

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 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
Madison Manor Unit Owners - c/o Rocktown Realty, LLC 218 East Market Street Harrisonburg, VA 22802 - Madison Manor 2025 Budget													
Income													
RENT - MANAGED PROPERTIES													
Rent Income	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
Total RENT - MANAGED PROPERTIES	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
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	6,070.84	6,070.84	6,070.84	6,070.84	6,070.83	6,070.83	6,070.83	6,070.83	6,070.83	6,070.83	6,070.83	6,070.83	72,850.00
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	28,918.17	28,918.16	28,918.16	28,918.16	28,918.15	28,918.15	28,918.15	28,918.15	28,918.15	28,918.15	28,918.15	28,918.15	347,017.85
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	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	31,218.17	31,218.16	31,218.16	31,218.16	31,218.15	31,218.15	31,218.15	31,218.15	31,218.15	31,218.15	31,218.15	43,218.15	386,617.85
Expense													
Operating Expenses													
Pest Control	0.00	0.00	1,200.00	0.00	0.00	1,200.00	0.00	0.00	1,200.00	0.00	0.00	1,200.00	4,800.00
Cleaning	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
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

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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
Landscape Main. - Contract	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.66	3,041.66	3,041.66	3,041.66	36,500.00
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	833.34	833.34	833.34	833.34	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00
Roof Repair	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00	2,000.00
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
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	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
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	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,600.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	32,200.00
Trash Disposal - Extra Trips	833.34	833.34	833.34	833.34	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00
Total Operating Expenses	13,641.69	12,641.69	13,091.69	12,166.69	13,891.67	15,441.67	11,191.67	11,091.67	12,316.64	14,291.64	10,841.64	14,041.64	154,650.00
Insurance													
Property Insurance	0.00	33,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00
Total Insurance	0.00	33,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00
Professional Fees													
Legal	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	2,000.00
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	500.00	0.00	300.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	2,300.00
Management Fees													
Management fees	2,230.84	2,230.84	2,230.84	2,230.84	2,230.84	2,230.84	2,230.84	2,230.84	2,230.84	2,230.84	2,230.84	2,230.84	26,770.08
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
Mgmt Oversight	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

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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
Fees													
Total Management Fees	2,230.84	2,230.84	2,230.84	2,730.84	2,480.84	4,230.84	2,230.84	2,230.84	2,230.84	2,230.84	2,230.84	2,730.84	30,020.08
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	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	2,000.00
State Taxes	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	250.00	0.00	0.00	250.00	1,000.00
Federal Taxes	0.00	0.00	0.00	750.00	0.00	0.00	750.00	0.00	750.00	0.00	0.00	750.00	3,000.00
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	1,000.00	1,825.00	0.00	1,000.00	0.00	1,000.00	0.00	1,825.00	1,000.00	7,650.00
Utilities													
Electricity	627.50	627.50	627.50	627.50	627.50	627.50	627.50	627.50	627.50	627.50	627.50	627.50	7,530.00
Gas/Oil	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
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	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
Total Utilities	6,210.85	6,210.85	6,210.85	6,210.85	6,210.83	6,210.83	6,210.83	6,210.83	6,210.82	6,210.82	6,210.82	6,210.82	74,530.00
Total Budgeted Expense	22,208.38	54,858.38	21,658.38	23,033.38	25,033.34	26,008.34	20,758.34	20,183.34	21,883.30	22,858.30	21,733.30	24,108.30	304,325.08
Total Budgeted Income	31,218.17	31,218.16	31,218.16	31,218.16	31,218.15	31,218.15	31,218.15	31,218.15	31,218.15	31,218.15	31,218.15	43,218.15	386,617.85
Total Budgeted Expense	22,208.38	54,858.38	21,658.38	23,033.38	25,033.34	26,008.34	20,758.34	20,183.34	21,883.30	22,858.30	21,733.30	24,108.30	304,325.08
Net Operating Income	9,009.79	-23,640.22	9,559.78	8,184.78	6,184.81	5,209.81	10,459.81	11,034.81	9,334.85	8,359.85	9,484.85	19,109.85	82,292.77

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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
Other Expense													
Non-Operating Expenses													
Plumbing Related	10,000.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	30,000.00
Building Exterior - Excluding Painting	0.00	0.00	0.00	0.00	0.00	0.00	24,837.60	0.00	0.00	0.00	0.00	0.00	24,837.60
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
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	85,000.00	85,000.00
Total Non-Operating Expenses	10,000.00	0.00	0.00	10,000.00	0.00	0.00	24,837.60	5,000.00	0.00	10,000.00	0.00	85,000.00	144,837.60
Total Budgeted Other Expense	10,000.00	0.00	0.00	10,000.00	0.00	0.00	24,837.60	5,000.00	0.00	10,000.00	0.00	85,000.00	144,837.60