Budget Detail

Rocktown Realty, LLC

Properties: Townes at Bluestone Property Owners Association - 218 East Market Street Harrisonburg, 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
Townes at Bluestone Property Owners Association - 218 East Market Street Harrisonburg, VA 22801 - Bluestone 2026 Budget													
Income													
Operating Income													
HOA/POA Dues	8,515.00	8,515.00	8,515.00	8,515.00	8,515.00	8,515.00	8,515.00	8,515.00	8,515.00	8,515.00	8,515.00	8,515.00	102,180.00
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	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	32,040.00
Total Operating Income	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.66**	**12,276.66**	**12,276.66**	**12,276.66**	**147,320.00**
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 Operating Income	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.67**	**12,276.66**	**12,276.66**	**12,276.66**	**17,376.66**	**152,420.00**
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	2,904.42	2,904.42	2,904.42	2,904.42	2,904.42	2,904.42	2,904.42	2,904.42	2,904.41	2,904.41	2,904.41	2,904.41	34,853.00
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
Tree Care	0.00	0.00	0.00	3,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,600.00
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	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.34	333.34	333.34	333.34	4,000.00
Trash Disposal -	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	2,670.00	32,040.00

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
Contract													
Trash Disposal - Extra Trips	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
Total Operating Expenses	**7,967.75**	**8,967.75**	**9,167.75**	**9,867.75**	**6,167.75**	**6,167.75**	**6,167.75**	**6,267.75**	**6,067.75**	**6,267.75**	**6,167.75**	**7,967.75**	**87,213.00**
Insurance													
Liability Insurance	0.00	0.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00
Total Insurance	**0.00**	**0.00**	**1,100.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,100.00**
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	1,310.00	1,310.00	1,310.00	1,310.00	1,310.00	1,310.00	1,310.00	1,310.00	1,310.00	1,310.00	1,310.00	1,310.00	15,720.00
Total Management Fees	**1,310.00**	**1,310.00**	**1,310.00**	**1,310.00**	**1,310.00**	**1,310.00**	**1,310.00**	**1,310.00**	**1,310.00**	**1,310.00**	**1,310.00**	**1,310.00**	**15,720.00**
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	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
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**	**1,360.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**110.00**	**0.00**	**1,470.00**
Utilities													

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
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 Operating Expense	**9,527.75**	**10,527.75**	**11,827.75**	**11,827.75**	**9,087.75**	**7,802.75**	**7,727.75**	**7,827.75**	**7,627.75**	**7,827.75**	**7,837.75**	**9,527.75**	**108,978.00**
Total Budgeted Operating Income	12,276.67	12,276.67	12,276.67	12,276.67	12,276.67	12,276.67	12,276.67	12,276.67	12,276.66	12,276.66	12,276.66	17,376.66	152,420.00
Total Budgeted Operating Expense	9,527.75	10,527.75	11,827.75	11,827.75	9,087.75	7,802.75	7,727.75	7,827.75	7,627.75	7,827.75	7,837.75	9,527.75	108,978.00
Net Operating Income	**2,748.92**	**1,748.92**	**448.92**	**448.92**	**3,188.92**	**4,473.92**	**4,548.92**	**4,448.92**	**4,648.91**	**4,448.91**	**4,438.91**	**7,848.91**	**43,442.00**
Other Expense													
Non-Operating Expenses													
Reserve Study	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
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	38,633.00	38,633.00
Total Non-Operating Expenses	**0.00**	**0.00**	**3,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**38,633.00**	**41,633.00**
Total Budgeted Other Expense	**0.00**	**0.00**	**3,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**38,633.00**	**41,633.00**
Total Budgeted Income	12,276.67	12,276.67	12,276.67	12,276.67	12,276.67	12,276.67	12,276.67	12,276.67	12,276.66	12,276.66	12,276.66	17,376.66	152,420.00
Total Budgeted Expense	9,527.75	10,527.75	14,827.75	11,827.75	9,087.75	7,802.75	7,727.75	7,827.75	7,627.75	7,827.75	7,837.75	48,160.75	150,611.00
Net Income	**2,748.92**	**1,748.92**	**-2,551.08**	**448.92**	**3,188.92**	**4,473.92**	**4,548.92**	**4,448.92**	**4,648.91**	**4,448.91**	**4,438.91**	**-30,784.09**	**1,809.00**