# Budget Detail

**Rocktown Realty, LLC**

**Properties:** Crescent Ridge Townhomes Homeowners Association - 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Crescent Ridge Townhomes Homeowners Association - 218 East Market Street Harrisonburg, VA 22801 - Crescent Ridge - 2023 Annual Budget** | | | | | | | | | | | | | |
| **Income** | | | | | | | | | | | | | |
| Operating Income | | | | | | | | | | | | | |
| HOA/POA Dues | 8,190.00 | 8,190.00 | 8,190.00 | 8,730.00 | 8,730.00 | 8,730.00 | 9,270.00 | 9,270.00 | 9,270.00 | 9,810.00 | 9,810.00 | 9,810.00 | 108,000.00 |
| Roof Assessment | 9,100.00 | 0.00 | 0.00 | 450.00 | 0.00 | 0.00 | 300.00 | 0.00 | 0.00 | 150.00 | 0.00 | 0.00 | 10,000.00 |
| Working Capital Assessment | 0.00 | 0.00 | 0.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 | 0.00 | 1,200.00 | 0.00 | 0.00 | 3,600.00 |
| **Total Operating Income** | **17,290.00** | **8,190.00** | **8,190.00** | **10,380.00** | **8,730.00** | **8,730.00** | **10,770.00** | **9,270.00** | **9,270.00** | **11,160.00** | **9,810.00** | **9,810.00** | **121,600.00** |
| **Total Budgeted Income** | **17,290.00** | **8,190.00** | **8,190.00** | **10,380.00** | **8,730.00** | **8,730.00** | **10,770.00** | **9,270.00** | **9,270.00** | **11,160.00** | **9,810.00** | **9,810.00** | **121,600.00** |
| | | | | | | | | | | | | | |
| **Expense** | | | | | | | | | | | | | |
| Operating Expenses | | | | | | | | | | | | | |
| Snow Removal | 1,000.00 | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 4,000.00 |
| Landscape Main. - Contract | 3,043.34 | 3,043.34 | 3,043.34 | 3,043.34 | 3,043.33 | 3,043.33 | 3,043.33 | 3,043.33 | 3,043.33 | 3,043.33 | 3,043.33 | 3,043.33 | 36,520.00 |
| Trash Disposal - Contract | 2,400.00 | 2,400.00 | 2,400.00 | 2,580.00 | 2,580.00 | 2,580.00 | 2,760.00 | 2,760.00 | 2,760.00 | 2,940.00 | 2,940.00 | 2,940.00 | 32,040.00 |
| Trash Disposal - Extra Trips | 250.00 | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 | 250.00 | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 | 1,000.00 |
| **Total Operating Expenses** | **6,693.34** | **6,443.34** | **6,443.34** | **5,623.34** | **5,623.33** | **5,873.33** | **6,053.33** | **5,803.33** | **5,803.33** | **5,983.33** | **5,983.33** | **7,233.33** | **73,560.00** |
| Insurance | | | | | | | | | | | | | |
| Liablility Insurance | 0.00 | 0.00 | 0.00 | 2,726.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,726.00 |
| **Total Insurance** | **0.00** | **0.00** | **0.00** | **2,726.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **2,726.00** |
| 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** | **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** |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Fees** | | | | | | | | | | | | | |
| Management Fees | | | | | | | | | | | | | |
| Management fees | 1,001.00 | 1,001.00 | 1,001.00 | 1,067.00 | 1,067.00 | 1,067.00 | 1,133.00 | 1,133.00 | 1,133.00 | 1,199.00 | 1,199.00 | 1,199.00 | 13,200.00 |
| **Total Management Fees** | **1,001.00** | **1,001.00** | **1,001.00** | **1,067.00** | **1,067.00** | **1,067.00** | **1,133.00** | **1,133.00** | **1,133.00** | **1,199.00** | **1,199.00** | **1,199.00** | **13,200.00** |
| Administrative Expenses | | | | | | | | | | | | | |
| Meetings | 200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| Licenses, Fees, & Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 | 0.00 | 0.00 | 150.00 |
| Supplies/ Copying/ Postage Expense | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 120.00 |
| **Total Administrative Expenses** | **210.00** | **10.00** | **10.00** | **10.00** | **10.00** | **10.00** | **10.00** | **10.00** | **10.00** | **160.00** | **10.00** | **10.00** | **470.00** |
| **Total Budgeted Expense** | **7,904.34** | **7,454.34** | **7,454.34** | **9,651.34** | **6,700.33** | **6,950.33** | **7,196.33** | **6,946.33** | **6,946.33** | **7,342.33** | **7,192.33** | **8,442.33** | **90,181.00** |
| | | | | | | | | | | | | | |
| Total Budgeted Income | 17,290.00 | 8,190.00 | 8,190.00 | 10,380.00 | 8,730.00 | 8,730.00 | 10,770.00 | 9,270.00 | 9,270.00 | 11,160.00 | 9,810.00 | 9,810.00 | 121,600.00 |
| Total Budgeted Expense | 7,904.34 | 7,454.34 | 7,454.34 | 9,651.34 | 6,700.33 | 6,950.33 | 7,196.33 | 6,946.33 | 6,946.33 | 7,342.33 | 7,192.33 | 8,442.33 | 90,181.00 |
| **Net Operating Income** | **9,385.66** | **735.66** | **735.66** | **728.66** | **2,029.67** | **1,779.67** | **3,573.67** | **2,323.67** | **2,323.67** | **3,817.67** | **2,617.67** | **1,367.67** | **31,419.00** |
| | | | | | | | | | | | | | |
| **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 | 28,080.00 | 28,080.00 |
| **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** | **28,080.00** | **28,080.00** |
| **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** | **28,080.00** | **28,080.00** |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | |