

Budget Detail

Rocktown Realty, LLC

Properties: Crescent Ridge Townhomes Homeowners Association - 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
Crescent Ridge Townhomes Homeowners Association - 218 East Market Street Harrisonburg, VA 22801 - Crescent Ridge - 2025 Annual Budget													
Income													
Operating Income													
HOA/POA Dues	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	140,400.00
Roof Assessment	13,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
Total Operating Income	24,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	153,400.00
Total Budgeted Income	24,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	153,400.00
Expense													
Operating Expenses													
Snow Removal	1,500.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	6,000.00
Landscape Main. - Contract	3,126.67	3,126.67	3,126.67	3,126.67	3,126.67	3,126.67	3,126.67	3,126.67	3,126.66	3,126.66	3,126.66	3,126.66	37,520.00
Trash Disposal - Contract	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	39,000.00
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	8,126.67	7,876.67	7,876.67	6,376.67	6,376.67	6,626.67	6,626.67	6,376.67	6,376.66	6,376.66	6,376.66	8,126.66	83,520.00
Insurance													
Liability Insurance	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00
Total Insurance	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00
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 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	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	18,720.00
Total Management Fees	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	18,720.00
Administrative Expenses													
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	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	160.00	10.00	10.00	270.00
Total Budgeted Expense	9,696.67	9,446.67	10,146.67	8,246.67	7,946.67	8,196.67	8,196.67	7,946.67	7,946.66	8,096.66	7,946.66	9,696.66	103,510.00
Total Budgeted Income	24,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	153,400.00
Total Budgeted Expense	9,696.67	9,446.67	10,146.67	8,246.67	7,946.67	8,196.67	8,196.67	7,946.67	7,946.66	8,096.66	7,946.66	9,696.66	103,510.00
Net Operating Income	15,003.33	2,253.33	1,553.33	3,453.33	3,753.33	3,503.33	3,503.33	3,753.33	3,753.34	3,603.34	3,753.34	2,003.34	49,890.00
Other Expense													
Non-Operating Expenses													
Signage	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
Asphalt Crack Filling/Patching	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,686.00	0.00	0.00	0.00	0.00	29,686.00
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	31,968.00	31,968.00
Total Non-Operating Expenses	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	29,686.00	0.00	0.00	0.00	31,968.00	76,654.00
Total Budgeted Other Expense	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	29,686.00	0.00	0.00	0.00	31,968.00	76,654.00