Budget Detail

Rocktown Realty, LLC

Properties: The Townes of Wellington Park - Cherrybrook Drive 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	Percent
The Townes of Wellington Park - Cherrybrook Drive Harrisonburg, VA 22802 - Townes of Wellington Park - 2024 Annual Budget														
Income														
Operating Income														
HOA/POA Dues	46,148.00	0.00	0.00	46,148.00	0.00	0.00	46,148.00	0.00	0.00	46,148.00	0.00	0.00	184,592.00	99.94
Total Operating Income	**46,148.00**	**0.00**	**0.00**	**46,148.00**	**0.00**	**0.00**	**46,148.00**	**0.00**	**0.00**	**46,148.00**	**0.00**	**0.00**	**184,592.00**	**99.94**
Other Income														
Interest Income	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	0.06
Total Other Income	**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**	**0.06**
Total Budgeted Income	**46,158.00**	**10.00**	**10.00**	**46,158.00**	**10.00**	**10.00**	**46,158.00**	**10.00**	**10.00**	**46,158.00**	**10.00**	**10.00**	**184,712.00**	**100.00**
Expense														
Operating Expenses														
Pest Control	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00	7.02
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	10.73
Powerwash	0.00	0.00	543.75	0.00	0.00	543.75	0.00	0.00	543.75	0.00	0.00	543.75	2,175.00	2.12
Landscape Main. - Contract	3,096.55	3,096.55	3,096.55	3,096.55	3,096.55	3,096.55	3,096.55	3,096.55	3,096.55	3,096.55	3,096.55	3,096.55	37,158.60	36.24
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	1,000.00	0.98
Tree Care	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	400.00	0.39
Roof 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	1.95
General Repairs	0.00	312.50	312.50	312.50	0.00	312.50	0.00	312.50	0.00	312.50	312.50	312.50	2,500.00	2.44
Trash Disposal - Contract	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	1,275.00	15,300.00	14.92
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	1.95
Total	**6,471.55**	**8,284.05**	**9,827.80**	**5,784.05**	**5,671.55**	**6,327.80**	**5,471.55**	**5,284.05**	**6,015.30**	**6,484.05**	**5,784.05**	**9,327.80**	**80,733.60**	**78.75**

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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	Percent
Operating Expenses														
Insurance														
Liablility Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	550.00	0.54
Total Insurance	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**550.00**	**0.00**	**550.00**	**0.54**
Professional Fees														
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	0.29
Total Professional Fees	**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**	**0.29**
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	17.90
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**	**17.90**
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	0.12
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**	**0.12**
Taxes														
Storm Water Management Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	225.00	0.22
Total Taxes	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**225.00**	**0.00**	**0.00**	**225.00**	**0.22**
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	2.18
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**	**2.18**
Total Budgeted Expense	**8,187.22**	**10,074.72**	**11,543.47**	**7,799.72**	**7,387.22**	**8,043.47**	**7,237.22**	**6,999.72**	**7,730.96**	**8,424.71**	**8,049.71**	**11,043.46**	**102,521.60**	**100.00**
Total Budgeted Income	46,158.00	10.00	10.00	46,158.00	10.00	10.00	46,158.00	10.00	10.00	46,158.00	10.00	10.00	184,712.00	100.00
Total Budgeted Expense	8,187.22	10,074.72	11,543.47	7,799.72	7,387.22	8,043.47	7,237.22	6,999.72	7,730.96	8,424.71	8,049.71	11,043.46	102,521.60	100.00
Net Operating Income	**37,970.78**	**-10,064.72**	**-11,533.47**	**38,358.28**	**-7,377.22**	**-8,033.47**	**38,920.78**	**-6,989.72**	**-7,720.96**	**37,733.29**	**-8,039.71**	**-11,033.46**	**82,190.40**	**100.00**

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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	Percent
Other Expense														
Non-Operating Expenses														
Reserve Study	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2.67
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	72,892.00	72,892.00	97.33
Total Non-Operating Expenses	**0.00**	**2,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**72,892.00**	**74,892.00**	**100.00**
Total Budgeted Other Expense	**0.00**	**2,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**72,892.00**	**74,892.00**	**100.00**