

Budget Detail

Rocktown Realty, LLC

Properties: Northfield Estates Homeowners' Association, Inc. - 218 E Market St Harrisonburg, VA 22801

Period Range: Jan 2025 to Dec 2025 (This Year)

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
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Northfield Estates Homeowners' Association, Inc. - 218 E Market St Harrisonburg, VA 22801 - Northfield Estates - 2025 Annual Budget

Income													
Operating Income													
HOA/POA Dues	21,750.00	0.00	0.00	21,750.00	0.00	0.00	21,750.00	0.00	0.00	21,750.00	0.00	0.00	87,000.00
Assessment - Refuse Collection	4,500.00	0.00	0.00	4,500.00	0.00	0.00	4,500.00	0.00	0.00	4,500.00	0.00	0.00	18,000.00
Total Operating Income	26,250.00	0.00	0.00	26,250.00	0.00	0.00	26,250.00	0.00	0.00	26,250.00	0.00	0.00	105,000.00
Total Budgeted Operating Income	26,250.00	0.00	0.00	26,250.00	0.00	0.00	26,250.00	0.00	0.00	26,250.00	0.00	0.00	105,000.00
Expense													
Operating Expenses													
Snow Removal	540.00	540.00	540.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	540.00	540.00	2,700.00
Landscape Main. - Contract	2,958.34	2,958.34	2,958.34	2,958.34	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	35,500.00
Trash Disposal - Contract	4,500.00	0.00	0.00	4,500.00	0.00	0.00	4,500.00	0.00	0.00	4,500.00	0.00	0.00	18,000.00
Trash Disposal - Extra Trips	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Total Operating Expenses	8,198.34	3,698.34	3,698.34	7,658.34	3,158.33	3,158.33	7,658.33	3,158.33	3,158.33	7,658.33	3,698.33	3,698.33	58,600.00
Insurance													
Liability Insurance	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
Total Insurance	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
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 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Management Fees													
Management fees	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	20,880.00
Total Management Fees	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	20,880.00
Administrative Expenses													
Meetings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	150.00
Licenses, Fees, & Taxes	80.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00
Supplies/ Copying/ Postage Expense	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
Total Administrative Expenses	163.34	83.34	83.34	113.34	83.33	83.33	83.33	83.33	233.33	83.33	83.33	83.33	1,260.00
Taxes													
Storm Water Management Tax	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	350.00
Total Taxes	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	350.00
Utilities													
Electricity	33.34	33.34	33.34	33.34	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00
Total Utilities	33.34	33.34	33.34	33.34	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00
Total Budgeted Operating Expense	10,135.02	5,555.02	5,555.02	11,045.02	5,189.99	5,014.99	9,514.99	5,014.99	5,164.99	9,514.99	5,729.99	5,554.99	82,990.00
Total Budgeted Operating Income	26,250.00	0.00	0.00	26,250.00	0.00	0.00	26,250.00	0.00	0.00	26,250.00	0.00	0.00	105,000.00
Total Budgeted Operating Expense	10,135.02	5,555.02	5,555.02	11,045.02	5,189.99	5,014.99	9,514.99	5,014.99	5,164.99	9,514.99	5,729.99	5,554.99	82,990.00
Net Operating Income	16,114.98	-5,555.02	-5,555.02	15,204.98	-5,189.99	-5,014.99	16,735.01	-5,014.99	-5,164.99	16,735.01	-5,729.99	-5,554.99	22,010.00
Other Expense													
Non-Operating Expenses													
Mailboxes	0.00	0.00	0.00	11,539.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,539.00

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	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	18,180.00	18,180.00
Total Non-Operating Expenses	0.00	0.00	0.00	11,539.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,180.00	29,719.00
Total Budgeted Other Expense	0.00	0.00	0.00	11,539.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,180.00	29,719.00
Total Budgeted Income	26,250.00	0.00	0.00	26,250.00	0.00	0.00	26,250.00	0.00	0.00	26,250.00	0.00	0.00	105,000.00
Total Budgeted Expense	10,135.02	5,555.02	5,555.02	22,584.02	5,189.99	5,014.99	9,514.99	5,014.99	5,164.99	9,514.99	5,729.99	23,734.99	112,709.00
Net Income	16,114.98	-5,555.02	-5,555.02	3,665.98	-5,189.99	-5,014.99	16,735.01	-5,014.99	-5,164.99	16,735.01	-5,729.99	-23,734.99	-7,709.00