

Budget Detail

Rocktown Realty, LLC

Properties: Crescent Ridge Townhomes Homeowners Association - 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	Percent
Crescent Ridge Townhomes Homeowners Association - 218 East Market Street Harrisonburg, VA 22801 - Crescent Ridge - 2024 Annual Budget														
Income														
Operating Income														
HOA/ POA Dues	10,620.00	10,980.00	11,340.00	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	138,240.00	89.63
Roof Assessment	11,800.00	367.00	333.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,800.00	8.30
Working Capital Assessment	800.00	800.00	800.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00	2.07
Total Operating Income	23,220.00	12,147.00	12,473.00	12,800.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	154,240.00	100.00
Total Budgeted Income	23,220.00	12,147.00	12,473.00	12,800.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	154,240.00	100.00
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	6.05
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	37.86
Trash Disposal - Contract	2,782.00	2,878.00	2,971.00	3,066.00	3,066.00	3,066.00	3,066.00	3,066.00	3,066.00	3,066.00	3,066.00	3,066.00	36,225.00	36.55
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	1.01
Total Operating Expenses	7,658.67	7,504.67	7,597.67	6,192.67	6,192.67	6,442.67	6,442.67	6,192.67	6,192.66	6,192.66	6,192.66	7,942.66	80,745.00	81.47
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	0.71
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	0.71
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	0.30
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	0.30

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	Percent
Management Fees														
Management fees	1,298.00	1,342.00	1,386.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	16,896.00	17.05
Total Management Fees	1,298.00	1,342.00	1,386.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	1,430.00	16,896.00	17.05
Administrative Expenses														
Meetings	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.20
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	0.15
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	0.12
Total Administrative Expenses	10.00	10.00	10.00	210.00	10.00	10.00	10.00	10.00	10.00	160.00	10.00	10.00	470.00	0.47
Total Budgeted Expense	8,966.67	8,856.67	9,693.67	8,132.67	7,632.67	7,882.67	7,882.67	7,632.67	7,632.66	7,782.66	7,632.66	9,382.66	99,111.00	100.00
Total Budgeted Income	23,220.00	12,147.00	12,473.00	12,800.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	154,240.00	100.00
Total Budgeted Expense	8,966.67	8,856.67	9,693.67	8,132.67	7,632.67	7,882.67	7,882.67	7,632.67	7,632.66	7,782.66	7,632.66	9,382.66	99,111.00	100.00
Net Operating Income	14,253.33	3,290.33	2,779.33	4,667.33	4,067.33	3,817.33	3,817.33	4,067.33	4,067.34	3,917.34	4,067.34	2,317.34	55,129.00	100.00
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	29,961.00	29,961.00	100.00
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	29,961.00	29,961.00	100.00
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	29,961.00	29,961.00	100.00