

Budget Detail

Rocktown Realty, LLC

Properties: The Townes of Wellington Park - Cherrybrook Drive 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      |
|---------------------------------------------------------------------------------------------------------------|-----------|----------|----------|-----------|----------|----------|-----------|----------|----------|-----------|----------|----------|------------|
| The Townes of Wellington Park - Cherrybrook Drive Harrisonburg, VA 22802 - Wellington Park 2025 Annual Budget |           |          |          |           |          |          |           |          |          |           |          |          |            |
| Income                                                                                                        |           |          |          |           |          |          |           |          |          |           |          |          |            |
| Operating Income                                                                                              |           |          |          |           |          |          |           |          |          |           |          |          |            |
| HOA/POA Dues                                                                                                  | 46,148.00 | 0.00     | 0.00     | 46,148.00 | 0.00     | 0.00     | 46,148.00 | 0.00     | 0.00     | 46,148.00 | 0.00     | 0.00     | 184,592.00 |
| Total Operating Income                                                                                        | 46,148.00 | 0.00     | 0.00     | 46,148.00 | 0.00     | 0.00     | 46,148.00 | 0.00     | 0.00     | 46,148.00 | 0.00     | 0.00     | 184,592.00 |
| Other Income                                                                                                  |           |          |          |           |          |          |           |          |          |           |          |          |            |
| Interest Income                                                                                               | 10.00     | 10.00    | 10.00    | 10.00     | 10.00    | 10.00    | 10.00     | 10.00    | 10.00    | 10.00     | 10.00    | 10.00    | 120.00     |
| Total Other Income                                                                                            | 10.00     | 10.00    | 10.00    | 10.00     | 10.00    | 10.00    | 10.00     | 10.00    | 10.00    | 10.00     | 10.00    | 10.00    | 120.00     |
| Total Budgeted Income                                                                                         | 46,158.00 | 10.00    | 10.00    | 46,158.00 | 10.00    | 10.00    | 46,158.00 | 10.00    | 10.00    | 46,158.00 | 10.00    | 10.00    | 184,712.00 |
| Expense                                                                                                       |           |          |          |           |          |          |           |          |          |           |          |          |            |
| Operating Expenses                                                                                            |           |          |          |           |          |          |           |          |          |           |          |          |            |
| Pest Control                                                                                                  | 166.67    | 166.67   | 166.67   | 166.67    | 166.67   | 166.67   | 166.67    | 166.67   | 166.66   | 166.66    | 166.66   | 166.66   | 2,000.00   |
| Snow Removal                                                                                                  | 1,000.00  | 3,000.00 | 3,500.00 | 0.00      | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00      | 500.00   | 3,000.00 | 11,000.00  |
| Powerwash                                                                                                     | 0.00      | 0.00     | 543.75   | 0.00      | 0.00     | 543.75   | 0.00      | 0.00     | 543.75   | 0.00      | 0.00     | 543.75   | 2,175.00   |
| Landscape Main. - Contract                                                                                    | 2,966.67  | 2,966.67 | 2,966.67 | 2,966.67  | 2,966.67 | 2,966.67 | 2,966.67  | 2,966.67 | 2,966.66 | 2,966.66  | 2,966.66 | 2,966.66 | 35,600.00  |
| Landscape Main. - Add-ons                                                                                     | 0.00      | 0.00     | 0.00     | 0.00      | 500.00   | 0.00     | 0.00      | 0.00     | 0.00     | 500.00    | 0.00     | 0.00     | 1,000.00   |
| Tree Care                                                                                                     | 0.00      | 0.00     | 0.00     | 0.00      | 200.00   | 0.00     | 0.00      | 0.00     | 0.00     | 200.00    | 0.00     | 0.00     | 400.00     |
| Roof Repair                                                                                                   | 500.00    | 0.00     | 0.00     | 500.00    | 0.00     | 0.00     | 500.00    | 0.00     | 0.00     | 500.00    | 0.00     | 0.00     | 2,000.00   |
| General Repairs                                                                                               | 0.00      | 312.50   | 312.50   | 312.50    | 0.00     | 312.50   | 0.00      | 312.50   | 0.00     | 312.50    | 312.50   | 312.50   | 2,500.00   |
| Trash Disposal - Contract                                                                                     | 1,666.67  | 1,666.67 | 1,666.67 | 1,666.67  | 1,666.67 | 1,666.67 | 1,666.67  | 1,666.67 | 1,666.66 | 1,666.66  | 1,666.66 | 1,666.66 | 20,000.00  |
| Trash Disposal - Extra Trips                                                                                  | 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  |
| Total Operating Expenses                                                                                      | 7,133.35  | 8,945.85 | 9,989.60 | 6,445.85  | 6,333.34 | 6,489.59 | 6,133.34  | 5,945.84 | 6,177.06 | 7,145.81  | 6,445.81 | 9,489.56 | 86,675.00  |

