

Budget Detail

Rocktown Realty, LLC

Properties: The Townes at Saddlebrook Property Owners' Association, Inc. - 218 E Market St Harrisonbu, VA 22801

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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The Townes at Saddlebrook Property Owners' Association, Inc. - 218 E Market St Harrisonbu, VA 22801 - Saddlebrook 2026 Budget

Income													
Operating Income													
HOA/POA Dues	1,573.00	1,573.00	1,573.00	1,573.00	1,573.00	1,573.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	19,206.00
Total Operating Income	1,573.00	1,573.00	1,573.00	1,573.00	1,573.00	1,573.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	19,206.00
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	1,000.00	1,000.00
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	1,000.00	1,000.00
Total Budgeted Operating Income	1,573.00	1,573.00	1,573.00	1,573.00	1,573.00	1,573.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	2,628.00	20,206.00
Expense													
Operating Expenses													
Snow Removal	500.00	400.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	1,500.00
Landscape Main. - Contract	564.17	564.17	564.17	564.17	564.17	564.17	564.17	564.17	564.16	564.16	564.16	564.16	6,770.00
Total Operating Expenses	1,064.17	964.17	764.17	564.17	564.17	564.17	564.17	564.17	564.16	564.16	564.16	964.16	8,270.00
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 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Management fees	132.00	132.00	132.00	132.00	132.00	132.00	132.00	132.00	132.00	132.00	132.00	132.00	1,584.00
Total Management Fees	132.00	132.00	132.00	132.00	132.00	132.00	132.00	132.00	132.00	132.00	132.00	132.00	1,584.00
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	0.00	0.00	0.00	55.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00
Supplies/ Copying/ Postage Expense	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
Total Administrative Expenses	0.00	25.00	0.00	0.00	55.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
Taxes													
State Taxes	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Federal Taxes	0.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
Total Taxes	0.00	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00
Total Budgeted Operating Expense	1,196.17	1,121.17	1,616.17	996.17	1,076.17	696.17	696.17	696.17	696.16	696.16	696.16	1,096.16	11,279.00
Total Budgeted Operating Income	1,573.00	1,573.00	1,573.00	1,573.00	1,573.00	1,573.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	2,628.00	20,206.00
Total Budgeted Operating Expense	1,196.17	1,121.17	1,616.17	996.17	1,076.17	696.17	696.17	696.17	696.16	696.16	696.16	1,096.16	11,279.00
Net Operating Income	376.83	451.83	-43.17	576.83	496.83	876.83	931.83	931.83	931.84	931.84	931.84	1,531.84	8,927.00
Other Expense													
Non-Operating Expenses													
Asphalt Crack Filling/Patching	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,797.49	0.00	0.00	0.00	1,797.49

Budget Detail

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
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	10,878.00	10,878.00
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,797.49	0.00	0.00	10,878.00	12,675.49
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,797.49	0.00	0.00	10,878.00	12,675.49
Total Budgeted Income	1,573.00	1,573.00	1,573.00	1,573.00	1,573.00	1,573.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	2,628.00	20,206.00
Total Budgeted Expense	1,196.17	1,121.17	1,616.17	996.17	1,076.17	696.17	696.17	696.17	2,493.65	696.16	696.16	11,974.16	23,954.49
Net Income	376.83	451.83	-43.17	576.83	496.83	876.83	931.83	931.83	-865.65	931.84	931.84	-9,346.16	-3,748.49