

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 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
Griffin Subdivision POA Inc. - c/o Rocktown Realty LLC 218 East Market Street Harrisonburg, VA 22801 - Griffin Subdivision - 2025 Annual Budget													
Income													
Operating Income													
HOA/POA Dues	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00	30,000.00
Total Operating Income	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00	30,000.00
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
Total Other Income	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
Total Budgeted Income	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	25.00	30,025.00
Expense													
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
Total HOA/POA RELATED EXPENSE	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
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	145.00	435.00	725.00	580.00	580.00	580.00	580.00	290.00	0.00	3,915.00
Landscape Main. - Add-ons	0.00	0.00	0.00	80.00	0.00	64.00	0.00	87.00	0.00	56.00	0.00	0.00	287.00
Roof Repair	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
General Repairs	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	500.00
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 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Expenses													
Trash Disposal - Contract	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
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
Total Operating Expenses	1,255.00	1,130.00	730.00	670.00	895.00	2,249.00	1,165.00	1,127.00	1,040.00	1,081.00	720.00	980.00	13,042.00
Insurance													
Liability Insurance	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total Insurance	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Professional Fees													
Accounting	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total Professional Fees	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Management Fees													
Management fees	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	2,250.00
Total Management Fees	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	2,250.00
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
Total Administrative Expenses	10.00	10.00	10.00	20.00	10.00	10.00	10.00	10.00	35.00	10.00	10.00	10.00	155.00
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
Total Utilities	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
Total Budgeted Expense	1,467.50	1,642.50	1,442.50	892.50	1,357.50	2,461.50	1,377.50	1,339.50	1,277.50	1,293.50	932.50	1,192.50	16,677.00
Total Budgeted Income	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	25.00	30,025.00

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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
Total Budgeted Expense	1,467.50	1,642.50	1,442.50	892.50	1,357.50	2,461.50	1,377.50	1,339.50	1,277.50	1,293.50	932.50	1,192.50	16,677.00
Net Operating Income	-1,467.50	-1,642.50	-1,442.50	-892.50	13,642.50	-2,461.50	-1,377.50	-1,339.50	-1,277.50	-1,293.50	14,067.50	-1,167.50	13,348.00
Other Expense													
Non-Operating Expenses													
Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,113.05	0.00	0.00	0.00	1,113.05
Mailboxes	0.00	0.00	0.00	0.00	2,079.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,079.51
Reserve Study	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
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	12,800.00	12,800.00
Total Non-Operating Expenses	0.00	0.00	2,000.00	0.00	2,079.51	0.00	0.00	0.00	1,113.05	0.00	0.00	12,800.00	17,992.56
Total Budgeted Other Expense	0.00	0.00	2,000.00	0.00	2,079.51	0.00	0.00	0.00	1,113.05	0.00	0.00	12,800.00	17,992.56