

Budget Detail

Rocktown Realty, LLC

Properties: Congers Creek Property Owners Association, Inc. - 218 East Market Street 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
Congers Creek Property Owners Association, Inc. - 218 East Market Street Harrisonburg, VA 22801 - Congers Creek 2025 Budget													
Income													
Operating Income													
HOA/POA Dues	11,175.00	11,175.00	11,550.00	11,550.00	11,550.00	12,300.00	12,300.00	12,300.00	13,050.00	13,050.00	13,050.00	13,050.00	146,100.00
Total Operating Income	11,175.00	11,175.00	11,550.00	11,550.00	11,550.00	12,300.00	12,300.00	12,300.00	13,050.00	13,050.00	13,050.00	13,050.00	146,100.00
Total Budgeted Income	11,175.00	11,175.00	11,550.00	11,550.00	11,550.00	12,300.00	12,300.00	12,300.00	13,050.00	13,050.00	13,050.00	13,050.00	146,100.00
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	2,958.34	2,958.34	2,958.34	2,958.34	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	35,500.00
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	3,040.00	3,040.00	3,142.00	3,142.00	3,142.00	3,345.60	3,345.60	3,345.60	3,549.60	3,549.60	3,549.60	3,549.60	39,741.20
Total Operating Expenses	7,098.34	6,848.34	6,950.34	6,450.34	6,200.33	6,403.93	6,403.93	6,503.93	6,607.93	6,607.93	7,757.93	8,107.93	81,941.20
Insurance													
Liability 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													

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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
Management fees	1,788.00	1,788.00	1,848.00	1,848.00	1,848.00	1,968.00	1,968.00	1,968.00	2,088.00	2,088.00	2,088.00	2,088.00	23,376.00
Total Management Fees	1,788.00	1,788.00	1,848.00	1,848.00	1,848.00	1,968.00	1,968.00	1,968.00	2,088.00	2,088.00	2,088.00	2,088.00	23,376.00
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	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	100.00
Total Administrative Expenses	0.00	0.00	50.00	150.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	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	9,736.34	8,736.34	8,948.34	9,598.34	8,148.33	8,471.93	9,221.93	8,571.93	8,845.93	9,545.93	9,945.93	10,295.93	110,067.20
Total Budgeted Income	11,175.00	11,175.00	11,550.00	11,550.00	11,550.00	12,300.00	12,300.00	12,300.00	13,050.00	13,050.00	13,050.00	13,050.00	146,100.00
Total Budgeted Expense	9,736.34	8,736.34	8,948.34	9,598.34	8,148.33	8,471.93	9,221.93	8,571.93	8,845.93	9,545.93	9,945.93	10,295.93	110,067.20
Net Operating Income	1,438.66	2,438.66	2,601.66	1,951.66	3,401.67	3,828.07	3,078.07	3,728.07	4,204.07	3,504.07	3,104.07	2,754.07	36,032.80
Other Expense													
Non-Operating Expenses													
Reserve Study	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Non-Operating Expenses	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Budgeted Other Expense	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00