

Budget Detail

Rocktown Realty, LLC

Properties: Hunters Ridge Condominium 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
--------------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	-------

Hunters Ridge Condominium Owners Association, Inc. - 218 East Market Street Harrisonburg, VA 22801 - Hunters Ridge - 2026 Annual Budget

Income													
Operating Income													
HOA/POA Dues	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	31,200.00	374,400.00
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	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
Fines	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 Operating Income	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.66	41,366.66	41,366.66	41,366.66	496,400.00
Other Income													
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
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	6,000.00	6,000.00
Total Budgeted Operating Income	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.66	41,366.66	41,366.66	47,366.66	502,400.00
Expense													
Operating Expenses													
Advertising - HOA Management	0.00	0.00	0.00	0.00	0.00	0.00	360.00	0.00	0.00	0.00	0.00	0.00	360.00
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	800.00
Snow Removal	3,000.00	3,000.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	12,000.00
Powerwash	0.00	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Landscape Main. - Contract	3,244.96	3,244.96	3,244.96	3,244.96	3,244.96	3,244.96	3,244.96	3,244.96	3,244.96	3,244.96	3,244.95	3,244.95	38,939.50
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
Tree Care	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00

Budget Detail

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
Painting	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
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	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
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	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	500.00
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	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
Building Interiors	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Sprinkler/Fire Alarm Monitoring/ Security Monitoring	0.00	0.00	315.00	0.00	0.00	0.00	0.00	0.00	515.00	0.00	0.00	0.00	830.00
Trash Disposal - Contract	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
Total Operating Expenses	11,061.63	11,061.63	12,876.63	9,728.63	35,561.63	12,811.63	8,421.63	9,727.63	9,876.62	8,061.62	9,728.61	11,811.61	150,729.50
Insurance													
Liability Insurance	88,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88,000.00
O&D/Fraud Insurance	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Total Insurance	90,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90,000.00
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	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	23,400.00
Mgmt Oversight Fees	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total Management Fees	2,450.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	23,900.00
Administrative													

Budget Detail

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
Expenses													
Licenses, Fees, & Taxes	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	300.00
Parking Passes	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
Supplies/ Copying/ Postage Expense	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.66	116.66	116.66	116.66	1,400.00
Total Administrative Expenses	191.67	441.67	191.67	191.67	191.67	191.67	191.67	191.67	241.66	191.66	191.66	191.66	2,600.00
Taxes													
State Taxes	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
Federal Taxes	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	936.00	0.00	0.00	0.00	0.00	0.00	1,248.00	0.00	2,184.00
Total Taxes	0.00	0.00	0.00	1,800.00	936.00	0.00	0.00	0.00	0.00	0.00	1,248.00	0.00	3,984.00
Utilities													
Electricity	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.66	666.66	666.66	666.66	8,000.00
Water & Sewer	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00
Cable & Internet	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
Telephone	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,680.00
Total Utilities	8,406.67	8,406.67	8,406.67	8,406.67	8,406.67	8,406.67	8,406.67	8,406.67	8,406.66	8,406.66	8,406.66	8,406.66	100,880.00
Total Budgeted Operating Expense	112,109.97	21,859.97	23,424.97	22,076.97	47,345.97	23,359.97	18,969.97	20,275.97	20,474.94	18,609.94	21,524.93	22,359.93	372,393.50
Total Budgeted Operating Income	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.66	41,366.66	41,366.66	47,366.66	502,400.00
Total Budgeted Operating Expense	112,109.97	21,859.97	23,424.97	22,076.97	47,345.97	23,359.97	18,969.97	20,275.97	20,474.94	18,609.94	21,524.93	22,359.93	372,393.50
Net Operating Income	-70,743.30	19,506.70	17,941.70	19,289.70	-5,979.30	18,006.70	22,396.70	21,090.70	20,891.72	22,756.72	19,841.73	25,006.73	130,006.50
Other Expense													
Non-Operating Expenses													
Mailboxes	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Transfer to	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139,050.00	139,050.00

Budget Detail

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
Reserve Cash Account													
Total Non-Operating Expenses	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139,050.00	140,250.00
Total Budgeted Other Expense	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139,050.00	140,250.00
Total Budgeted Income	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.67	41,366.66	41,366.66	41,366.66	47,366.66	502,400.00
Total Budgeted Expense	113,309.97	21,859.97	23,424.97	22,076.97	47,345.97	23,359.97	18,969.97	20,275.97	20,474.94	18,609.94	21,524.93	161,409.93	512,643.50
Net Income	-71,943.30	19,506.70	17,941.70	19,289.70	-5,979.30	18,006.70	22,396.70	21,090.70	20,891.72	22,756.72	19,841.73	-114,043.27	-10,243.50