

Budget Detail

Rocktown Realty, LLC

Properties: Crescent Ridge Townhomes Homeowners Association - 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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Crescent Ridge Townhomes Homeowners Association - 218 East Market Street Harrisonburg, VA 22801 - Crescent Ridge - 2026 Annual Budget

Income													
Operating Income													
HOA/POA Dues	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	140,400.00
Roof Assessment	13,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
Total Operating Income	24,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	153,400.00
Total Budgeted Operating Income	24,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	153,400.00
Expense													
Operating Expenses													
Snow Removal	1,500.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	6,000.00
Landscape Main. - Contract	3,126.67	3,126.67	3,126.67	3,126.67	3,126.67	3,126.67	3,126.67	3,126.67	3,126.66	3,126.66	3,126.66	3,126.66	37,520.00
Roof Repair	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	1,000.00
Trash Disposal - Contract	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
Trash Disposal - Extra Trips	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total Operating Expenses	8,626.67	8,626.67	9,126.67	7,126.67	7,126.67	7,126.67	7,126.67	7,126.67	7,626.66	7,126.66	7,126.66	8,626.66	92,520.00
Insurance													
Liability Insurance	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00
Total Insurance	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00
Professional Fees													
Accounting	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total Professional	0.00	0.00	0.00	0.00	300.00	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
Fees													
Management Fees													
Management fees	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	18,720.00
Mgmt Oversight Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	1,500.00
Total Management Fees	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	3,060.00	1,560.00	1,560.00	1,560.00	1,560.00	20,220.00
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	150.00
Supplies/ Copying/ Postage Expense	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
Total Administrative Expenses	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	162.50	12.50	12.50	300.00
Total Budgeted Operating Expense	10,199.17	10,199.17	11,399.17	8,699.17	8,999.17	8,699.17	8,699.17	10,199.17	9,199.16	8,849.16	8,699.16	10,199.16	114,040.00
Total Budgeted Operating Income	24,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	153,400.00
Total Budgeted Operating Expense	10,199.17	10,199.17	11,399.17	8,699.17	8,999.17	8,699.17	8,699.17	10,199.17	9,199.16	8,849.16	8,699.16	10,199.16	114,040.00
Net Operating Income	14,500.83	1,500.83	300.83	3,000.83	2,700.83	3,000.83	3,000.83	1,500.83	2,500.84	2,850.84	3,000.84	1,500.84	39,360.00
Other Expense													
Non-Operating Expenses													
Reserve Study	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Asphalt Crack Filling/Patching	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,686.00	0.00	0.00	0.00	0.00	29,686.00

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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
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	34,110.00	34,110.00
Total Non-Operating Expenses	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	29,686.00	0.00	0.00	0.00	34,110.00	66,796.00
Total Budgeted Other Expense	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	29,686.00	0.00	0.00	0.00	34,110.00	66,796.00
Total Budgeted Income	24,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	11,700.00	153,400.00
Total Budgeted Expense	10,199.17	10,199.17	14,399.17	8,699.17	8,999.17	8,699.17	8,699.17	39,885.17	9,199.16	8,849.16	8,699.16	44,309.16	180,836.00
Net Income	14,500.83	1,500.83	-2,699.17	3,000.83	2,700.83	3,000.83	3,000.83	-28,185.17	2,500.84	2,850.84	3,000.84	-32,609.16	-27,436.00