

Budget Detail

Rocktown Realty, LLC

Properties: Hunters Ridge Property Owners 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
Hunters Ridge Property Owners Association - 218 East Market Street Harrisonburg, VA 22801 - Hunters Ridge - 2025 Annual Budget													
Income													
Operating Income													
HOA/POA Dues	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	374,400.00
Water Proceeds - Utility Billing Services	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00
Late Fee	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
Fines	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Total Operating Income	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.66	41,366.66	41,366.66	41,366.66	496,400.00
Other Income													
Interest Income	0.00	0.00	0.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
Total Other Income	0.00	0.00	0.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
Total Budgeted Income	41,366.67	41,366.67	41,366.67	53,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.66	41,366.66	41,366.66	41,366.66	508,400.00
Expense													
Operating Expenses													
Advertising - HOA Management	0.00	0.00	0.00	0.00	0.00	0.00	360.00	0.00	0.00	0.00	0.00	0.00	360.00
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	800.00
Snow Removal	2,000.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	8,000.00
Powerwash	0.00	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Landscape Main. - Contract	3,441.67	3,441.67	3,441.67	3,441.67	3,441.67	3,441.67	3,441.67	3,441.67	3,441.66	3,441.66	3,441.66	3,441.66	41,300.00
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
Tree Care	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00

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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
Painting	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Roof Repair	0.00	0.00	0.00	1,667.00	0.00	0.00	0.00	1,666.00	0.00	0.00	1,667.00	0.00	5,000.00
General Repairs	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Electrical Repair	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	2,000.00
Dog Park/Waste Station Related Expenses	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	1,000.00
Water Damage Related Expense	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00
Security	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
Building Interiors	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Sprinkler/Fire Alarm Monitoring/ Security Monitoring	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.66	66.66	66.66	66.66	800.00
Trash Disposal - Contract	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.66	2,666.66	2,666.66	2,666.66	32,000.00
Total Operating Expenses	9,891.68	9,891.68	11,391.68	9,558.68	40,391.68	12,891.68	8,251.68	9,557.68	9,191.64	7,891.64	9,558.64	10,891.64	149,360.00
Insurance													
Liability Insurance	88,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88,000.00
O&D/Fraud Insurance	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Total Insurance	90,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90,000.00
Professional Fees													
Accounting	0.00	0.00	300.00	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	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Management Fees													
Management fees	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	23,400.00
Mgmt Oversight Fees	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Management Fees	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	4,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	26,400.00
Administrative													

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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													
Licenses, Fees, & Taxes	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	300.00
Parking Passes	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
Supplies/ Copying/ Postage Expense	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.66	116.66	116.66	116.66	1,400.00
Total Administrative Expenses	191.67	441.67	191.67	191.67	191.67	191.67	191.67	191.67	241.66	191.66	191.66	191.66	2,600.00
Taxes													
State Taxes	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Federal Taxes	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Storm Water Management Tax	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00
Total Taxes	166.67	166.67	166.67	3,166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	5,000.00
Utilities													
Electricity	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.66	666.66	666.66	666.66	8,000.00
Water & Sewer	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00
Cable & Internet	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Telephone	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Total Utilities	8,391.67	8,391.67	8,391.67	8,391.67	8,391.67	8,391.67	8,391.67	8,391.67	8,391.66	8,391.66	8,391.66	8,391.66	100,700.00
Total Budgeted Expense	110,591.69	20,841.69	22,391.69	23,258.69	51,091.69	23,591.69	21,951.69	20,257.69	19,941.62	18,591.62	20,258.62	21,591.62	374,360.00
Total Budgeted Income	41,366.67	41,366.67	41,366.67	53,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.66	41,366.66	41,366.66	41,366.66	508,400.00
Total Budgeted Expense	110,591.69	20,841.69	22,391.69	23,258.69	51,091.69	23,591.69	21,951.69	20,257.69	19,941.62	18,591.62	20,258.62	21,591.62	374,360.00
Net Operating Income	-69,225.02	20,524.98	18,974.98	30,107.98	-9,725.02	17,774.98	19,414.98	21,108.98	21,425.04	22,775.04	21,108.04	19,775.04	134,040.00
Other Expense													
Non-Operating Expenses													
Plumbing Related	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00

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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
Reserve Study	3,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,600.00
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	177,789.00	177,789.00
Total Non-Operating Expenses	13,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	177,789.00	191,389.00
Total Budgeted Other Expense	13,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	177,789.00	191,389.00