Budget Detail

Rocktown Realty, LLC

Properties: Cedar Point Townes Community - Cedar Point Lane Rockingham, VA 22802

Period Range: Jan 2025 to Dec 2025

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Cedar Point Townes Community - Cedar Point Lane Rockingham, VA 22802 - Cedar Point 2025 Budget													
Income													
Operating Income													
HOA/POA Dues	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	87,480.00
Fines	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	500.00
Total Operating Income	**7,290.00**	**7,290.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**87,980.00**
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	2,080.00	2,080.00
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**	**2,080.00**	**2,080.00**
Total Budgeted Income	**7,290.00**	**7,290.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**7,340.00**	**9,420.00**	**90,060.00**
Expense													
Operating Expenses													
Snow Removal	1,200.00	1,200.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	4,000.00
Landscape Main. - Contract	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	12,900.00
General Repairs	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	500.00
Retention Pond Maintenance	0.00	0.00	3,200.00	0.00	0.00	0.00	0.00	4,730.00	0.00	0.00	0.00	0.00	7,930.00
Trash Disposal - Contract	1,289.49	1,289.49	1,289.49	1,289.49	1,289.49	1,289.49	1,289.49	1,289.49	1,405.54	1,405.54	1,405.54	1,405.54	15,938.08
Trash Disposal - Extra Trips	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	840.00
Total Operating Expenses	**3,634.49**	**3,634.49**	**6,234.49**	**2,684.49**	**2,434.49**	**2,434.49**	**2,434.49**	**7,164.49**	**2,550.54**	**2,800.54**	**2,550.54**	**3,550.54**	**42,108.08**
Insurance													

Budget Detail

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Liablility Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00	0.00	0.00	0.00	0.00	425.00
Total Insurance	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**425.00**	**0.00**	**0.00**	**0.00**	**0.00**	**425.00**
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	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	11,664.00
Total Management Fees	**972.00**	**972.00**	**972.00**	**972.00**	**972.00**	**972.00**	**972.00**	**972.00**	**972.00**	**972.00**	**972.00**	**972.00**	**11,664.00**
Administrative Expenses													
Meetings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	150.00
Licenses, Fees, & Taxes	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Supplies/ Copying/ Postage Expense	0.00	10.00	0.00	0.00	10.00	0.00	0.00	10.00	0.00	0.00	10.00	0.00	40.00
Total Administrative Expenses	**0.00**	**10.00**	**0.00**	**75.00**	**10.00**	**0.00**	**0.00**	**10.00**	**150.00**	**0.00**	**10.00**	**0.00**	**265.00**
Taxes													
State Taxes	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Federal Taxes	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Total Taxes	**0.00**	**0.00**	**0.00**	**0.00**	**500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**500.00**
Utilities													
Electricity	21.67	21.67	21.67	21.67	21.67	21.67	21.67	21.67	21.66	21.66	21.66	21.66	260.00
Total Utilities	**21.67**	**21.67**	**21.67**	**21.67**	**21.67**	**21.67**	**21.67**	**21.67**	**21.66**	**21.66**	**21.66**	**21.66**	**260.00**
Total Budgeted Expense	**4,628.16**	**4,638.16**	**7,228.16**	**4,053.16**	**3,938.16**	**3,428.16**	**3,428.16**	**8,593.16**	**3,694.20**	**3,794.20**	**3,554.20**	**4,544.20**	**55,522.08**
Total Budgeted Income	7,290.00	7,290.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	9,420.00	90,060.00

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Total Budgeted Expense	4,628.16	4,638.16	7,228.16	4,053.16	3,938.16	3,428.16	3,428.16	8,593.16	3,694.20	3,794.20	3,554.20	4,544.20	55,522.08
Net Operating Income	**2,661.84**	**2,651.84**	**111.84**	**3,286.84**	**3,401.84**	**3,911.84**	**3,911.84**	**-1,253.16**	**3,645.80**	**3,545.80**	**3,785.80**	**4,875.80**	**34,537.92**
Other Expense													
Non-Operating Expenses													
Parking Lot Striping	0.00	0.00	0.00	0.00	0.00	0.00	1,054.86	0.00	0.00	0.00	0.00	0.00	1,054.86
Asphalt Crack Filling/Patching	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,926.30	0.00	0.00	0.00	0.00	7,926.30
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	35,158.00	35,158.00
Total Non-Operating Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,054.86**	**7,926.30**	**0.00**	**0.00**	**0.00**	**35,158.00**	**44,139.16**
Total Budgeted Other Expense	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,054.86**	**7,926.30**	**0.00**	**0.00**	**0.00**	**35,158.00**	**44,139.16**