Budget Detail

Rocktown Realty, LLC

Properties: Congers Creek Property Owners Association, Inc. - 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
Congers Creek Property Owners Association, Inc. - 218 East Market Street Harrisonburg, VA 22801 - Congers Creek 2024 Budget													
Income													
Operating Income													
HOA/POA Dues	8,550.00	8,550.00	9,225.00	9,225.00	9,225.00	10,050.00	10,050.00	10,050.00	11,100.00	11,100.00	11,100.00	11,925.00	120,150.00
Total Operating Income	**8,550.00**	**8,550.00**	**9,225.00**	**9,225.00**	**9,225.00**	**10,050.00**	**10,050.00**	**10,050.00**	**11,100.00**	**11,100.00**	**11,100.00**	**11,925.00**	**120,150.00**
Total Budgeted Income	**8,550.00**	**8,550.00**	**9,225.00**	**9,225.00**	**9,225.00**	**10,050.00**	**10,050.00**	**10,050.00**	**11,100.00**	**11,100.00**	**11,100.00**	**11,925.00**	**120,150.00**
Expense													
Operating Expenses													
Snow Removal	1,000.00	750.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,500.00	5,000.00
Landscape Main. - Contract	2,900.00	2,900.00	3,128.96	3,128.96	3,128.96	3,408.80	3,408.80	3,408.80	3,764.96	3,764.96	3,764.96	4,044.80	40,752.96
General Repairs	0.00	0.00	0.00	250.00	0.00	0.00	0.00	100.00	0.00	0.00	150.00	0.00	500.00
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
Trash Disposal - Contract	2,280.00	2,280.00	2,460.00	2,460.00	2,460.00	2,921.20	2,921.20	2,921.20	3,226.40	3,226.40	3,226.40	3,466.20	33,849.00
Total Operating Expenses	**6,280.00**	**6,030.00**	**6,438.96**	**5,938.96**	**5,688.96**	**6,430.00**	**6,430.00**	**6,530.00**	**7,091.36**	**7,091.36**	**8,241.36**	**9,111.00**	**81,301.96**
Insurance													
Liablility Insurance	750.00	0.00	0.00	750.00	0.00	0.00	750.00	0.00	0.00	750.00	0.00	0.00	3,000.00
Total Insurance	**750.00**	**0.00**	**0.00**	**750.00**	**0.00**	**0.00**	**750.00**	**0.00**	**0.00**	**750.00**	**0.00**	**0.00**	**3,000.00**
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													

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
Management fees	1,254.00	1,254.00	1,353.00	1,353.00	1,353.00	1,474.00	1,474.00	1,474.00	1,628.00	1,628.00	1,628.00	1,749.00	17,622.00
Total Management Fees	**1,254.00**	**1,254.00**	**1,353.00**	**1,353.00**	**1,353.00**	**1,474.00**	**1,474.00**	**1,474.00**	**1,628.00**	**1,628.00**	**1,628.00**	**1,749.00**	**17,622.00**
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Supplies/ Copying/ Postage Expense	8.34	8.34	8.34	8.34	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	100.00
Total Administrative Expenses	**8.34**	**8.34**	**8.34**	**158.34**	**8.33**	**8.33**	**8.33**	**8.33**	**8.33**	**8.33**	**8.33**	**8.33**	**250.00**
Utilities													
Electricity	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
Total Utilities	**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**
Total Budgeted Expense	**8,392.34**	**7,392.34**	**7,900.30**	**8,600.30**	**7,150.29**	**8,012.33**	**8,762.33**	**8,112.33**	**8,827.69**	**9,577.69**	**9,977.69**	**10,968.33**	**103,673.96**
Total Budgeted Income	8,550.00	8,550.00	9,225.00	9,225.00	9,225.00	10,050.00	10,050.00	10,050.00	11,100.00	11,100.00	11,100.00	11,925.00	120,150.00
Total Budgeted Expense	8,392.34	7,392.34	7,900.30	8,600.30	7,150.29	8,012.33	8,762.33	8,112.33	8,827.69	9,577.69	9,977.69	10,968.33	103,673.96
Net Operating Income	**157.66**	**1,157.66**	**1,324.70**	**624.70**	**2,074.71**	**2,037.67**	**1,287.67**	**1,937.67**	**2,272.31**	**1,522.31**	**1,122.31**	**956.67**	**16,476.04**