

Budget Detail

Rocktown Realty, LLC

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

Period Range: Jan 2026 to Dec 2026

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
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Congers Creek Property Owners Association, Inc. - 218 East Market Street Harrisonburg, VA 22801 - Congers Creek 2026 Budget

Income													
Operating Income													
HOA/POA Dues	14,025.00	14,025.00	14,025.00	14,475.00	14,475.00	14,475.00	14,850.00	14,850.00	14,850.00	15,300.00	15,300.00	15,300.00	175,950.00
Total Operating Income	14,025.00	14,025.00	14,025.00	14,475.00	14,475.00	14,475.00	14,850.00	14,850.00	14,850.00	15,300.00	15,300.00	15,300.00	175,950.00
Total Budgeted Operating Income	14,025.00	14,025.00	14,025.00	14,475.00	14,475.00	14,475.00	14,850.00	14,850.00	14,850.00	15,300.00	15,300.00	15,300.00	175,950.00
Expense													
Operating Expenses													
Snow Removal	3,000.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	2,000.00	10,000.00
Landscape Main. - Contract	3,050.83	3,050.83	3,050.83	3,050.83	3,050.83	3,050.83	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	42,304.98
General Repairs	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.34	208.34	208.34	208.34	2,500.00
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	5,236.00	5,236.00	5,236.00	5,404.00	5,404.00	5,404.00	5,544.00	5,544.00	5,544.00	5,712.00	5,712.00	5,712.00	65,688.00
Total Operating Expenses	11,595.16	10,595.16	10,595.16	8,763.16	8,763.16	8,763.16	9,852.33	9,852.33	9,852.34	10,020.34	11,020.34	12,020.34	121,692.98
Insurance													
Liability Insurance	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	4,000.00
Total Insurance	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	4,000.00
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
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

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Management Fees													
Management fees	2,244.00	2,244.00	2,244.00	2,316.00	2,316.00	2,316.00	2,376.00	2,376.00	2,376.00	2,448.00	2,448.00	2,448.00	28,152.00
Total Management Fees	2,244.00	2,244.00	2,244.00	2,316.00	2,316.00	2,316.00	2,376.00	2,376.00	2,376.00	2,448.00	2,448.00	2,448.00	28,152.00
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
Supplies/ Copying/ Postage Expense	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	100.00
Total Administrative Expenses	0.00	0.00	50.00	150.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	250.00
Utilities													
Electricity	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Total Utilities	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Total Budgeted Operating Expense	14,989.16	12,989.16	13,039.16	12,679.16	11,229.16	11,229.16	13,378.33	12,378.33	12,428.34	13,618.34	13,618.34	14,618.34	156,194.98
Total Budgeted Operating Income	14,025.00	14,025.00	14,025.00	14,475.00	14,475.00	14,475.00	14,850.00	14,850.00	14,850.00	15,300.00	15,300.00	15,300.00	175,950.00
Total Budgeted Operating Expense	14,989.16	12,989.16	13,039.16	12,679.16	11,229.16	11,229.16	13,378.33	12,378.33	12,428.34	13,618.34	13,618.34	14,618.34	156,194.98
Net Operating Income	-964.16	1,035.84	985.84	1,795.84	3,245.84	3,245.84	1,471.67	2,471.67	2,421.66	1,681.66	1,681.66	681.66	19,755.02
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	33,500.00	33,500.00
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	33,500.00	33,500.00
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	33,500.00	33,500.00

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Total Budgeted Income	14,025.00	14,025.00	14,025.00	14,475.00	14,475.00	14,475.00	14,850.00	14,850.00	14,850.00	15,300.00	15,300.00	15,300.00	175,950.00
Total Budgeted Expense	14,989.16	12,989.16	13,039.16	12,679.16	11,229.16	11,229.16	13,378.33	12,378.33	12,428.34	13,618.34	13,618.34	48,118.34	189,694.98
Net Income	-964.16	1,035.84	985.84	1,795.84	3,245.84	3,245.84	1,471.67	2,471.67	2,421.66	1,681.66	1,681.66	-32,818.34	-13,744.98