Budget Detail

Rocktown Realty, LLC

Properties: The Springs at Osceola Property Owners' Association, Inc. - 218 E Market St Rockingham, VA 22801

Period Range: Jan 2026 to Dec 2026

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
The Springs at Osceola Property Owners' Association, Inc. - 218 E Market St Rockingham, VA 22801 - Osceola 2026 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	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	8,000.00
Late Fee	0.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00
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**	**330.00**	**50.00**	**1,050.00**	**1,050.00**	**1,050.00**	**1,050.00**	**1,050.00**	**1,000.00**	**1,000.00**	**1,000.00**	**0.00**	**33,830.00**
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	1,600.00	1,600.00
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**	**1,600.00**	**1,600.00**
Total Budgeted Operating Income	**25,200.00**	**330.00**	**50.00**	**1,050.00**	**1,050.00**	**1,050.00**	**1,050.00**	**1,050.00**	**1,000.00**	**1,000.00**	**1,000.00**	**1,600.00**	**35,430.00**
Expense													
Operating Expenses													
Landscape Main. - Contract	689.58	689.58	689.58	689.58	689.58	689.58	689.58	689.58	689.59	689.59	689.59	689.59	8,275.00
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	3,750.00	0.00	0.00	0.00	0.00	3,750.00	0.00	0.00	7,500.00
Recoverable - Tenant/Owner	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	8,000.00
Total Operating Expenses	**689.58**	**689.58**	**689.58**	**2,189.58**	**5,439.58**	**1,689.58**	**2,189.58**	**1,689.58**	**1,689.59**	**5,939.59**	**1,689.59**	**689.59**	**25,275.00**
Insurance													

Budget Detail

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	675.00	0.00	0.00	0.00	675.00
Total Insurance	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**675.00**	**0.00**	**0.00**	**0.00**	**675.00**
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	500.00	0.00	0.00	500.00
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**	**500.00**	**0.00**	**0.00**	**650.00**
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 Operating Expense	**1,697.58**	**1,697.58**	**1,697.58**	**3,497.58**	**7,097.58**	**2,772.58**	**3,197.58**	**2,697.58**	**3,447.59**	**7,447.59**	**2,697.59**	**1,697.59**	**39,646.00**
Total Budgeted Operating Income	25,200.00	330.00	50.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,000.00	1,000.00	1,000.00	1,600.00	35,430.00
Total Budgeted Operating Expense	1,697.58	1,697.58	1,697.58	3,497.58	7,097.58	2,772.58	3,197.58	2,697.58	3,447.59	7,447.59	2,697.59	1,697.59	39,646.00
Net Operating Income	**23,502.42**	**-1,367.58**	**-1,647.58**	**-2,447.58**	**-6,047.58**	**-1,722.58**	**-2,147.58**	**-1,647.58**	**-2,447.59**	**-6,447.59**	**-1,697.59**	**-97.59**	**-4,216.00**

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Total Budgeted Income	25,200.00	330.00	50.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,000.00	1,000.00	1,000.00	1,600.00	35,430.00
Total Budgeted Expense	1,697.58	1,697.58	1,697.58	3,497.58	7,097.58	2,772.58	3,197.58	2,697.58	3,447.59	7,447.59	2,697.59	1,697.59	39,646.00
Net Income	**23,502.42**	**-1,367.58**	**-1,647.58**	**-2,447.58**	**-6,047.58**	**-1,722.58**	**-2,147.58**	**-1,647.58**	**-2,447.59**	**-6,447.59**	**-1,697.59**	**-97.59**	**-4,216.00**