

Budget Detail

Rocktown Realty, LLC

Properties: Madison Manor Condominium Unit Owners Association, Inc. - c/o Rocktown Realty, LLC 218 East Market Street Harrisonburg, VA 22802

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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Madison Manor Condominium Unit Owners Association, Inc. - c/o Rocktown Realty, LLC 218 East Market Street Harrisonburg, VA 22802 - Madison Manor 2026 Budget

Income													
RENT - MANAGED PROPERTIES													
Rent Income	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
Total RENT - MANAGED PROPERTIES	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
Operating Income													
HOA/POA Dues	22,767.33	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	22,767.32	273,207.85
Water Proceeds - Utility Billing Services	6,091.67	6,091.67	6,091.67	6,091.67	6,091.67	6,091.67	6,091.67	6,091.67	6,091.66	6,091.66	6,091.66	6,091.66	73,100.00
Late Fee	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
Fines	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Total Operating Income	28,939.00	28,938.99	28,938.99	28,938.99	28,938.99	28,938.99	28,938.99	28,938.99	28,938.98	28,938.98	28,938.98	28,938.98	347,267.85
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	31,239.00	31,238.99	31,238.99	31,238.99	31,238.99	31,238.99	31,238.99	31,238.99	31,238.98	31,238.98	31,238.98	41,238.98	384,867.85
Expense													
Operating Expenses													
Pest Control	0.00	0.00	1,200.00	0.00	0.00	1,200.00	0.00	0.00	1,200.00	0.00	0.00	1,200.00	4,800.00
Cleaning	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
Snow Removal	3,000.00	2,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	7,000.00

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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
Powerwash	0.00	0.00	0.00	0.00	0.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
Landscape Main. - Contract	3,208.33	3,208.33	3,208.33	3,208.33	3,208.33	3,208.33	3,208.33	3,208.33	3,208.34	3,208.34	3,208.34	3,208.34	38,500.00
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	6,000.00
Tree Care	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Plumbing Repairs	833.34	833.34	833.34	833.34	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00
Roof Repair	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00	2,000.00
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
Dog Park/Waste Station Related Expenses	0.00	0.00	250.00	250.00	0.00	150.00	100.00	0.00	0.00	250.00	0.00	0.00	1,000.00
Water Damage Related Expense	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
Security	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
Building Exteriors	0.00	0.00	0.00	500.00	250.00	250.00	500.00	250.00	250.00	200.00	0.00	0.00	2,200.00
Trash Disposal - Contract	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	3,650.00	3,900.00	3,900.00	3,900.00	3,900.00	3,900.00	45,050.00
Trash Disposal - Extra Trips	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Total Operating Expenses	14,775.01	13,775.01	14,225.01	13,525.01	15,025.00	16,575.00	12,375.00	12,275.00	13,474.99	15,474.99	12,024.99	15,224.99	168,750.00
Insurance													
Property Insurance	0.00	35,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
Total Insurance	0.00	35,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
Professional Fees													
Legal	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	2,000.00
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	500.00	0.00	300.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	2,300.00
Management Fees													
Management fees	2,104.83	2,104.83	2,104.83	2,104.83	2,104.83	2,104.83	2,104.83	2,104.83	2,104.83	2,104.83	2,104.83	2,104.83	25,257.96
Leasing/ Renewal Fees	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

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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
Mgmt Oversight Fees	0.00	0.00	0.00	500.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	500.00	3,000.00
Total Management Fees	2,104.83	2,104.83	2,104.83	2,604.83	2,354.83	4,104.83	2,104.83	2,104.83	2,104.83	2,104.83	2,104.83	2,604.83	28,507.96
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	150.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	175.00
Parking Passes	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Supplies/ Copying/ Postage Expense	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 Administrative Expenses	125.00	275.00	125.00	625.00	125.00	125.00	125.00	150.00	125.00	125.00	125.00	125.00	2,175.00
Taxes													
Property Tax	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	2,000.00
State Taxes	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	250.00	0.00	0.00	250.00	1,000.00
Federal Taxes	0.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	500.00	0.00	0.00	500.00	2,000.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	825.00	0.00	0.00	0.00	0.00	0.00	825.00	0.00	1,650.00
Total Taxes	0.00	0.00	0.00	750.00	1,825.00	0.00	750.00	0.00	750.00	0.00	1,825.00	750.00	6,650.00
Utilities													
Electricity	652.25	652.25	652.25	652.25	652.25	652.25	652.25	652.25	652.25	652.25	652.25	652.25	7,827.00
Gas/Oil	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
Water & Sewer	5,641.67	5,641.67	5,641.67	5,641.67	5,641.67	5,641.67	5,641.67	5,641.67	5,641.66	5,641.66	5,641.66	5,641.66	67,700.00
Cable & Internet	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.66	91.66	91.66	91.66	1,100.00
Total Utilities	6,468.93	6,468.93	6,468.93	6,468.93	6,468.92	6,468.92	6,468.92	6,468.92	6,468.90	6,468.90	6,468.90	6,468.90	77,627.00
Total Budgeted Operating Expense	23,473.77	58,123.77	22,923.77	24,273.77	26,298.75	27,273.75	21,823.75	21,498.75	22,923.72	24,173.72	23,048.72	25,173.72	321,009.96
Total Budgeted Operating Income	31,239.00	31,238.99	31,238.99	31,238.99	31,238.99	31,238.99	31,238.99	31,238.99	31,238.98	31,238.98	31,238.98	41,238.98	384,867.85
Total Budgeted Operating Expense	23,473.77	58,123.77	22,923.77	24,273.77	26,298.75	27,273.75	21,823.75	21,498.75	22,923.72	24,173.72	23,048.72	25,173.72	321,009.96
Net Operating Income	7,765.23	-26,884.78	8,315.22	6,965.22	4,940.24	3,965.24	9,415.24	9,740.24	8,315.26	7,065.26	8,190.26	16,065.26	63,857.89

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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
Other Expense													
Non-Operating Expenses													
Plumbing Related	10,000.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	30,000.00
Pool House Renovations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	5,000.00
Basketball Court Renovations	0.00	0.00	0.00	0.00	0.00	0.00	1,407.33	0.00	0.00	0.00	0.00	0.00	1,407.33
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	90,015.00	90,015.00
Total Non-Operating Expenses	10,000.00	0.00	0.00	10,000.00	0.00	0.00	1,407.33	5,000.00	0.00	10,000.00	0.00	90,015.00	126,422.33
Total Budgeted Other Expense	10,000.00	0.00	0.00	10,000.00	0.00	0.00	1,407.33	5,000.00	0.00	10,000.00	0.00	90,015.00	126,422.33
Total Budgeted Income	31,239.00	31,238.99	31,238.99	31,238.99	31,238.99	31,238.99	31,238.99	31,238.99	31,238.98	31,238.98	31,238.98	41,238.98	384,867.85
Total Budgeted Expense	33,473.77	58,123.77	22,923.77	34,273.77	26,298.75	27,273.75	23,231.08	26,498.75	22,923.72	34,173.72	23,048.72	115,188.72	447,432.29
Net Income	-2,234.77	-26,884.78	8,315.22	-3,034.78	4,940.24	3,965.24	8,007.91	4,740.24	8,315.26	-2,934.74	8,190.26	-73,949.74	-62,564.44