

Budget Detail

Rocktown Realty, LLC

Properties: Cedar Point Townhomes Property Association - 218 E Market St Rockingham, VA 22802

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
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Cedar Point Townhomes Property Association - 218 E Market St Rockingham, VA 22802 - Cedar Point 2026 Budget

Income													
Operating Income													
HOA/POA Dues	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	7,290.00	87,480.00
Fines	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	500.00
Total Operating Income	7,290.00	7,290.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	87,980.00
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	1,500.00	1,500.00
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	1,500.00	1,500.00
Total Budgeted Operating Income	7,290.00	7,290.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	8,840.00	89,480.00
Expense													
Operating Expenses													
Snow Removal	1,500.00	1,500.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	1,500.00	6,000.00
Landscape Main. - Contract	1,104.16	1,104.16	1,104.16	1,104.16	1,104.16	1,104.16	1,104.16	1,104.16	1,104.16	1,104.16	1,104.16	1,104.16	13,249.92
General Repairs	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	500.00
Retention Pond Maintenance	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	5,000.00
Trash Disposal - Contract	1,405.40	1,405.40	1,405.40	1,405.40	1,405.40	1,405.40	1,405.40	1,405.40	1,545.40	1,545.40	1,545.40	1,545.40	17,424.80
Trash Disposal - Extra Trips	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.34	83.34	83.34	83.34	1,000.00
Total Operating Expenses	4,092.89	4,092.89	6,092.89	2,842.89	2,592.89	2,592.89	2,592.89	5,092.89	2,732.90	2,982.90	3,232.90	4,232.90	43,174.72
Insurance													
Liability	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

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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
Insurance													
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	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	12,636.00
Total Management Fees	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	12,636.00
Administrative Expenses													
Meetings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	150.00
Licenses, Fees, & Taxes	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Supplies/ Copying/ Postage Expense	0.00	10.00	0.00	0.00	10.00	0.00	0.00	10.00	0.00	0.00	10.00	0.00	40.00
Total Administrative Expenses	0.00	10.00	0.00	75.00	10.00	0.00	0.00	10.00	150.00	0.00	10.00	0.00	265.00
Taxes													
State Taxes	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Federal Taxes	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
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
Utilities													
Electricity	20.42	20.42	20.42	20.42	20.42	20.42	20.42	20.42	20.41	20.41	20.41	20.41	245.00
Total Utilities	20.42	20.42	20.42	20.42	20.42	20.42	20.42	20.42	20.41	20.41	20.41	20.41	245.00
Total Budgeted Operating Expense	5,166.31	5,176.31	7,166.31	4,291.31	4,176.31	3,666.31	3,666.31	6,601.31	3,956.31	4,056.31	4,316.31	5,306.31	57,545.72
Total Budgeted Operating Income	7,290.00	7,290.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	8,840.00	89,480.00
Total Budgeted Operating Expense	5,166.31	5,176.31	7,166.31	4,291.31	4,176.31	3,666.31	3,666.31	6,601.31	3,956.31	4,056.31	4,316.31	5,306.31	57,545.72
Net Operating	2,123.69	2,113.69	173.69	3,048.69	3,163.69	3,673.69	3,673.69	738.69	3,383.69	3,283.69	3,023.69	3,533.69	31,934.28

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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
Income													
Other Expense													
Non-Operating Expenses													
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	35,861.00	35,861.00
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,861.00	35,861.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,861.00	35,861.00
Total Budgeted Income	7,290.00	7,290.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	7,340.00	8,840.00	89,480.00
Total Budgeted Expense	5,166.31	5,176.31	7,166.31	4,291.31	4,176.31	3,666.31	3,666.31	6,601.31	3,956.31	4,056.31	4,316.31	41,167.31	93,406.72
Net Income	2,123.69	2,113.69	173.69	3,048.69	3,163.69	3,673.69	3,673.69	738.69	3,383.69	3,283.69	3,023.69	-32,327.31	-3,926.72