

Annual Budget - Comparative

Properties: The Crossroads Farm Property Owners' Association - Rockingham Rockingham, VA 22801

As of: Aug 2026

Additional Account Types: None

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Annual Budget
Income	
Operating Income	
HOA/POA Dues	195,000.00
Administrative Fee Income	350.00
Late Fee	250.00
Total Operating Income	195,600.00
Other Income	
Interest Income - Money Market Account	2,500.00
Interest Income - Investments	26,000.00
Total Other Income	28,500.00
Total Operating Income	224,100.00
Expense	
Operating Expenses	
Snow Removal	15,000.00
Powerwash	1,000.00
Landscape Main. - Contract	51,000.00
Landscape Main. - Add-ons	5,000.00
Tree Care	12,000.00
General Repairs	1,000.00
Sprinkler System	1,000.00
Total Operating Expenses	86,000.00
Insurance	
Liability Insurance	1,500.00
O&D/Fraud Insurance	4,000.00
Total Insurance	5,500.00
Professional Fees	
Legal	3,000.00
Accounting	300.00
Total Professional Fees	3,300.00
Management Fees	
Management fees	49,764.00
Total Management Fees	49,764.00
Administrative Expenses	
Social	2,000.00
Bank Fees	80.00
Meetings	350.00
Licenses, Fees, & Taxes	140.00
Supplies/Copying/Postage Expense	650.00
Total Administrative Expenses	3,220.00

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Account Name	Annual Budget
Taxes	
State Taxes	2,000.00
Federal Taxes	8,000.00
Total Taxes	10,000.00
Utilities	
Electricity	2,000.00
Water & Sewer	1,000.00
Total Utilities	3,000.00
Total Operating Expense	160,784.00
Total Operating Income	224,100.00
Total Operating Expense	160,784.00
NOI - Net Operating Income	63,316.00
Other Expense	
Non-Operating Expenses	
Sidewalks/Curbs	16,871.77
Asphalt Replacement	197,591.00
Transfer to Reserve Cash Account	68,880.00
Total Non-Operating Expenses	283,342.77
Total Other Expense	283,342.77
Net Other Income	-283,342.77
Total Income	224,100.00
Total Expense	444,126.77
Net Income	-220,026.77