Budget Detail

Rocktown Realty, LLC

Properties: Crossroads Farm - Rockingham Rockingham, VA 22801

Period Range: Aug 2025 to Jul 2026

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total
Crossroads Farm - Rockingham Rockingham, VA 22801 - Crossroads Farm - 2025/2026 Annual Budget													
Income													
Operating Income													
HOA/POA Dues	180,000.00	10,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	192,000.00
Administrative Fee Income	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Late Fee	0.00	100.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Total Operating Income	**180,350.00**	**10,100.00**	**2,050.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**192,500.00**
Other Income													
Interest Income - Money Market Account	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
Interest Income - Investments	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
Total Other Income	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**32,500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**32,500.00**
Total Budgeted Income	**180,350.00**	**10,100.00**	**2,050.00**	**0.00**	**0.00**	**32,500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**225,000.00**
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
Powerwash	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Landscape Main. - Contract	3,583.34	3,583.34	3,583.34	3,583.34	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	43,000.00
Landscape Main. - Add-ons	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	5,000.00
Tree Care	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00	3,000.00	12,000.00
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	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

Budget Detail

Account Name	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total
System													
Total Operating Expenses	**3,583.34**	**6,083.34**	**4,833.34**	**4,083.34**	**8,583.33**	**8,833.33**	**7,583.33**	**4,583.33**	**6,833.33**	**9,583.33**	**6,583.33**	**6,833.33**	**78,000.00**
Insurance													
Liablility Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	1,500.00
O&D/Fraud Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Total Insurance	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,500.00**	**0.00**	**0.00**	**0.00**	**1,500.00**	**0.00**	**3,000.00**
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	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**	**500.00**	**0.00**	**0.00**	**0.00**	**0.00**	**500.00**	**0.00**	**0.00**	**1,300.00**
Management Fees													
Management fees	4,147.00	4,147.00	4,147.00	4,147.00	4,147.00	4,147.00	4,147.00	4,147.00	4,147.00	4,147.00	4,147.00	4,147.00	49,764.00
Total Management Fees	**4,147.00**	**4,147.00**	**4,147.00**	**4,147.00**	**4,147.00**	**4,147.00**	**4,147.00**	**4,147.00**	**4,147.00**	**4,147.00**	**4,147.00**	**4,147.00**	**49,764.00**
Administrative Expenses													
Social	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00
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	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
Total Administrative Expenses	**816.67**	**166.67**	**281.67**	**516.67**	**166.67**	**246.67**	**166.67**	**166.67**	**166.66**	**166.66**	**191.66**	**166.66**	**3,220.00**
Taxes													
State Taxes	0.00	0.00	0.00	500.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	2,000.00
Federal Taxes	0.00	0.00	0.00	2,000.00	0.00	2,000.00	0.00	0.00	2,000.00	0.00	0.00	2,000.00	8,000.00
Total Taxes	**0.00**	**0.00**	**0.00**	**2,500.00**	**0.00**	**2,500.00**	**0.00**	**0.00**	**2,500.00**	**0.00**	**0.00**	**2,500.00**	**10,000.00**
Utilities													

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Account Name	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Total
Electricity	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
Water & Sewer	200.00	200.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	200.00	200.00	1,000.00
Total Utilities	**325.00**	**325.00**	**275.00**	**125.00**	**125.00**	**125.00**	**125.00**	**125.00**	**125.00**	**175.00**	**325.00**	**325.00**	**2,500.00**
Total Budgeted Expense	**8,872.01**	**10,722.01**	**9,537.01**	**11,672.01**	**13,522.00**	**15,852.00**	**13,522.00**	**9,022.00**	**13,771.99**	**14,571.99**	**12,746.99**	**13,971.99**	**147,784.00**
Total Budgeted Income	180,350.00	10,100.00	2,050.00	0.00	0.00	32,500.00	0.00	0.00	0.00	0.00	0.00	0.00	225,000.00
Total Budgeted Expense	8,872.01	10,722.01	9,537.01	11,672.01	13,522.00	15,852.00	13,522.00	9,022.00	13,771.99	14,571.99	12,746.99	13,971.99	147,784.00
Net Operating Income	**171,477.99**	**-622.01**	**-7,487.01**	**-11,672.01**	**-13,522.00**	**16,648.00**	**-13,522.00**	**-9,022.00**	**-13,771.99**	**-14,571.99**	**-12,746.99**	**-13,971.99**	**77,216.00**
Other Expense													
Non-Operating Expenses													
Signage	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Drainpipes	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Sidewalks/Curbs	0.00	0.00	0.00	16,871.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,871.77
Asphalt Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	197,591.00	0.00	197,591.00
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	66,167.00	66,167.00
Total Non-Operating Expenses	**0.00**	**5,000.00**	**0.00**	**24,371.77**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**197,591.00**	**66,167.00**	**293,129.77**
Total Budgeted Other Expense	**0.00**	**5,000.00**	**0.00**	**24,371.77**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**197,591.00**	**66,167.00**	**293,129.77**