

Budget Detail

Rocktown Realty, LLC

Properties: Reherd Acres Homeowners Association "A", 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
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Reherd Acres Homeowners Association "A", Inc. - 218 East Market Street Harrisonburg, VA 22801 - Reherd Acres "A" 2026 Budget

Income													
Operating Income													
HOA/POA Dues	0.00	0.00	9,500.40	0.00	0.00	9,500.40	0.00	0.00	9,500.40	0.00	0.00	9,500.40	38,001.60
Total Operating Income	0.00	0.00	9,500.40	0.00	0.00	9,500.40	0.00	0.00	9,500.40	0.00	0.00	9,500.40	38,001.60
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	3,500.00	3,500.00
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	3,500.00	3,500.00
Total Budgeted Operating Income	0.00	0.00	9,500.40	0.00	0.00	9,500.40	0.00	0.00	9,500.40	0.00	0.00	13,000.40	41,501.60
Expense													
Operating Expenses													
Snow Removal	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	3,500.00
Parking Lot Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00
Tree Care	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
General Repairs	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	500.00
Total Operating Expenses	1,000.00	1,000.00	1,000.00	3,000.00	250.00	0.00	0.00	0.00	1,000.00	250.00	0.00	500.00	8,000.00
Insurance													
Liability Insurance	0.00	0.00	0.00	0.00	220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
Total Insurance	0.00	0.00	0.00	0.00	220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
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	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 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Fees													
Management Fees													
Management fees	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	7,140.00
Total Management Fees	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	7,140.00
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	0.00	25.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00
Supplies/ Copying/ Postage Expense	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	100.00
Total Administrative Expenses	0.00	0.00	25.00	50.00	0.00	30.00	0.00	0.00	50.00	0.00	0.00	0.00	155.00
Taxes													
State Taxes	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
Federal 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
Storm Water Management Tax	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	1,100.00
Total Taxes	0.00	0.00	0.00	0.00	1,800.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	2,350.00
Utilities													
Electricity	118.33	118.33	118.33	118.33	118.33	118.33	118.33	118.33	118.34	118.34	118.34	118.34	1,420.00
Total Utilities	118.33	118.33	118.33	118.33	118.33	118.33	118.33	118.33	118.34	118.34	118.34	118.34	1,420.00
Total Budgeted Operating Expense	1,713.33	1,713.33	1,738.33	4,063.33	2,983.33	743.33	713.33	713.33	1,763.34	963.34	1,263.34	1,213.34	19,585.00
Total Budgeted Operating Income	0.00	0.00	9,500.40	0.00	0.00	9,500.40	0.00	0.00	9,500.40	0.00	0.00	13,000.40	41,501.60
Total Budgeted Operating Expense	1,713.33	1,713.33	1,738.33	4,063.33	2,983.33	743.33	713.33	713.33	1,763.34	963.34	1,263.34	1,213.34	19,585.00
Net Operating Income	-1,713.33	-1,713.33	7,762.07	-4,063.33	-2,983.33	8,757.07	-713.33	-713.33	7,737.06	-963.34	-1,263.34	11,787.06	21,916.60
Other Expense													
Non-Operating													

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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
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	26,772.00	26,772.00
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	26,772.00	26,772.00
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	26,772.00	26,772.00
Total Budgeted Income	0.00	0.00	9,500.40	0.00	0.00	9,500.40	0.00	0.00	9,500.40	0.00	0.00	13,000.40	41,501.60
Total Budgeted Expense	1,713.33	1,713.33	1,738.33	4,063.33	2,983.33	743.33	713.33	713.33	1,763.34	963.34	1,263.34	27,985.34	46,357.00
Net Income	-1,713.33	-1,713.33	7,762.07	-4,063.33	-2,983.33	8,757.07	-713.33	-713.33	7,737.06	-963.34	-1,263.34	-14,984.94	-4,855.40