

Budget Detail

Rocktown Realty, LLC

Properties: The Townes at Wellington Park Property Owners' Association, Inc. - Cherrybrook Drive Harrisonburg, VA 22802

Period Range: Jan 2026 to Dec 2026 (This Year)

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 Wellington Park Property Owners' Association, Inc. - Cherrybrook Drive Harrisonburg, VA 22802 - Wellington Park - 2026 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	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.34	833.34	833.34	833.34	10,000.00
Total Other Income	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.34	833.34	833.34	833.34	10,000.00
Total Budgeted Operating Income	46,981.33	833.33	833.33	46,981.33	833.33	833.33	46,981.33	833.33	833.34	46,981.34	833.34	833.34	194,592.00
Expense													
Operating Expenses													
Pest Control	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Snow Removal	3,500.00	3,500.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	13,000.00
Powerwash	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Landscape Main. - Contract	2,708.00	2,708.00	2,708.00	2,708.00	2,708.00	2,708.00	2,708.00	2,708.00	2,708.00	2,708.00	2,708.00	2,708.00	32,496.00
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	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Trash Disposal - Contract	2,110.03	2,110.03	2,110.03	2,110.03	2,110.03	2,110.03	2,110.03	2,110.03	2,110.03	2,173.33	2,173.33	2,173.33	25,510.26
Trash Disposal - Extra Trips	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
Total Operating Expenses	10,343.03	9,843.03	9,343.03	6,843.03	7,043.03	8,843.03	6,843.03	6,343.03	6,343.03	7,606.33	6,406.33	9,406.33	95,206.26

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
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	0.00	300.00	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	0.00	300.00	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	150.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	300.00
Total Taxes	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	300.00
Utilities													
Electricity	182.38	182.38	182.38	182.38	182.38	182.38	182.38	182.38	182.38	182.38	182.38	182.38	2,188.56
Total Utilities	182.38	182.38	182.38	182.38	182.38	182.38	182.38	182.38	182.38	182.38	182.38	182.38	2,188.56
Total Budgeted Operating Expense	12,193.41	11,768.41	11,193.41	8,693.41	9,343.41	10,693.41	8,743.41	8,193.41	8,193.41	9,606.71	8,806.71	11,256.71	118,685.82
Total Budgeted Operating Income	46,981.33	833.33	833.33	46,981.33	833.33	833.33	46,981.33	833.33	833.34	46,981.34	833.34	833.34	194,592.00
Total Budgeted Operating Expense	12,193.41	11,768.41	11,193.41	8,693.41	9,343.41	10,693.41	8,743.41	8,193.41	8,193.41	9,606.71	8,806.71	11,256.71	118,685.82
Net Operating Income	34,787.92	-10,935.08	-10,360.08	38,287.92	-8,510.08	-9,860.08	38,237.92	-7,360.08	-7,360.07	37,374.63	-7,973.37	-10,423.37	75,906.18

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
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	93,425.00	93,425.00
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	93,425.00	129,856.20
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	93,425.00	129,856.20
Total Budgeted Income	46,981.33	833.33	833.33	46,981.33	833.33	833.33	46,981.33	833.33	833.34	46,981.34	833.34	833.34	194,592.00
Total Budgeted Expense	12,193.41	11,768.41	11,193.41	8,693.41	45,774.61	10,693.41	8,743.41	8,193.41	8,193.41	9,606.71	8,806.71	104,681.71	248,542.02
Net Income	34,787.92	-10,935.08	-10,360.08	38,287.92	-44,941.28	-9,860.08	38,237.92	-7,360.08	-7,360.07	37,374.63	-7,973.37	-103,848.37	-53,950.02