.66	125,660.00
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	5,000.00	5,000.00
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	5,000.00	5,000.00
Total Budgeted Income	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.66	10,471.66	10,471.66	15,471.66	130,660.00
Expense													
Operating Expenses													
Snow Removal	2,000.00	3,000.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	10,000.00
Landscape Main. - Contract	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	34,440.00
Landscape Main. - Add-ons	0.00	0.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	200.00	0.00	1,000.00
General Repairs	0.00	0.00	200.00	100.00	200.00	0.00	200.00	100.00	100.00	100.00	0.00	0.00	1,000.00
Dog Park/Waste Station Related Expenses	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00
Trash Disposal - Contract	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	25,632.00
Total Operating Expenses	7,266.00	8,266.00	8,466.00	5,566.00	5,466.00	5,466.00	5,466.00	5,566.00	5,366.00	5,566.00	5,466.00	7,266.00	75,192.00

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
Insurance													
Liability Insurance	0.00	0.00	970.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	970.00
Total Insurance	0.00	0.00	970.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	970.00
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	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	12,969.00
Total Management Fees	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	1,080.75	12,969.00
Administrative Expenses													
Meetings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	200.00
Licenses, Fees, & Taxes	0.00	0.00	0.00	0.00	0.00	105.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00
Supplies/ Copying/ Postage Expense	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total Administrative Expenses	0.00	0.00	0.00	100.00	0.00	105.00	0.00	0.00	0.00	0.00	200.00	0.00	405.00
Taxes													
State Taxes	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Federal Taxes	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	110.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	220.00
Total Taxes	0.00	0.00	0.00	0.00	1,110.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	1,220.00
Utilities													
Electricity	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00
Total Utilities	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00
Total Budgeted Expense	8,606.75	9,606.75	10,776.75	7,306.75	7,916.75	6,911.75	6,806.75	6,906.75	6,706.75	6,906.75	7,116.75	8,606.75	94,176.00

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Total Budgeted Income	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.67	10,471.66	10,471.66	10,471.66	15,471.66	130,660.00
Total Budgeted Expense	8,606.75	9,606.75	10,776.75	7,306.75	7,916.75	6,911.75	6,806.75	6,906.75	6,706.75	6,906.75	7,116.75	8,606.75	94,176.00
Net Operating Income	1,864.92	864.92	-305.08	3,164.92	2,554.92	3,559.92	3,664.92	3,564.92	3,764.91	3,564.91	3,354.91	6,864.91	36,484.00
Other Expense													
Non-Operating Expenses													
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	36,772.00	36,772.00
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,772.00	36,772.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,772.00	36,772.00