

Budget Detail

Rocktown Realty, LLC

Properties: Beacon Hill Homeowners' Association, Inc. - 218 East 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
--------------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	-------

Beacon Hill Homeowners' Association, Inc. - 218 East Market St. Harrisonburg, VA 22801 - Beacon Hill 2026 Budget

Income													
Operating Income													
HOA/POA Dues	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	12,800.00	153,600.00
Assessment - Refuse Collection	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	61,920.00
Total Operating Income	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	215,520.00
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	10,000.00	10,000.00
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	10,000.00	10,000.00
Total Budgeted Operating Income	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	27,960.00	225,520.00
Expense													
Operating Expenses													
Snow Removal	2,200.00	2,200.00	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	10,000.00
Landscape Main. - Contract	2,175.13	2,175.13	2,175.13	2,175.13	2,175.12	2,175.12	2,175.12	2,175.12	2,175.12	2,175.12	2,175.12	2,175.12	26,101.48
Landscape Main. - Add-ons	0.00	0.00	0.00	750.00	0.00	750.00	0.00	0.00	900.00	0.00	0.00	600.00	3,000.00
General Repairs	0.00	0.00	100.00	200.00	0.00	150.00	100.00	150.00	150.00	150.00	0.00	0.00	1,000.00
Dog Park/Waste Station Related Expenses	238.34	238.34	238.34	238.34	238.33	238.33	238.33	238.33	238.33	238.33	238.33	238.33	2,860.00
Signage	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	300.00
Trash Disposal - Contract	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	5,160.00	61,920.00
Trash Disposal -	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

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
Extra Trips													
Total Operating Expenses	10,173.47	10,173.47	9,673.47	8,923.47	7,973.45	8,873.45	8,373.45	8,123.45	9,023.45	8,123.45	9,973.45	10,573.45	109,981.48
Insurance													
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00	0.00	0.00	0.00	0.00	0.00	3,900.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00	0.00	0.00	0.00	0.00	0.00	3,900.00
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
Management Fees													
Management fees	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	24,576.00
Total Management Fees	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	2,048.00	24,576.00
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Supplies/ Copying/ Postage Expense	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	150.00
Total Administrative Expenses	0.00	0.00	0.00	75.00	150.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	300.00
Taxes													
State Taxes	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Federal Taxes	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	160.00	0.00	320.00
Total Taxes	0.00	0.00	0.00	0.00	3,000.00	160.00	0.00	0.00	0.00	0.00	160.00	0.00	3,320.00
Utilities													
Electricity	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.34	208.34	208.34	208.34	2,500.00
Total Utilities	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.34	208.34	208.34	208.34	2,500.00
Total Budgeted	12,429.80	12,429.80	11,929.80	11,554.80	13,379.78	11,289.78	14,529.78	10,379.78	11,279.79	10,454.79	12,389.79	12,829.79	144,877.48

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
Operating Expense													
Total Budgeted Operating Income	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	27,960.00	225,520.00
Total Budgeted Operating Expense	12,429.80	12,429.80	11,929.80	11,554.80	13,379.78	11,289.78	14,529.78	10,379.78	11,279.79	10,454.79	12,389.79	12,829.79	144,877.48
Net Operating Income	5,530.20	5,530.20	6,030.20	6,405.20	4,580.22	6,670.22	3,430.22	7,580.22	6,680.21	7,505.21	5,570.21	15,130.21	80,642.52
Other Expense													
Non-Operating Expenses													
Picnic Tables	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,713.00	0.00	0.00	0.00	14,713.00
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	86,005.00	86,005.00
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,713.00	0.00	0.00	86,005.00	100,718.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,713.00	0.00	0.00	86,005.00	100,718.00
Total Budgeted Income	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	17,960.00	27,960.00	225,520.00
Total Budgeted Expense	12,429.80	12,429.80	11,929.80	11,554.80	13,379.78	11,289.78	14,529.78	10,379.78	25,992.79	10,454.79	12,389.79	98,834.79	245,595.48
Net Income	5,530.20	5,530.20	6,030.20	6,405.20	4,580.22	6,670.22	3,430.22	7,580.22	-8,032.79	7,505.21	5,570.21	-70,874.79	-20,075.48