Budget Detail

Rocktown Realty, LLC

Properties: Congers Creek Property Owners Association, Inc. - 218 East Market Street Harrisonburg, VA 22801

Period Range: Jan 2023 to Dec 2023

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
Congers Creek Property Owners Association, Inc. - 218 East Market Street Harrisonburg, VA 22801 - Congers Creek 2023 Budget													
Income													
Operating Income													
HOA/POA Dues	4,500.00	4,500.00	4,500.00	5,475.00	5,475.00	5,475.00	6,450.00	6,450.00	6,450.00	7,500.00	7,500.00	7,500.00	71,775.00
Total Operating Income	**4,500.00**	**4,500.00**	**4,500.00**	**5,475.00**	**5,475.00**	**5,475.00**	**6,450.00**	**6,450.00**	**6,450.00**	**7,500.00**	**7,500.00**	**7,500.00**	**71,775.00**
Total Budgeted Income	**4,500.00**	**4,500.00**	**4,500.00**	**5,475.00**	**5,475.00**	**5,475.00**	**6,450.00**	**6,450.00**	**6,450.00**	**7,500.00**	**7,500.00**	**7,500.00**	**71,775.00**
Expense													
Operating Expenses													
Snow Removal	1,000.00	600.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	3,200.00
Landscape Main. - Contract	1,208.34	1,208.34	1,208.34	1,608.34	1,608.34	1,608.34	2,008.34	2,008.34	2,008.34	2,408.34	2,408.30	2,408.30	21,700.00
General Repairs	0.00	0.00	0.00	250.00	0.00	0.00	0.00	100.00	0.00	0.00	150.00	0.00	500.00
Dog Park/Waste Station Related Expenses	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
Trash Disposal - Contract	1,479.00	1,479.00	1,479.00	1,799.00	1,799.00	1,799.00	2,120.00	2,120.00	2,120.00	2,465.00	2,465.00	2,465.00	23,589.00
Total Operating Expenses	**3,787.34**	**3,387.34**	**3,387.34**	**3,757.34**	**3,507.34**	**3,507.34**	**4,228.34**	**4,328.34**	**4,228.34**	**4,973.34**	**5,123.30**	**5,973.30**	**50,189.00**
Insurance													
Liablility Insurance	750.00	0.00	0.00	750.00	0.00	0.00	750.00	0.00	0.00	750.00	0.00	0.00	3,000.00
Total Insurance	**750.00**	**0.00**	**0.00**	**750.00**	**0.00**	**0.00**	**750.00**	**0.00**	**0.00**	**750.00**	**0.00**	**0.00**	**3,000.00**
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													

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
Management fees	660.00	660.00	660.00	803.00	803.00	803.00	946.00	946.00	946.00	1,100.00	1,100.00	1,100.00	10,527.00
Total Management Fees	**660.00**	**660.00**	**660.00**	**803.00**	**803.00**	**803.00**	**946.00**	**946.00**	**946.00**	**1,100.00**	**1,100.00**	**1,100.00**	**10,527.00**
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Total Administrative Expenses	**0.00**	**0.00**	**0.00**	**150.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**150.00**
Total Budgeted Expense	**5,197.34**	**4,047.34**	**4,047.34**	**5,685.34**	**4,310.34**	**4,310.34**	**5,924.34**	**5,274.34**	**5,174.34**	**6,823.34**	**6,223.30**	**7,073.30**	**64,091.00**
Total Budgeted Income	4,500.00	4,500.00	4,500.00	5,475.00	5,475.00	5,475.00	6,450.00	6,450.00	6,450.00	7,500.00	7,500.00	7,500.00	71,775.00
Total Budgeted Expense	5,197.34	4,047.34	4,047.34	5,685.34	4,310.34	4,310.34	5,924.34	5,274.34	5,174.34	6,823.34	6,223.30	7,073.30	64,091.00
Net Operating Income	**-697.34**	**452.66**	**452.66**	**-210.34**	**1,164.66**	**1,164.66**	**525.66**	**1,175.66**	**1,275.66**	**676.66**	**1,276.70**	**426.70**	**7,684.00**