

Budget Detail

Rocktown Realty, LLC

Properties: Blakely Park Property Owners Association, Inc. - Emerson Lane Harrisonburg, VA 22802

Period Range: Jan 2025 to Dec 2025

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
Blakely Park Property Owners Association, Inc. - Emerson Lane Harrisonburg, VA 22802 - Blakely Park 2025 Budget													
Income													
Operating Income													
HOA/POA Dues	5,850.00	0.00	0.00	5,850.00	0.00	0.00	6,300.00	0.00	0.00	6,300.00	0.00	0.00	24,300.00
Total Operating Income	5,850.00	0.00	0.00	5,850.00	0.00	0.00	6,300.00	0.00	0.00	6,300.00	0.00	0.00	24,300.00
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	500.00	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	500.00	500.00
Total Budgeted Income	5,850.00	0.00	0.00	5,850.00	0.00	0.00	6,300.00	0.00	0.00	6,300.00	0.00	500.00	24,800.00
Expense													
Operating Expenses													
Snow Removal	500.00	500.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	500.00	2,000.00
Landscape Main. - Contract	739.17	739.17	739.17	739.17	739.17	739.17	739.17	739.17	739.16	739.16	739.16	739.16	8,870.00
Total Operating Expenses	1,239.17	1,239.17	989.17	739.17	739.17	739.17	739.17	739.17	739.16	739.16	989.16	1,239.16	10,870.00
Insurance													
Liability Insurance	0.00	0.00	720.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	720.00
Total Insurance	0.00	0.00	720.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	720.00
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													

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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	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	2,160.00
Total Management Fees	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	2,160.00
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	30.00	0.00	0.00	55.00
Supplies/ Copying/ Postage Expense	0.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00
Total Administrative Expenses	0.00	45.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	30.00	0.00	0.00	100.00
Total Budgeted Expense	1,419.17	1,464.17	1,889.17	1,219.17	919.17	919.17	944.17	919.17	919.16	949.16	1,169.16	1,419.16	14,150.00
Total Budgeted Income	5,850.00	0.00	0.00	5,850.00	0.00	0.00	6,300.00	0.00	0.00	6,300.00	0.00	500.00	24,800.00
Total Budgeted Expense	1,419.17	1,464.17	1,889.17	1,219.17	919.17	919.17	944.17	919.17	919.16	949.16	1,169.16	1,419.16	14,150.00
Net Operating Income	4,430.83	-1,464.17	-1,889.17	4,630.83	-919.17	-919.17	5,355.83	-919.17	-919.16	5,350.84	-1,169.16	-919.16	10,650.00
Other Expense													
Non-Operating Expenses													
Asphalt Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,833.24	0.00	0.00	0.00	0.00	32,833.24
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	12,989.00	12,989.00
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,833.24	0.00	0.00	0.00	12,989.00	45,822.24
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,833.24	0.00	0.00	0.00	12,989.00	45,822.24