

Budget Detail

Rocktown Realty, LLC

Properties: Crossroads Farm - Rockingham Rockingham, VA 22801

Period Range: Aug 2022 to Jul 2023

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Total
Crossroads Farm - Rockingham Rockingham, VA 22801													
Income													
Operating Income													
HOA/POA Dues	162,096.00	16,578.00	6,026.00	0.00	0.00	0.00	0.00	0.00	400.00	300.00	100.00	52.00	185,552.00
Late Fee	0.00	0.00	84.00	84.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168.00
Total Operating Income	162,096.00	16,578.00	6,110.00	84.00	0.00	0.00	0.00	0.00	400.00	300.00	100.00	52.00	185,720.00
Other Income													
Interest Income - Money Market Account	168.94	168.94	168.94	168.94	168.94	168.94	168.94	168.94	168.94	168.94	168.94	168.94	2,027.28
Interest Income - Investments	0.00	0.00	0.00	0.00	3,224.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,224.00
Total Other Income	168.94	168.94	168.94	168.94	3,392.94	168.94	168.94	168.94	168.94	168.94	168.94	168.94	5,251.28
Total Budgeted Income	162,264.94	16,746.94	6,278.94	252.94	3,392.94	168.94	168.94	168.94	568.94	468.94	268.94	220.94	190,971.28
Expense													
Operating Expenses													
Snow Removal	0.00	0.00	0.00	0.00	5,000.00	5,000.00	4,000.00	1,000.00	0.00	0.00	0.00	0.00	15,000.00
Landscape Main. - Contract	3,298.98	3,298.98	3,298.98	3,298.98	3,298.98	3,298.98	3,298.98	3,298.98	7,570.00	3,570.39	3,570.39	3,570.39	44,673.01
Tree Care	399.00	0.00	0.00	2,225.00	0.00	0.00	0.00	0.00	2,596.90	1,765.77	2,354.93	752.43	10,094.03
General Repairs	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	1,000.00
Sprinkler System	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	1,000.00
Total Operating Expenses	3,697.98	3,298.98	3,548.98	6,023.98	8,298.98	8,548.98	7,298.98	4,298.98	10,416.90	5,836.16	5,925.32	4,572.82	71,767.04
Insurance													
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,385.75	0.00	1,385.75

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O&D/Fraud Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,344.00	0.00	0.00	0.00	0.00	0.00	1,344.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,344.00	0.00	0.00	0.00	1,385.75	0.00	2,729.75
Professional Fees													
Legal	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
Accounting	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Total Professional Fees	0.00	0.00	0.00	250.00	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	1,250.00
Management Fees													
Management fees	3,070.00	3,070.00	3,080.00	3,080.00	3,080.00	3,080.00	3,080.00	3,080.00	3,100.00	3,120.00	3,130.00	3,150.00	37,120.00
Total Management Fees	3,070.00	3,070.00	3,080.00	3,080.00	3,080.00	3,080.00	3,080.00	3,080.00	3,100.00	3,120.00	3,130.00	3,150.00	37,120.00
Administrative Expenses													
Social	250.00	0.00	0.00	200.00	0.00	500.00	0.00	0.00	0.00	550.00	0.00	0.00	1,500.00
Bank Fees	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
Meetings	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Licenses, Fees, & Taxes	0.00	0.00	115.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	140.00
Supplies/ Copying/ Postage Expense	450.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	460.00
Total Administrative Expenses	700.00	0.00	125.00	550.00	0.00	580.00	0.00	0.00	0.00	550.00	25.00	0.00	2,530.00
Taxes													
State Taxes	0.00	0.00	0.00	77.00	0.00	77.00	0.00	0.00	77.00	0.00	0.00	77.00	308.00
Federal Taxes	0.00	0.00	0.00	386.00	0.00	386.00	0.00	0.00	386.00	0.00	0.00	386.00	1,544.00
Total Taxes	0.00	0.00	0.00	463.00	0.00	463.00	0.00	0.00	463.00	0.00	0.00	463.00	1,852.00
Utilities													
Electricity	75.65	75.65	75.65	75.65	75.65	75.65	75.65	75.65	75.65	75.65	75.65	75.65	907.80
Water & Sewer	121.59	182.07	105.63	0.00	0.00	0.00	81.80	0.00	0.00	0.00	68.19	95.72	655.00
Total Utilities	197.24	257.72	181.28	75.65	75.65	75.65	157.45	75.65	75.65	75.65	143.84	171.37	1,562.80
Total Budgeted Expense	7,665.22	6,626.70	6,935.26	10,442.63	11,954.63	12,747.63	11,880.43	7,454.63	14,055.55	10,081.81	10,609.91	8,357.19	118,811.59

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Total Budgeted Expense	7,665.22	6,626.70	6,935.26	10,442.63	11,954.63	12,747.63	11,880.43	7,454.63	14,055.55	10,081.81	10,609.91	8,357.19	118,811.59
Net Operating Income	154,599.72	10,120.24	-656.32	-10,189.69	-8,561.69	-12,578.69	-11,711.49	-7,285.69	-13,486.61	-9,612.87	-10,340.97	-8,136.25	72,159.69
Other Expense													
Non-Operating Expenses													
Transfer to Road Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,969.74	64,969.74
Transfer to Amenities Reserve	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,949.00	2,949.00
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,918.74	67,918.74
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,918.74	67,918.74