

Budget Detail

Rocktown Realty, LLC

Properties: Griffin Subdivision POA Inc. - c/o Rocktown Realty LLC 218 East Market Street Harrisonburg, VA 22801

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
Griffin Subdivision POA Inc. - c/o Rocktown Realty LLC 218 East Market Street Harrisonburg, VA 22801 - Griffin Subdivision 2024-2025 Budget													
Income													
Operating Income													
HOA/POA Dues	0.00	0.00	0.00	0.00	14,250.00	0.00	0.00	0.00	0.00	0.00	14,250.00	0.00	28,500.00
Total Operating Income	0.00	0.00	0.00	0.00	14,250.00	0.00	0.00	0.00	0.00	0.00	14,250.00	0.00	28,500.00
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	25.00	25.00
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	25.00	25.00
Total Budgeted Income	0.00	0.00	0.00	0.00	14,250.00	0.00	0.00	0.00	0.00	0.00	14,250.00	25.00	28,525.00
Expense													
HOA/POA RELATED EXPENSE													
Association Dues	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
Total HOA/POA RELATED EXPENSE	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
Operating Expenses													
Snow Removal	700.00	700.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	2,000.00
Landscape Main. - Contract	0.00	0.00	0.00	145.00	435.00	725.00	580.00	580.00	580.00	580.00	290.00	0.00	3,915.00
Landscape Main. - Add-ons	0.00	0.00	0.00	80.00	0.00	64.00	0.00	87.00	0.00	56.00	0.00	0.00	287.00
Roof Repair	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
General Repairs	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	500.00
Dog Park/Waste Station Related	30.00	30.00	30.00	45.00	60.00	60.00	60.00	60.00	60.00	45.00	30.00	30.00	540.00

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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
Expenses													
Trash Disposal - Contract	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Trash Disposal - Extra Trips	125.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	250.00
Total Operating Expenses	1,255.00	1,130.00	730.00	670.00	895.00	1,849.00	1,165.00	1,127.00	1,040.00	1,081.00	720.00	980.00	12,642.00
Insurance													
Liability Insurance	0.00	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00
Total Insurance	0.00	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00
Professional Fees													
Accounting	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total Professional Fees	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Management Fees													
Management fees	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,980.00
Total Management Fees	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,980.00
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	35.00
Supplies/ Copying/ Postage Expense	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
Total Administrative Expenses	10.00	10.00	10.00	20.00	10.00	10.00	10.00	10.00	35.00	10.00	10.00	10.00	155.00
Utilities													
Electricity	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
Total Utilities	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
Total Budgeted Expense	1,445.00	1,620.00	1,395.00	870.00	1,335.00	2,039.00	1,355.00	1,317.00	1,255.00	1,271.00	910.00	1,170.00	15,982.00
Total Budgeted Income	0.00	0.00	0.00	0.00	14,250.00	0.00	0.00	0.00	0.00	0.00	14,250.00	25.00	28,525.00

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Total Budgeted Expense	1,445.00	1,620.00	1,395.00	870.00	1,335.00	2,039.00	1,355.00	1,317.00	1,255.00	1,271.00	910.00	1,170.00	15,982.00
Net Operating Income	-1,445.00	-1,620.00	-1,395.00	-870.00	12,915.00	-2,039.00	-1,355.00	-1,317.00	-1,255.00	-1,271.00	13,340.00	-1,145.00	12,543.00
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	12,800.00	12,800.00
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	12,800.00	12,800.00
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	12,800.00	12,800.00