

Budget Detail

Rocktown Realty, LLC

Properties: The Townes of Wellington Park - Cherrybrook Drive 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
The Townes of Wellington Park - Cherrybrook Drive Harrisonburg, VA 22802 - Townes of Wellington Park - 2023 Annual Budget													
Income													
Operating Income													
HOA/POA Dues	37,252.00	0.00	0.00	37,252.00	0.00	0.00	46,148.00	0.00	0.00	46,148.00	0.00	0.00	166,800.00
Total Operating Income	37,252.00	0.00	0.00	37,252.00	0.00	0.00	46,148.00	0.00	0.00	46,148.00	0.00	0.00	166,800.00
Other Income													
Interest Income	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	36.00
Total Other Income	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	36.00
Total Budgeted Income	37,255.00	3.00	3.00	37,255.00	3.00	3.00	46,151.00	3.00	3.00	46,151.00	3.00	3.00	166,836.00
Expense													
Operating Expenses													
Pest Control	0.00	0.00	0.00	0.00	83.33	0.00	0.00	0.00	0.00	83.33	0.00	0.00	166.66
Snow Removal	1,000.00	3,000.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	3,000.00	11,000.00
Powerwash	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	1,000.00
Landscape Main. - Contract	2,883.20	2,883.20	2,883.20	2,883.20	2,883.20	2,883.20	2,883.20	2,883.20	2,883.20	2,883.20	2,883.20	2,883.20	34,598.40
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	500.00
Roof 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
General Repairs	0.00	75.00	250.00	100.00	0.00	250.00	250.00	0.00	75.00	250.00	0.00	250.00	1,500.00
Trash Disposal - Contract	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,275.00	1,275.00	1,275.00	1,275.00	13,260.00
Trash Disposal - Extra Trips	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
Total Operating Expenses	5,153.20	6,978.20	8,403.20	4,253.20	4,236.53	4,903.20	4,403.20	3,903.20	4,983.20	4,991.53	4,658.20	8,158.20	65,025.06
Insurance													

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
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	520.00	0.00	520.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	520.00	0.00	520.00
Professional Fees													
Accounting	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
Total Professional Fees	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
Management Fees													
Management fees	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	18,348.00
Total Management Fees	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	1,529.00	18,348.00
Administrative Expenses													
Supplies/ Copying/ Postage Expense	0.00	75.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	125.00
Total Administrative Expenses	0.00	75.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	125.00
Taxes													
State Taxes	334.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	334.00
Federal Taxes	67.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	108.00	0.00	0.00	0.00	0.00	0.00	108.00	0.00	216.00
Total Taxes	401.00	0.00	0.00	0.00	108.00	0.00	0.00	0.00	0.00	0.00	108.00	0.00	617.00
Utilities													
Electricity	186.67	186.67	186.67	186.67	186.67	186.67	186.67	186.67	186.66	186.66	186.66	186.66	2,240.00
Total Utilities	186.67	186.67	186.67	186.67	186.67	186.67	186.67	186.67	186.66	186.66	186.66	186.66	2,240.00
Total Budgeted Expense	7,269.87	8,768.87	10,118.87	6,193.87	6,060.20	6,618.87	6,168.87	5,618.87	6,698.86	6,707.19	7,001.86	9,873.86	87,100.06
Total Budgeted Income	37,255.00	3.00	3.00	37,255.00	3.00	3.00	46,151.00	3.00	3.00	46,151.00	3.00	3.00	166,836.00

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
Total Budgeted Expense	7,269.87	8,768.87	10,118.87	6,193.87	6,060.20	6,618.87	6,168.87	5,618.87	6,698.86	6,707.19	7,001.86	9,873.86	87,100.06
Net Operating Income	29,985.13	-8,765.87	-10,115.87	31,061.13	-6,057.20	-6,615.87	39,982.13	-5,615.87	-6,695.86	39,443.81	-6,998.86	-9,870.86	79,735.94
Other Expense													
Non-Operating Expenses													
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	70,192.00	70,192.00
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70,192.00	70,192.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70,192.00	70,192.00