

Budget Detail

Rocktown Realty, LLC

Properties: Townes at Bluestone POA - 218 East Market Street Harrisonburg, VA 22801

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
Townes at Bluestone POA - 218 East Market Street Harrisonburg, VA 22801 - Bluestone 2025 Budget													
Income													
Operating Income													
HOA/POA Dues	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	7,244.00	86,928.00
Road Assessment	1,091.67	1,091.67	1,091.67	1,091.67	1,091.67	1,091.67	1,091.67	1,091.67	1,091.66	1,091.66	1,091.66	1,091.66	13,100.00
Assessment - Refuse Collection	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	27,768.00
Total Operating Income	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.66	10,649.66	10,649.66	10,649.66	127,796.00
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	5,100.00	5,100.00
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	5,100.00	5,100.00
Total Budgeted Income	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.66	10,649.66	10,649.66	15,749.66	132,896.00
Expense													
Operating Expenses													
Snow Removal	2,000.00	3,000.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	10,000.00
Landscape Main. - Contract	2,933.34	2,933.34	2,933.34	2,933.34	2,933.33	2,933.33	2,933.33	2,933.33	2,933.33	2,933.33	2,933.33	2,933.33	35,200.00
Landscape Main. - Add-ons	0.00	0.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	200.00	200.00	0.00	1,000.00
General Repairs	0.00	0.00	200.00	100.00	200.00	0.00	200.00	100.00	100.00	100.00	0.00	0.00	1,000.00
Dog Park/Waste Station Related Expenses	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
Trash Disposal - Contract	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	2,314.00	27,768.00
Total Operating	7,647.34	8,647.34	8,847.34	5,947.34	5,847.33	5,847.33	5,847.33	5,947.33	5,747.33	5,947.33	5,847.33	7,647.33	79,768.00

Budget Detail

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
Expenses													
Insurance													
Liability Insurance	0.00	0.00	970.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	970.00
Total Insurance	0.00	0.00	970.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	970.00
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	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	14,541.00
Total Management Fees	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	1,211.75	14,541.00
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Supplies/ Copying/ Postage Expense	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total Administrative Expenses	0.00	0.00	0.00	100.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00
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	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	110.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	220.00
Total Taxes	0.00	0.00	0.00	0.00	1,110.00	0.00	0.00	0.00	0.00	0.00	110.00	0.00	1,220.00
Utilities													
Electricity	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total Utilities	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total Budgeted Expense	9,109.09	10,109.09	11,279.09	7,809.09	8,419.08	7,384.08	7,309.08	7,409.08	7,209.08	7,409.08	7,419.08	9,109.08	99,974.00

Budget Detail

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
Total Budgeted Income	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.67	10,649.66	10,649.66	10,649.66	15,749.66	132,896.00
Total Budgeted Expense	9,109.09	10,109.09	11,279.09	7,809.09	8,419.08	7,384.08	7,309.08	7,409.08	7,209.08	7,409.08	7,419.08	9,109.08	99,974.00
Net Operating Income	1,540.58	540.58	-629.42	2,840.58	2,230.59	3,265.59	3,340.59	3,240.59	3,440.58	3,240.58	3,230.58	6,640.58	32,922.00
Other Expense													
Non-Operating 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	37,691.00	37,691.00
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	37,691.00	37,691.00
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	37,691.00	37,691.00