

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 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
Madison Manor Unit Owners - c/o Rocktown Realty, LLC 218 East Market Street Harrisonburg, VA 22802 - Madison Manor - 2024 Annual Budget													
Income													
RENT - MANAGED PROPERTIES													
Rent Income	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,800.00
Total RENT - MANAGED PROPERTIES	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	2,150.00	25,800.00
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	5,833.34	5,833.34	5,833.34	5,833.34	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	70,000.00
Late Fee	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
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	28,680.67	28,680.66	28,680.66	28,680.66	28,680.65	28,680.65	28,680.65	28,680.65	28,680.65	28,680.65	28,680.65	28,680.65	344,167.85
Other Income													
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00	12,000.00
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	12,000.00	12,000.00
Total Budgeted Income	30,830.67	30,830.66	30,830.66	30,830.66	30,830.65	30,830.65	30,830.65	30,830.65	30,830.65	30,830.65	30,830.65	42,830.65	381,967.85
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	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00

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
Landscape Main. - Contract	4,237.45	4,237.44	4,237.44	4,237.44	4,237.44	4,237.44	4,237.44	4,237.44	4,237.44	4,237.44	4,237.44	4,237.44	50,849.29
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	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
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	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Electrical Repair	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	2,000.00
Dog Park/Waste Station Related Expenses	0.00	0.00	250.00	25.00	0.00	150.00	50.00	0.00	25.00	250.00	0.00	0.00	750.00
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	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
Building Exteriors	0.00	0.00	0.00	500.00	250.00	250.00	500.00	250.00	250.00	200.00	0.00	0.00	2,200.00
Trash Disposal - Contract	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	27,400.00
Trash Disposal - Extra Trips	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Total Operating Expenses	13,744.12	12,244.11	13,684.11	12,269.11	13,494.11	15,034.11	11,294.11	10,694.11	12,909.10	14,394.10	10,444.10	13,634.10	153,839.29
Insurance													
Property Insurance	0.00	27,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,000.00
Total Insurance	0.00	27,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,000.00
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	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total Professional Fees	0.00	575.00	0.00	300.00	575.00	0.00	0.00	575.00	0.00	0.00	575.00	0.00	2,600.00
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 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	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													
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	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 Administrative Expenses	125.00	275.00	125.00	625.00	125.00	125.00	125.00	150.00	125.00	125.00	125.00	125.00	2,175.00
Taxes													
Property Tax	0.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	1,800.00
State Taxes	0.00	0.00	0.00	165.00	0.00	0.00	165.00	0.00	165.00	0.00	0.00	165.00	660.00
Federal Taxes	0.00	0.00	0.00	1,200.00	0.00	0.00	1,150.00	0.00	1,200.00	0.00	0.00	1,150.00	4,700.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	825.00	0.00	0.00	0.00	0.00	0.00	825.00	0.00	1,650.00
Total Taxes	0.00	0.00	0.00	1,365.00	1,725.00	0.00	1,315.00	0.00	1,365.00	0.00	1,725.00	1,315.00	8,810.00
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	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	62,400.00
Cable & Internet	72.50	72.50	72.50	72.50	72.50	72.50	72.50	72.50	72.50	72.50	72.50	72.50	870.00
Total Utilities	5,955.84	5,955.84	5,955.84	5,955.84	5,955.83	5,955.83	5,955.83	5,955.83	5,955.83	5,955.83	5,955.83	5,955.83	71,470.00
Total Budgeted Expense	21,911.77	48,136.76	21,851.76	23,101.75	24,211.74	25,201.74	20,776.74	19,461.74	22,441.73	22,561.73	20,911.73	23,616.73	294,185.92
Total Budgeted Income	30,830.67	30,830.66	30,830.66	30,830.66	30,830.65	30,830.65	30,830.65	30,830.65	30,830.65	30,830.65	30,830.65	42,830.65	381,967.85
Total Budgeted Expense	21,911.77	48,136.76	21,851.76	23,101.75	24,211.74	25,201.74	20,776.74	19,461.74	22,441.73	22,561.73	20,911.73	23,616.73	294,185.92
Net Operating Income	8,918.90	-17,306.10	8,978.90	7,728.91	6,618.91	5,628.91	10,053.91	11,368.91	8,388.92	8,268.92	9,918.92	19,213.92	87,781.93

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
Other Expense													
Non-Operating Expenses													
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	0.00	0.00	0.00	8,000.00
Plumbing Related	10,000.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00	0.00	0.00	40,000.00
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
Asphalt Crack Filling/Patching	0.00	0.00	0.00	0.00	0.00	0.00	38,684.09	0.00	0.00	0.00	0.00	0.00	38,684.09
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	80,264.00	80,264.00
Total Non-Operating Expenses	10,000.00	0.00	0.00	10,000.00	0.00	5,000.00	48,684.09	5,000.00	8,000.00	10,000.00	0.00	80,264.00	176,948.09
Total Budgeted Other Expense	10,000.00	0.00	0.00	10,000.00	0.00	5,000.00	48,684.09	5,000.00	8,000.00	10,000.00	0.00	80,264.00	176,948.09