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      |
|------------------------------------|-----------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|
| Insurance                          |           |            |            |           |           |           |           |           |           |           |           |            |            |
| Liability Insurance                | 0.00      | 0.00       | 0.00       | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 550.00    | 0.00       | 550.00     |
| Total Insurance                    | 0.00      | 0.00       | 0.00       | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 550.00    | 0.00       | 550.00     |
| 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                    | 1,668.00  | 1,668.00   | 1,668.00   | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00   | 20,016.00  |
| Total Management Fees              | 1,668.00  | 1,668.00   | 1,668.00   | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00  | 1,668.00   | 20,016.00  |
| Administrative Expenses            |           |            |            |           |           |           |           |           |           |           |           |            |            |
| Supplies/ Copying/ Postage Expense | 0.00      | 75.00      | 0.00       | 0.00      | 0.00      | 0.00      | 50.00     | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 125.00     |
| Total Administrative Expenses      | 0.00      | 75.00      | 0.00       | 0.00      | 0.00      | 0.00      | 50.00     | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 125.00     |
| Taxes                              |           |            |            |           |           |           |           |           |           |           |           |            |            |
| Storm Water Management Tax         | 0.00      | 0.00       | 0.00       | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 225.00    | 0.00      | 0.00       | 225.00     |
| Total Taxes                        | 0.00      | 0.00       | 0.00       | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 225.00    | 0.00      | 0.00       | 225.00     |
| Utilities                          |           |            |            |           |           |           |           |           |           |           |           |            |            |
| Electricity                        | 186.67    | 186.67     | 186.67     | 186.67    | 186.67    | 186.67    | 186.67    | 186.67    | 186.66    | 186.66    | 186.66    | 186.66     | 2,240.00   |
| Total Utilities                    | 186.67    | 186.67     | 186.67     | 186.67    | 186.67    | 186.67    | 186.67    | 186.67    | 186.66    | 186.66    | 186.66    | 186.66     | 2,240.00   |
| Total Budgeted Expense             | 8,988.02  | 10,875.52  | 11,844.27  | 8,600.52  | 8,188.01  | 8,344.26  | 8,038.01  | 7,800.51  | 8,031.72  | 9,225.47  | 8,850.47  | 11,344.22  | 110,131.00 |
|                                    |           |            |            |           |           |           |           |           |           |           |           |            |            |
| Total Budgeted Income              | 46,158.00 | 10.00      | 10.00      | 46,158.00 | 10.00     | 10.00     | 46,158.00 | 10.00     | 10.00     | 46,158.00 | 10.00     | 10.00      | 184,712.00 |
| Total Budgeted Expense             | 8,988.02  | 10,875.52  | 11,844.27  | 8,600.52  | 8,188.01  | 8,344.26  | 8,038.01  | 7,800.51  | 8,031.72  | 9,225.47  | 8,850.47  | 11,344.22  | 110,131.00 |
| Net Operating Income               | 37,169.98 | -10,865.52 | -11,834.27 | 37,557.48 | -8,178.01 | -8,334.26 | 38,119.99 | -7,790.51 | -8,021.72 | 36,932.53 | -8,840.47 | -11,334.22 | 74,581.00  |

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      |
|----------------------------------|----------|----------|----------|----------|-----------|----------|----------|----------|----------|----------|----------|-----------|------------|
| Other Expense                    |          |          |          |          |           |          |          |          |          |          |          |           |            |
| Non-Operating Expenses           |          |          |          |          |           |          |          |          |          |          |          |           |            |
| Parking Lot Striping             | 0.00     | 0.00     | 0.00     | 0.00     | 2,553.53  | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 2,553.53   |
| Asphalt Crack Filling/Patching   | 0.00     | 0.00     | 0.00     | 0.00     | 33,877.67 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 33,877.67  |
| 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     | 84,932.00 | 84,932.00  |
| Total Non-Operating Expenses     | 0.00     | 0.00     | 0.00     | 0.00     | 36,431.20 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 84,932.00 | 121,363.20 |
| Total Budgeted Other Expense     | 0.00     | 0.00     | 0.00     | 0.00     | 36,431.20 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 84,932.00 | 121,363.20 |
|                                  |          |          |          |          |           |          |          |          |          |          |          |           |            |