

Budget Detail

Rocktown Realty, LLC

Properties: Madison Manor Unit Owners - c/o Rocktown Realty, LLC 218 East Market Street Harrisonburg, VA 22802

Period Range: Jan 2023 to Dec 2023 (This Year)

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
Madison Manor Unit Owners - c/o Rocktown Realty, LLC 218 East Market Street Harrisonburg, VA 22802 - Madison Manor - 2023 Annual Budget													
Income													
RENT - MANAGED PROPERTIES													
Rent Income	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,300.00
Total RENT - MANAGED PROPERTIES	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,300.00
Operating Income													
HOA/POA Dues	22,767.33	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	273,207.85
Water Proceeds - Utility Billing Services	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	78,000.00
Late Fee	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Fines	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Total Operating Income	29,337.33	29,337.32	29,337.32	29,337.32	29,337.32	29,337.32	29,337.32	29,337.32	29,337.32	29,337.32	29,337.32	29,337.32	352,047.85
Other Income													
Interest Income	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Total Other Income	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Total Budgeted Income	31,407.33	31,407.32	31,407.32	31,407.32	31,407.32	31,507.32	31,507.32	31,507.32	31,507.32	31,507.32	31,507.32	31,507.32	377,587.85
Expense													
Operating Expenses													
Pest Control	0.00	0.00	1,190.00	0.00	0.00	1,190.00	0.00	0.00	1,190.00	0.00	0.00	1,190.00	4,760.00
Cleaning	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	4,680.00
Snow Removal	3,000.00	2,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	7,000.00
Powerwash	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00

Budget Detail

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
Landscape Main. - Contract	4,044.73	4,044.73	4,044.73	4,044.73	4,044.73	4,044.73	4,044.73	4,044.73	4,044.73	4,044.73	4,044.73	4,044.73	48,536.76
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	6,000.00
Tree Care	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
Plumbing Repairs	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
Roof Repair	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	4,000.00
General Repairs	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
Electrical Repair	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	1,000.00
Dog Park/Waste Station Related Expenses	0.00	0.00	250.00	25.00	0.00	150.00	25.00	0.00	25.00	250.00	0.00	0.00	725.00
Water Damage Related Expense	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
Security	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	500.00
Trash Disposal - Contract	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
Trash Disposal - Extra Trips	208.34	208.34	208.34	208.34	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
Total Operating Expenses	11,909.74	10,659.74	12,099.74	9,934.74	11,909.73	12,999.73	8,934.73	8,659.73	10,874.72	12,159.72	8,909.72	11,849.72	130,901.76
Insurance													
Property Insurance	0.00	35,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
Total Insurance	0.00	35,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
Professional Fees													
Legal	0.00	575.00	0.00	0.00	575.00	0.00	0.00	575.00	0.00	0.00	575.00	0.00	2,300.00
Accounting	0.00	0.00	0.00	245.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	245.00
Total Professional Fees	0.00	575.00	0.00	245.00	575.00	0.00	0.00	575.00	0.00	0.00	575.00	0.00	2,545.00
Management Fees													
Management fees	2,086.81	2,086.81	2,086.81	2,086.80	2,086.80	2,086.80	2,086.80	2,086.80	2,086.80	2,086.80	2,086.80	2,086.80	25,041.63
Leasing/ Renewal Fees	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

Budget Detail

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
Mgmt Oversight Fees	0.00	0.00	0.00	500.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	500.00	3,000.00
Total Management Fees	2,086.81	2,086.81	2,086.81	2,586.80	2,336.80	4,086.80	2,086.80	2,086.80	2,086.80	2,086.80	2,086.80	2,586.80	28,291.63
Administrative Expenses													
Meetings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	250.00
Licenses, Fees, & Taxes	0.00	150.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	175.00
Parking Passes	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Supplies/ Copying/ Postage Expense	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	1,380.00
Total Administrative Expenses	115.00	265.00	115.00	615.00	115.00	115.00	115.00	140.00	365.00	115.00	115.00	115.00	2,305.00
Taxes													
Property Tax	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	750.00	1,500.00
State Taxes	0.00	0.00	0.00	163.25	0.00	0.00	163.25	0.00	163.25	0.00	0.00	163.25	653.00
Federal Taxes	0.00	0.00	0.00	1,150.00	0.00	0.00	1,150.00	0.00	1,150.00	0.00	0.00	1,150.00	4,600.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	843.00	0.00	0.00	0.00	0.00	0.00	843.00	0.00	1,686.00
Total Taxes	0.00	0.00	0.00	1,313.25	843.00	750.00	1,313.25	0.00	1,313.25	0.00	843.00	2,063.25	8,439.00
Utilities													
Electricity	583.34	583.34	583.34	583.34	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	7,000.00
Gas/Oil	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
Water & Sewer	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.66	5,416.66	5,416.66	5,416.66	65,000.00
Cable & Internet	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	840.00
Total Utilities	6,170.01	6,170.01	6,170.01	6,170.01	6,170.00	6,170.00	6,170.00	6,170.00	6,169.99	6,169.99	6,169.99	6,169.99	74,040.00
Total Budgeted Expense	20,281.56	54,756.56	20,471.56	20,864.80	21,949.53	24,121.53	18,619.78	17,631.53	20,809.76	20,531.51	18,699.51	22,784.76	281,522.39
Total Budgeted Income	31,407.33	31,407.32	31,407.32	31,407.32	31,407.32	31,507.32	31,507.32	31,507.32	31,507.32	31,507.32	31,507.32	31,507.32	377,587.85
Total Budgeted Expense	20,281.56	54,756.56	20,471.56	20,864.80	21,949.53	24,121.53	18,619.78	17,631.53	20,809.76	20,531.51	18,699.51	22,784.76	281,522.39
Net Operating	11,125.77	-23,349.24	10,935.76	10,542.52	9,457.79	7,385.79	12,887.54	13,875.79	10,697.56	10,975.81	12,807.81	8,722.56	96,065.46

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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
Income													
Other Expense													
Non-Operating Expenses													
Painting	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Plumbing Related	5,000.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00	0.00	20,000.00
Pool House Renovations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	5,000.00
Curbs	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
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	77,177.00	77,177.00
Total Non-Operating Expenses	5,000.00	0.00	0.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	5,000.00	0.00	77,177.00	112,177.00
Total Budgeted Other Expense	5,000.00	0.00	0.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00	5,000.00	0.00	77,177.00	112,177.00