

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 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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Griffin Subdivision POA Inc. - c/o Rocktown Realty LLC 218 East Market Street Harrisonburg, VA 22801 - Griffin Subdivision - 2026 Annual Budget

Income													
Operating Income													
HOA/POA Dues	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00	30,000.00
Total Operating Income	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00	30,000.00
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 Operating Income	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	25.00	30,025.00
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	750.00	750.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	2,200.00
Landscape Main. - Contract	0.00	0.00	0.00	560.00	560.00	560.00	560.00	560.00	560.00	560.00	280.00	0.00	4,200.00
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	0.00	0.00	300.00
Roof Repair	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
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	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00

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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
Station Related Expenses													
Trash Disposal - Contract	427.15	427.15	427.15	427.15	427.15	427.15	427.15	427.15	427.15	427.15	427.15	427.15	5,125.80
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	1,362.15	1,237.15	837.15	1,047.15	1,097.15	2,097.15	1,222.15	1,097.15	1,097.15	1,097.15	767.15	1,087.15	14,045.80
Insurance													
Liability Insurance	560.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	560.00
Total Insurance	560.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	560.00
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 Fees	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
Management Fees													
Management fees	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	2,250.00
Total Management Fees	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	2,250.00
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	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Total Utilities	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Total Budgeted Operating Expense	2,139.65	1,454.65	1,054.65	1,274.65	1,864.65	2,314.65	1,439.65	1,314.65	1,339.65	1,314.65	984.65	1,304.65	17,800.80
Total Budgeted	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	25.00	30,025.00

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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
Operating Income													
Total Budgeted Operating Expense	2,139.65	1,454.65	1,054.65	1,274.65	1,864.65	2,314.65	1,439.65	1,314.65	1,339.65	1,314.65	984.65	1,304.65	17,800.80
Net Operating Income	-2,139.65	-1,454.65	-1,054.65	-1,274.65	13,135.35	-2,314.65	-1,439.65	-1,314.65	-1,339.65	-1,314.65	14,015.35	-1,279.65	12,224.20
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	13,184.00	13,184.00
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	13,184.00	13,184.00
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	13,184.00	13,184.00
Total Budgeted Income													
Total Budgeted Expense	2,139.65	1,454.65	1,054.65	1,274.65	1,864.65	2,314.65	1,439.65	1,314.65	1,339.65	1,314.65	984.65	14,488.65	30,984.80
Net Income	-2,139.65	-1,454.65	-1,054.65	-1,274.65	13,135.35	-2,314.65	-1,439.65	-1,314.65	-1,339.65	-1,314.65	14,015.35	-14,463.65	-959.80