

## Budget Detail

### Rocktown Realty, LLC

**Properties:** Griffin Subdivision POA Inc. - c/o Rocktown Realty LLC 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            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|-------------|------------------|--------------|------------------|
| <b>Griffin Subdivision POA Inc. - c/o Rocktown Realty LLC 218 East Market Street Harrisonburg, VA 22801 - Griffin Subdivision - 2023 Annual Budget</b> |             |             |             |             |                  |             |             |             |             |             |                  |              |                  |
| <b>Income</b>                                                                                                                                          |             |             |             |             |                  |             |             |             |             |             |                  |              |                  |
| Operating Income                                                                                                                                       |             |             |             |             |                  |             |             |             |             |             |                  |              |                  |
| HOA/POA Dues                                                                                                                                           | 0.00        | 0.00        | 0.00        | 0.00        | 14,250.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 14,250.00        | 0.00         | 28,500.00        |
| <b>Total Operating Income</b>                                                                                                                          | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>14,250.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>14,250.00</b> | <b>0.00</b>  | <b>28,500.00</b> |
| Other Income                                                                                                                                           |             |             |             |             |                  |             |             |             |             |             |                  |              |                  |
| Interest Income - Investments                                                                                                                          | 0.00        | 0.00        | 0.00        | 0.00        | 0.00             | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00             | 25.00        | 25.00            |
| <b>Total Other Income</b>                                                                                                                              | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b>      | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b>      | <b>25.00</b> | <b>25.00</b>     |
| <b>Total Budgeted Income</b>                                                                                                                           | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>14,250.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>14,250.00</b> | <b>25.00</b> | <b>28,525.00</b> |
| <b>Expense</b>                                                                                                                                         |             |             |             |             |                  |             |             |             |             |             |                  |              |                  |
| HOA/POA RELATED EXPENSE                                                                                                                                |             |             |             |             |                  |             |             |             |             |             |                  |              |                  |
| Association Dues                                                                                                                                       | 0.00        | 0.00        | 0.00        | 0.00        | 250.00           | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00             | 0.00         | 250.00           |
| <b>Total HOA/POA RELATED EXPENSE</b>                                                                                                                   | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>250.00</b>    | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b>      | <b>0.00</b>  | <b>250.00</b>    |
| Operating Expenses                                                                                                                                     |             |             |             |             |                  |             |             |             |             |             |                  |              |                  |
| Snow Removal                                                                                                                                           | 700.00      | 700.00      | 300.00      | 0.00        | 0.00             | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00             | 300.00       | 2,000.00         |
| Landscape Main. - Contract                                                                                                                             | 0.00        | 0.00        | 0.00        | 135.00      | 405.00           | 675.00      | 540.00      | 540.00      | 540.00      | 540.00      | 270.00           | 0.00         | 3,645.00         |
| Landscape Main. - Add-ons                                                                                                                              | 0.00        | 0.00        | 0.00        | 78.00       | 0.00             | 62.00       | 0.00        | 85.00       | 0.00        | 54.00       | 0.00             | 0.00         | 279.00           |
| Roof Repair                                                                                                                                            | 0.00        | 0.00        | 0.00        | 0.00        | 0.00             | 350.00      | 0.00        | 0.00        | 0.00        | 0.00        | 0.00             | 0.00         | 350.00           |
| General Repairs                                                                                                                                        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00             | 250.00      | 250.00      | 0.00        | 0.00        | 0.00        | 0.00             | 250.00       | 750.00           |
| Dog Park/Waste Station Related                                                                                                                         | 30.00       | 30.00       | 30.00       | 45.00       | 60.00            | 60.00       | 60.00       | 60.00       | 60.00       | 45.00       | 30.00            | 30.00        | 540.00           |

