

Budget Detail

Rocktown Realty, LLC

Properties: The Springs at Osceola - Huntington Springs Dr Rockingham, VA 22801

Period Range: Jan 2024 to Dec 2024

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
The Springs at Osceola - Huntington Springs Dr Rockingham, VA 22801 - Springs at Osceola 2024 Budget													
Income													
Operating Income													
HOA/POA Dues	25,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,200.00
Recoverable - Owner	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00	16,000.00
Late Fee	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Fines	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	300.00
Total Operating Income	25,200.00	300.00	50.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,000.00	2,000.00	2,000.00	0.00	41,800.00
Other Income													
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
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	2,500.00	2,500.00
Total Budgeted Income	25,200.00	300.00	50.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,000.00	2,000.00	2,000.00	2,500.00	44,300.00
Expense													
Operating Expenses													
Landscape Main. - Contract	425.42	425.42	425.42	425.42	425.42	425.42	425.42	425.42	425.41	425.41	425.41	425.41	5,105.00
Landscape Main. - Add-ons	0.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	1,500.00
Retention Pond Maintenance	0.00	0.00	0.00	0.00	2,400.00	0.00	0.00	0.00	2,400.00	0.00	0.00	0.00	4,800.00
Recoverable - Tenant/Owner	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00	16,000.00
Total Operating Expenses	425.42	425.42	425.42	2,925.42	4,825.42	2,425.42	2,925.42	2,425.42	4,825.41	2,925.41	2,425.41	425.41	27,405.00
Insurance													

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Liability 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	924.00	924.00	924.00	924.00	924.00	924.00	924.00	924.00	924.00	924.00	924.00	924.00	11,088.00
Total Management Fees	924.00	924.00	924.00	924.00	924.00	924.00	924.00	924.00	924.00	924.00	924.00	924.00	11,088.00
Administrative Expenses													
Meetings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00	0.00	0.00	330.00
Licenses, Fees, & Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	75.00
Supplies/ Copying/ Postage Expense	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
Total Administrative Expenses	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	75.00	330.00	0.00	0.00	480.00
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	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
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
Total Budgeted Expense	1,349.42	1,349.42	1,349.42	4,149.42	6,249.42	3,424.42	3,849.42	3,774.42	5,824.41	4,179.41	3,349.41	1,349.41	40,198.00
Total Budgeted Income	25,200.00	300.00	50.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,000.00	2,000.00	2,000.00	2,500.00	44,300.00
Total Budgeted Expense	1,349.42	1,349.42	1,349.42	4,149.42	6,249.42	3,424.42	3,849.42	3,774.42	5,824.41	4,179.41	3,349.41	1,349.41	40,198.00
Net Operating Income	23,850.58	-1,049.42	-1,299.42	-2,099.42	-4,199.42	-1,374.42	-1,799.42	-1,724.42	-3,824.41	-2,179.41	-1,349.41	1,150.59	4,102.00

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