

Budget Detail

Rocktown Realty, LLC

Properties: Meadowbrook 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
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Meadowbrook Property Owners' Association - 218 East Market Street Harrisonburg, VA 22801 - Meadowbrook 2026 Budget

Income													
Operating Income													
HOA/POA Dues	24,150.00	0.00	0.00	24,150.00	0.00	0.00	24,150.00	0.00	0.00	24,150.00	0.00	0.00	96,600.00
Late Fee	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	1,650.00
Total Operating Income	24,287.50	137.50	137.50	24,287.50	137.50	137.50	24,287.50	137.50	137.50	24,287.50	137.50	137.50	98,250.00
Total Budgeted Operating Income	24,287.50	137.50	137.50	24,287.50	137.50	137.50	24,287.50	137.50	137.50	24,287.50	137.50	137.50	98,250.00
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	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.67	2,716.66	2,716.66	2,716.66	2,716.66	32,600.00
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
Retention Pond Maintenance	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	2,000.00
Trash Disposal - Contract	3,870.00	3,870.00	2,855.87	2,855.87	2,855.87	2,855.87	2,855.87	2,855.87	2,855.87	2,855.87	2,855.87	2,855.87	36,298.70
Total Operating Expenses	7,086.67	7,086.67	6,572.54	6,822.54	6,322.54	6,072.54	5,822.54	5,572.54	7,322.53	5,572.53	6,072.53	6,072.53	76,398.70
Insurance													
Liability 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

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
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	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	14,796.00
Total Management Fees	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	1,233.00	14,796.00
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	34.67	34.67	34.67	34.67	34.67	34.67	34.67	34.67	34.66	34.66	34.66	34.66	416.00
Total Utilities	34.67	34.67	34.67	34.67	34.67	34.67	34.67	34.67	34.66	34.66	34.66	34.66	416.00
Total Budgeted Operating Expense	8,354.34	8,354.34	8,740.21	8,420.21	7,590.21	7,570.21	7,090.21	6,840.21	8,620.19	6,865.19	7,340.19	7,340.19	93,125.70
Total Budgeted Operating Income	24,287.50	137.50	137.50	24,287.50	137.50	137.50	24,287.50	137.50	137.50	24,287.50	137.50	137.50	98,250.00
Total Budgeted Operating Expense	8,354.34	8,354.34	8,740.21	8,420.21	7,590.21	7,570.21	7,090.21	6,840.21	8,620.19	6,865.19	7,340.19	7,340.19	93,125.70
Net Operating Income	15,933.16	-8,216.84	-8,602.71	15,867.29	-7,452.71	-7,432.71	17,197.29	-6,702.71	-8,482.69	17,422.31	-7,202.69	-7,202.69	5,124.30
Total Budgeted Income	24,287.50	137.50	137.50	24,287.50	137.50	137.50	24,287.50	137.50	137.50	24,287.50	137.50	137.50	98,250.00
Total Budgeted Expense	8,354.34	8,354.34	8,740.21	8,420.21	7,590.21	7,570.21	7,090.21	6,840.21	8,620.19	6,865.19	7,340.19	7,340.19	93,125.70
Net Income	15,933.16	-8,216.84	-8,602.71	15,867.29	-7,452.71	-7,432.71	17,197.29	-6,702.71	-8,482.69	17,422.31	-7,202.69	-7,202.69	5,124.30