

Budget Detail

Rocktown Realty, LLC

Properties: Hunters Ridge Property Owners Association - 218 East Market Street Harrisonburg, VA 22801

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
Hunters Ridge Property Owners Association - 218 East Market Street Harrisonburg, VA 22801 - Hunters Ridge - 2023 Annual Budget													
Income													
Operating Income													
HOA/POA Dues	35,100.00	35,100.00	35,100.00	35,100.00	35,100.00	35,100.00	35,100.00	35,100.00	35,100.00	35,100.00	35,100.00	35,100.00	421,200.00
Water Proceeds - Utility Billing Services	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00
Late Fee	20.84	20.84	20.84	20.84	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	250.00
Fines	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.66	66.66	66.66	66.66	800.00
Total Operating Income	45,187.51	45,187.51	45,187.51	45,187.51	45,187.50	45,187.50	45,187.50	45,187.50	45,187.49	45,187.49	45,187.49	45,187.49	542,250.00
Other Income													
Interest Income	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 Other Income	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 Budgeted Income	45,237.51	45,237.51	45,237.51	45,237.51	45,237.50	45,237.50	45,237.50	45,237.50	45,237.49	45,237.49	45,237.49	45,237.49	542,850.00
Expense													
Operating Expenses													
Advertising - HOA Management	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	300.00
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	300.00
Snow Removal	2,000.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	8,000.00
Powerwash	0.00	0.00	0.00	0.00	2,300.00	0.00	0.00	0.00	2,750.00	0.00	0.00	0.00	5,050.00
Landscape Main. - Contract	2,858.34	2,858.34	2,858.34	2,858.34	2,858.33	2,858.33	2,858.33	2,858.33	2,858.33	2,858.33	2,858.33	2,858.33	34,300.00
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Tree Care	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00

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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
Painting	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Roof Repair	0.00	0.00	0.00	1,667.00	0.00	0.00	0.00	1,666.00	0.00	0.00	1,667.00	0.00	5,000.00
General 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
Electrical Repair	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
Dog Park/Waste Station Related Expenses	0.00	0.00	1,250.00	0.00	0.00	1,250.00	0.00	0.00	1,250.00	0.00	0.00	1,250.00	5,000.00
Water Damage Related Expense	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
Security	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00
Building Interiors	350.00	0.00	0.00	350.00	0.00	0.00	350.00	0.00	1,500.00	350.00	0.00	0.00	2,900.00
Sprinkler/Fire Alarm Monitoring/ Security Monitoring	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Trash Disposal - Contract	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
Trash Disposal - Extra Trips	100.00	50.00	50.00	200.00	250.00	100.00	400.00	200.00	100.00	50.00	50.00	50.00	1,600.00
Total Operating Expenses	10,658.35	10,258.35	14,508.35	10,425.35	15,758.33	12,558.33	9,258.33	10,374.33	14,308.32	8,608.32	9,925.32	12,008.32	138,650.00
Insurance													
Liability Insurance	75,435.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,435.00
O&D/Fraud Insurance	1,035.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,035.00
Total Insurance	76,470.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76,470.00
Professional Fees													
Legal	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
Accounting	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Total Professional Fees	0.00	0.00	750.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	2,250.00
Management Fees													
Management fees	1,832.70	1,832.70	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	1,832.69	21,992.30

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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
Mgmt Oversight Fees	2,000.00	0.00	500.00	5,408.75	5,430.00	3,408.75	3,200.00	0.00	1,608.75	3,000.00	1,608.75	0.00	26,165.00
Total Management Fees	3,832.70	1,832.70	2,332.69	7,241.44	7,262.69	5,241.44	5,032.69	1,832.69	3,441.44	4,832.69	3,441.44	1,832.69	48,157.30
Administrative Expenses													
Meetings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	250.00
Licenses, Fees, & Taxes	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	265.00
Parking Passes	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
Supplies/ Copying/ Postage Expense	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	1,380.00
Total Administrative Expenses	115.00	355.00	115.00	915.00	115.00	115.00	115.00	115.00	140.00	365.00	115.00	115.00	2,695.00
Taxes													
State Taxes	62.00	0.00	0.00	21.00	0.00	0.00	21.00	0.00	0.00	21.00	0.00	0.00	125.00
Federal Taxes	210.00	0.00	0.00	105.00	0.00	0.00	105.00	0.00	0.00	105.00	0.00	0.00	525.00
Storm Water Management Tax	0.00	0.00	0.00	1,077.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,077.00
Total Taxes	272.00	0.00	0.00	1,203.00	0.00	0.00	126.00	0.00	0.00	126.00	0.00	0.00	1,727.00
Utilities													
Electricity	812.50	812.50	812.50	812.50	812.50	812.50	812.50	812.50	812.50	812.50	812.50	812.50	9,750.00
Water & Sewer	6,916.67	6,916.67	6,916.67	6,916.67	6,916.67	6,916.67	6,916.67	6,916.67	6,916.66	6,916.66	6,916.66	6,916.66	83,000.00
Telephone	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 Utilities	7,854.17	7,854.17	7,854.17	7,854.17	7,854.17	7,854.17	7,854.17	7,854.17	7,854.16	7,854.16	7,854.16	7,854.16	94,250.00
Total Budgeted Expense	99,202.22	20,300.22	25,560.21	27,638.96	30,990.19	26,268.94	22,386.19	20,176.19	26,243.92	21,786.17	21,335.92	22,310.17	364,199.30
Total Budgeted Income	45,237.51	45,237.51	45,237.51	45,237.51	45,237.50	45,237.50	45,237.50	45,237.50	45,237.49	45,237.49	45,237.49	45,237.49	542,850.00
Total Budgeted Expense	99,202.22	20,300.22	25,560.21	27,638.96	30,990.19	26,268.94	22,386.19	20,176.19	26,243.92	21,786.17	21,335.92	22,310.17	364,199.30
Net Operating Income	-53,964.71	24,937.29	19,677.30	17,598.55	14,247.31	18,968.56	22,851.31	25,061.31	18,993.57	23,451.32	23,901.57	22,927.32	178,650.70

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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
Other Expense													
Non-Operating Expenses													
Lighting	0.00	0.00	0.00	0.00	106,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106,000.00
Mailboxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00
Plumbing Related	20,000.00	0.00	0.00	20,000.00	0.00	0.00	20,000.00	0.00	0.00	20,000.00	0.00	0.00	80,000.00
Stairs/Landing/ Railing Replacement	0.00	0.00	0.00	53,625.00	0.00	53,625.00	0.00	0.00	53,625.00	0.00	53,625.00	0.00	214,500.00
Basketball Court Renovations	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
Asphalt Replacement	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00	0.00	0.00	0.00	0.00	0.00	40,000.00
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	154,425.00	154,425.00
Total Non-Operating Expenses	20,000.00	0.00	10,000.00	73,625.00	106,000.00	53,625.00	60,000.00	0.00	53,625.00	30,000.00	53,625.00	154,425.00	614,925.00
Total Budgeted Other Expense	20,000.00	0.00	10,000.00	73,625.00	106,000.00	53,625.00	60,000.00	0.00	53,625.00	30,000.00	53,625.00	154,425.00	614,925.00