Budget Detail

Rocktown Realty, LLC

Properties: Townes at Bluestone POA - 218 East Market Street 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
Townes at Bluestone POA - 218 East Market Street Harrisonburg, VA 22801 - Bluestone 2023 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	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	25,920.00
Total Operating Income	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.66**	**10,495.66**	**10,495.66**	**10,495.66**	**125,948.00**
Total Budgeted Income	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.67**	**10,495.66**	**10,495.66**	**10,495.66**	**10,495.66**	**125,948.00**
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	2,939.00	2,939.00	2,939.00	2,939.00	2,939.00	2,939.00	2,939.00	2,939.00	2,939.00	2,939.00	2,939.00	2,939.00	35,268.00
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	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	25,920.00
Total Operating Expenses	**7,359.00**	**8,359.00**	**8,559.00**	**5,659.00**	**5,559.00**	**5,559.00**	**5,559.00**	**5,659.00**	**5,459.00**	**5,659.00**	**5,559.00**	**7,359.00**	**76,308.00**
Insurance													
Liablility Insurance	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total Insurance	**0.00**	**0.00**	**1,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,000.00**

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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
Professional Fees													
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**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**225.00**
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													
Property Tax	0.00	0.00	0.00	0.00	0.00	54.00	0.00	0.00	0.00	0.00	0.00	54.00	108.00
State Taxes	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
Federal Taxes	0.00	0.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	0.00	153.00	0.00	0.00	0.00	0.00	0.00	153.00	306.00
Total Taxes	**0.00**	**0.00**	**55.00**	**0.00**	**0.00**	**207.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**207.00**	**469.00**
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	**8,699.75**	**9,699.75**	**10,954.75**	**7,324.75**	**6,899.75**	**7,211.75**	**6,899.75**	**6,999.75**	**6,799.75**	**6,999.75**	**7,099.75**	**8,906.75**	**94,496.00**
Total Budgeted Income	10,495.67	10,495.67	10,495.67	10,495.67	10,495.67	10,495.67	10,495.67	10,495.67	10,495.66	10,495.66	10,495.66	10,495.66	125,948.00
Total Budgeted	8,699.75	9,699.75	10,954.75	7,324.75	6,899.75	7,211.75	6,899.75	6,999.75	6,799.75	6,999.75	7,099.75	8,906.75	94,496.00

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
Expense													
Net Operating Income	**1,795.92**	**795.92**	**-459.08**	**3,170.92**	**3,595.92**	**3,283.92**	**3,595.92**	**3,495.92**	**3,695.91**	**3,495.91**	**3,395.91**	**1,588.91**	**31,452.00**
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	35,875.00	35,875.00
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**	**35,875.00**	**35,875.00**
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**	**35,875.00**	**35,875.00**