

Budget Detail

Rocktown Realty, LLC

Properties: Crossroads Farm - Rockingham Rockingham, VA 22801

Period Range: Aug 2024 to Jul 2025

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Total
Crossroads Farm - Rockingham Rockingham, VA 22801 - Crossroads Farm - 2024-2025 Annual Budget													
Income													
Operating Income													
HOA/POA Dues	180,000.00	8,000.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190,200.00
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	8,100.00	2,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190,700.00
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	39,000.00	0.00	0.00	0.00	0.00	0.00	0.00	39,000.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	41,500.00	0.00	0.00	0.00	0.00	0.00	0.00	41,500.00
Total Budgeted Income	180,350.00	8,100.00	2,250.00	0.00	0.00	41,500.00	0.00	0.00	0.00	0.00	0.00	0.00	232,200.00
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
Landscape Main. - Contract	4,333.34	4,333.34	4,333.34	4,333.34	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	4,333.33	52,000.00
Landscape Main. - Add-ons	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	3,000.00
Tree Care	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00	2,500.00	10,000.00
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
Electrical Repair	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00

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Account Name	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Total
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	8,333.34	5,833.34	4,583.34	4,833.34	9,333.33	9,583.33	8,333.33	5,333.33	7,083.33	8,833.33	6,833.33	7,083.33	86,000.00
Insurance													
Liability 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	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	45,648.00
Total Management Fees	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	3,804.00	45,648.00
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	625.00	0.00	625.00	0.00	0.00	625.00	0.00	0.00	625.00	2,500.00
Federal 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
Total Taxes	0.00	0.00	0.00	3,125.00	0.00	3,125.00	0.00	0.00	3,125.00	0.00	0.00	3,125.00	12,500.00

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Account Name	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Total
Utilities													
Electricity	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
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	283.34	283.34	233.34	83.34	83.33	83.33	83.33	83.33	83.33	133.33	283.33	283.33	2,000.00
Total Budgeted Expense	13,237.35	10,087.35	8,902.35	12,662.35	13,887.33	16,842.33	13,887.33	9,387.33	14,262.32	13,437.32	12,612.32	14,462.32	153,668.00
Total Budgeted Income	180,350.00	8,100.00	2,250.00	0.00	0.00	41,500.00	0.00	0.00	0.00	0.00	0.00	0.00	232,200.00
Total Budgeted Expense	13,237.35	10,087.35	8,902.35	12,662.35	13,887.33	16,842.33	13,887.33	9,387.33	14,262.32	13,437.32	12,612.32	14,462.32	153,668.00
Net Operating Income	167,112.65	-1,987.35	-6,652.35	-12,662.35	-13,887.33	24,657.67	-13,887.33	-9,387.33	-14,262.32	-13,437.32	-12,612.32	-14,462.32	78,532.00
Other Expense													
Non-Operating Expenses													
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	113,424.42	0.00	113,424.42
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	63,561.00	63,561.00
Total Non-Operating Expenses	0.00	0.00	0.00	16,871.77	0.00	0.00	0.00	0.00	0.00	0.00	113,424.42	63,561.00	193,857.19
Total Budgeted Other Expense	0.00	0.00	0.00	16,871.77	0.00	0.00	0.00	0.00	0.00	0.00	113,424.42	63,561.00	193,857.19