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| 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            |
|--------------------------------------|-----------------|-----------------|-----------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|-----------------|------------------|
| Expenses                             |                 |                 |                 |               |                 |                 |                 |                 |                 |                 |               |                 |                  |
| Trash Disposal - Contract            | 333.34          | 333.34          | 333.34          | 333.34        | 333.33          | 333.33          | 333.33          | 333.33          | 333.33          | 333.33          | 333.33        | 333.33          | 4,000.00         |
| Trash Disposal - Extra Trips         | 125.00          | 0.00            | 0.00            | 0.00          | 0.00            | 0.00            | 125.00          | 0.00            | 0.00            | 0.00            | 0.00          | 0.00            | 250.00           |
| <b>Total Operating Expenses</b>      | <b>1,188.34</b> | <b>1,063.34</b> | <b>663.34</b>   | <b>591.34</b> | <b>798.33</b>   | <b>1,730.33</b> | <b>1,308.33</b> | <b>1,018.33</b> | <b>933.33</b>   | <b>972.33</b>   | <b>633.33</b> | <b>913.33</b>   | <b>11,814.00</b> |
| Insurance                            |                 |                 |                 |               |                 |                 |                 |                 |                 |                 |               |                 |                  |
| Liability Insurance                  | 0.00            | 0.00            | 475.00          | 0.00          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00          | 0.00            | 475.00           |
| <b>Total Insurance</b>               | <b>0.00</b>     | <b>0.00</b>     | <b>475.00</b>   | <b>0.00</b>   | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>   | <b>0.00</b>     | <b>475.00</b>    |
| Professional Fees                    |                 |                 |                 |               |                 |                 |                 |                 |                 |                 |               |                 |                  |
| Accounting                           | 0.00            | 225.00          | 0.00            | 0.00          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00          | 0.00            | 225.00           |
| <b>Total Professional Fees</b>       | <b>0.00</b>     | <b>225.00</b>   | <b>0.00</b>     | <b>0.00</b>   | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>   | <b>0.00</b>     | <b>225.00</b>    |
| Management Fees                      |                 |                 |                 |               |                 |                 |                 |                 |                 |                 |               |                 |                  |
| Management fees                      | 165.00          | 165.00          | 165.00          | 165.00        | 165.00          | 165.00          | 165.00          | 165.00          | 165.00          | 165.00          | 165.00        | 165.00          | 1,980.00         |
| <b>Total Management Fees</b>         | <b>165.00</b>   | <b>165.00</b>   | <b>165.00</b>   | <b>165.00</b> | <b>165.00</b>   | <b>165.00</b>   | <b>165.00</b>   | <b>165.00</b>   | <b>165.00</b>   | <b>165.00</b>   | <b>165.00</b> | <b>165.00</b>   | <b>1,980.00</b>  |
| Administrative Expenses              |                 |                 |                 |               |                 |                 |                 |                 |                 |                 |               |                 |                  |
| Licenses, Fees, & Taxes              | 0.00            | 0.00            | 0.00            | 10.00         | 0.00            | 0.00            | 0.00            | 0.00            | 25.00           | 0.00            | 0.00          | 0.00            | 35.00            |
| 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           |
| <b>Total Administrative Expenses</b> | <b>10.00</b>    | <b>10.00</b>    | <b>10.00</b>    | <b>20.00</b>  | <b>10.00</b>    | <b>10.00</b>    | <b>10.00</b>    | <b>10.00</b>    | <b>35.00</b>    | <b>10.00</b>    | <b>10.00</b>  | <b>10.00</b>    | <b>155.00</b>    |
| Utilities                            |                 |                 |                 |               |                 |                 |                 |                 |                 |                 |               |                 |                  |
| Electricity                          | 15.00           | 15.00           | 15.00           | 15.00         | 15.00           | 15.00           | 15.00           | 15.00           | 15.00           | 15.00           | 15.00         | 15.00           | 180.00           |
| <b>Total Utilities</b>               | <b>15.00</b>    | <b>15.00</b>    | <b>15.00</b>    | <b>15.00</b>  | <b>15.00</b>    | <b>15.00</b>    | <b>15.00</b>    | <b>15.00</b>    | <b>15.00</b>    | <b>15.00</b>    | <b>15.00</b>  | <b>15.00</b>    | <b>180.00</b>    |
| <b>Total Budgeted Expense</b>        | <b>1,378.34</b> | <b>1,478.34</b> | <b>1,328.34</b> | <b>791.34</b> | <b>1,238.33</b> | <b>1,920.33</b> | <b>1,498.33</b> | <b>1,208.33</b> | <b>1,148.33</b> | <b>1,162.33</b> | <b>823.33</b> | <b>1,103.33</b> | <b>15,079.00</b> |
| Total Budgeted Income                | 0.00            | 0.00            | 0.00            | 0.00          | 14,250.00       | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 14,250.00     | 25.00           | 28,525.00        |

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| 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     |
|----------------------------------|-----------|-----------|-----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Budgeted Expense           | 1,378.34  | 1,478.34  | 1,328.34  | 791.34   | 1,238.33  | 1,920.33  | 1,498.33  | 1,208.33  | 1,148.33  | 1,162.33  | 823.33    | 1,103.33  | 15,079.00 |
| Net Operating Income             | -1,378.34 | -1,478.34 | -1,328.34 | -791.34  | 13,011.67 | -1,920.33 | -1,498.33 | -1,208.33 | -1,148.33 | -1,162.33 | 13,426.67 | -1,078.33 | 13,446.00 |
| 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      | 12,800.00 | 12,800.00 |
| 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      | 12,800.00 | 12,800.00 |
| 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      | 12,800.00 | 12,800.00 |