

Budget Detail

Rocktown Realty, LLC

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

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
The Springs at Osceola - Huntington Springs Dr Rockingham, VA 22801 - Springs at Osceola 2025 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	0.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00	0.00	12,000.00
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	50.00	2,050.00	2,050.00	2,050.00	2,050.00	2,000.00	2,000.00	0.00	0.00	37,800.00
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	2,000.00	2,000.00
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	2,000.00	2,000.00
Total Budgeted Income	25,200.00	300.00	50.00	50.00	2,050.00	2,050.00	2,050.00	2,050.00	2,000.00	2,000.00	0.00	2,000.00	39,800.00
Expense													
Operating Expenses													
Landscape Main. - Contract	445.42	445.42	445.42	445.42	445.42	445.42	445.42	445.42	445.41	445.41	445.41	445.41	5,345.00
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	2,500.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	5,000.00
Recoverable - Tenant/Owner	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00	0.00	12,000.00
Total Operating Expenses	445.42	445.42	445.42	3,445.42	2,445.42	2,445.42	2,945.42	2,445.42	2,445.41	5,445.41	445.41	445.41	23,845.00
Insurance													
Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00

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Insurance													
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00
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	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	12,096.00
Total Management Fees	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	12,096.00
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	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Total Taxes	0.00	0.00	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
Total Budgeted Expense	1,453.42	1,453.42	1,453.42	4,753.42	4,103.42	3,528.42	3,953.42	3,953.42	3,528.41	6,783.41	1,453.41	1,453.41	37,871.00
Total Budgeted Income	25,200.00	300.00	50.00	50.00	2,050.00	2,050.00	2,050.00	2,050.00	2,000.00	2,000.00	0.00	2,000.00	39,800.00
Total Budgeted Expense	1,453.42	1,453.42	1,453.42	4,753.42	4,103.42	3,528.42	3,953.42	3,953.42	3,528.41	6,783.41	1,453.41	1,453.41	37,871.00
Net Operating Income	23,746.58	-1,153.42	-1,403.42	-4,703.42	-2,053.42	-1,478.42	-1,903.42	-1,903.42	-1,528.41	-4,783.41	-1,453.41	546.59	1,929.00