

Budget Detail

Rocktown Realty, LLC

Properties: Northfield Estates Homeowners' Association, Inc. - 218 E Market St 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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Northfield Estates Homeowners' Association, Inc. - 218 E Market St Harrisonburg, VA 22801 - Northfield 2026 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	6,000.00	0.00	0.00	6,000.00	0.00	0.00	6,000.00	0.00	0.00	6,000.00	0.00	0.00	24,000.00
Total Operating Income	27,750.00	0.00	0.00	27,750.00	0.00	0.00	27,750.00	0.00	0.00	27,750.00	0.00	0.00	111,000.00
Total Budgeted Operating Income	27,750.00	0.00	0.00	27,750.00	0.00	0.00	27,750.00	0.00	0.00	27,750.00	0.00	0.00	111,000.00
Expense													
Operating Expenses													
Snow Removal	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.66	266.66	266.66	266.66	3,200.00
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	6,000.00	0.00	0.00	6,000.00	0.00	0.00	6,000.00	0.00	0.00	6,000.00	0.00	0.00	24,000.00
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	9,425.01	3,425.01	3,425.01	9,425.01	3,425.00	3,425.00	9,425.00	3,425.00	3,424.99	9,424.99	3,424.99	3,424.99	65,100.00
Insurance													
Liability Insurance	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00
Total Insurance	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00
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

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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	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	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	750.00
Total Administrative Expenses	142.50	62.50	62.50	92.50	62.50	62.50	62.50	62.50	212.50	62.50	62.50	62.50	1,010.00
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	11,340.85	5,260.85	5,260.85	12,590.85	5,735.83	5,260.83	11,260.83	5,260.83	5,410.82	11,260.82	5,435.82	5,260.82	89,340.00
Total Budgeted Operating Income	27,750.00	0.00	0.00	27,750.00	0.00	0.00	27,750.00	0.00	0.00	27,750.00	0.00	0.00	111,000.00
Total Budgeted Operating Expense	11,340.85	5,260.85	5,260.85	12,590.85	5,735.83	5,260.83	11,260.83	5,260.83	5,410.82	11,260.82	5,435.82	5,260.82	89,340.00
Net Operating Income	16,409.15	-5,260.85	-5,260.85	15,159.15	-5,735.83	-5,260.83	16,489.17	-5,260.83	-5,410.82	16,489.18	-5,435.82	-5,260.82	21,660.00
Other Expense													
Non-Operating Expenses													
Mailboxes	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00

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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	1,530.17	1,530.17	1,530.17	1,530.17	1,530.17	1,530.17	1,530.17	1,530.17	1,530.16	1,530.16	1,530.16	1,530.16	18,362.00
Total Non-Operating Expenses	1,530.17	1,530.17	1,530.17	7,530.17	1,530.17	1,530.17	1,530.17	1,530.17	1,530.16	1,530.16	1,530.16	1,530.16	24,362.00
Total Budgeted Other Expense	1,530.17	1,530.17	1,530.17	7,530.17	1,530.17	1,530.17	1,530.17	1,530.17	1,530.16	1,530.16	1,530.16	1,530.16	24,362.00
Total Budgeted Income	27,750.00	0.00	0.00	27,750.00	0.00	0.00	27,750.00	0.00	0.00	27,750.00	0.00	0.00	111,000.00
Total Budgeted Expense	12,871.02	6,791.02	6,791.02	20,121.02	7,266.00	6,791.00	12,791.00	6,791.00	6,940.98	12,790.98	6,965.98	6,790.98	113,702.00
Net Income	14,878.98	-6,791.02	-6,791.02	7,628.98	-7,266.00	-6,791.00	14,959.00	-6,791.00	-6,940.98	14,959.02	-6,965.98	-6,790.98	-2,702.00