Budget Detail

Rocktown Realty, LLC

Properties: Meadowbrook Property Owners Association - 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
Meadowbrook Property Owners Association - 218 East Market Street Harrisonburg, VA 22801 - Meadowbrook 2025 Budget													
Income													
Operating Income													
HOA/POA Dues	23,275.00	0.00	0.00	23,275.00	0.00	0.00	23,275.00	0.00	0.00	23,275.00	0.00	0.00	93,100.00
Late Fee	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total Operating Income	**23,375.00**	**100.00**	**100.00**	**23,375.00**	**100.00**	**100.00**	**23,375.00**	**100.00**	**100.00**	**23,375.00**	**100.00**	**100.00**	**94,300.00**
Total Budgeted Income	**23,375.00**	**100.00**	**100.00**	**23,375.00**	**100.00**	**100.00**	**23,375.00**	**100.00**	**100.00**	**23,375.00**	**100.00**	**100.00**	**94,300.00**
Expense													
Operating Expenses													
Snow Removal	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	2,000.00
Landscape Main. - Contract	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	2,550.00	30,600.00
Landscape Main. - Add-ons	0.00	0.00	500.00	0.00	500.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	2,000.00
General Repairs	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	250.00	0.00	250.00	0.00	1,000.00
Dog Park/Waste Station Related Expenses	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	500.00
Trash Disposal - Contract	2,928.00	2,928.00	2,928.00	2,928.00	2,928.00	2,928.00	2,928.00	2,928.00	2,928.00	2,928.00	2,928.00	2,928.00	35,136.00
Total Operating Expenses	**5,978.00**	**5,978.00**	**6,478.00**	**5,728.00**	**6,228.00**	**5,978.00**	**5,728.00**	**5,478.00**	**6,228.00**	**5,478.00**	**5,978.00**	**5,978.00**	**71,236.00**
Insurance													
Liablility Insurance	0.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
Total Insurance	**0.00**	**0.00**	**900.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**900.00**
Professional Fees													

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
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	1,197.00	1,197.00	1,197.00	1,197.00	1,197.00	1,197.00	1,197.00	1,197.00	1,197.00	1,197.00	1,197.00	1,197.00	14,364.00
Total Management Fees	**1,197.00**	**1,197.00**	**1,197.00**	**1,197.00**	**1,197.00**	**1,197.00**	**1,197.00**	**1,197.00**	**1,197.00**	**1,197.00**	**1,197.00**	**1,197.00**	**14,364.00**
Administrative Expenses													
Meetings	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Licenses, Fees, & Taxes	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	25.00	0.00	0.00	105.00
Supplies/ Copying/ Postage Expense	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	60.00
Total Administrative Expenses	**0.00**	**0.00**	**0.00**	**30.00**	**0.00**	**230.00**	**0.00**	**0.00**	**30.00**	**25.00**	**0.00**	**0.00**	**315.00**
Utilities													
Electricity	30.84	30.84	30.84	30.84	30.83	30.83	30.83	30.83	30.83	30.83	30.83	30.83	370.00
Total Utilities	**30.84**	**30.84**	**30.84**	**30.84**	**30.83**	**30.83**	**30.83**	**30.83**	**30.83**	**30.83**	**30.83**	**30.83**	**370.00**
Total Budgeted Expense	**7,205.84**	**7,205.84**	**8,605.84**	**7,285.84**	**7,455.83**	**7,435.83**	**6,955.83**	**6,705.83**	**7,485.83**	**6,730.83**	**7,205.83**	**7,205.83**	**87,485.00**
Total Budgeted Income	23,375.00	100.00	100.00	23,375.00	100.00	100.00	23,375.00	100.00	100.00	23,375.00	100.00	100.00	94,300.00
Total Budgeted Expense	7,205.84	7,205.84	8,605.84	7,285.84	7,455.83	7,435.83	6,955.83	6,705.83	7,485.83	6,730.83	7,205.83	7,205.83	87,485.00
Net Operating Income	**16,169.16**	**-7,105.84**	**-8,505.84**	**16,089.16**	**-7,355.83**	**-7,335.83**	**16,419.17**	**-6,605.83**	**-7,385.83**	**16,644.17**	**-7,105.83**	**-7,105.83**	**6,815.00**