

Budget Detail Report

Property: Camden Townes Property Owners Assoc - c/o Rocktown Homeowners Assoc. 218 East Market Street Harrisonburg, VA 22801

Period Beginning: Jan 2018

Date Prepared: 01/12/2018

Prepared By: Rocktown Realty, LLC

Budget Description: Annual budget

	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Total	Percent
Income														
Operating Income														
HOA/POA Dues	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	190,080.00	100.00
Operating Income	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	190,080.00	100.00
Total Budgeted Income	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	190,080.00	100.00
Expense														
Operating Expenses														
Pest Control	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	1,000.00	0.75
Snow Removal	2,000.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	7,000.00	5.26
Parking Lot Maintenance	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	1,750.00	1.32
Powerwash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	5,925.00	0.00	0.00	7,925.00	5.96
Landscape Main. - Contract	1,824.24	1,824.16	1,824.16	1,824.16	1,824.16	1,824.16	1,824.16	1,824.16	1,824.16	1,824.16	1,824.16	1,824.16	21,890.00	16.46
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	7,000.00	1,500.00	0.00	0.00	0.00	500.00	0.00	0.00	9,000.00	6.77
Painting	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	500.00	0.38
General Repairs	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00	4.06
Dog Park Related Expenses	60.00	0.00	620.00	60.00	0.00	0.00	60.00	0.00	0.00	60.00	0.00	0.00	860.00	0.65
Security Service	1,046.50	1,046.50	1,046.50	1,046.50	1,046.50	1,046.50	1,046.50	1,046.50	1,046.50	1,046.50	1,046.50	1,046.50	12,558.00	9.44
Trash Disposal - Contract	1,389.37	1,389.37	1,389.37	1,389.37	1,389.37	1,389.37	1,389.37	1,389.37	1,389.37	1,389.37	1,389.37	1,389.37	16,672.44	12.54
Large Item Disposal	100.00	0.00	0.00	0.00	100.00	200.00	200.00	100.00	0.00	0.00	0.00	0.00	700.00	0.53
Operating Expenses	7,120.11	6,710.03	7,330.03	5,270.03	12,060.03	6,410.03	5,220.03	6,810.03	4,960.03	12,945.03	4,710.03	5,710.03	85,255.44	64.12
Insurance														
Liability Insurance	0.00	919.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	919.00	0.69

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	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Total	Percent
O&D/Fraud Insurance	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	0.05
Workmen's Compensation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	406.00	0.00	0.00	406.00	0.31
Insurance	0.00	979.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	406.00	0.00	0.00	1,385.00	1.04
Professional Fees														
Accounting	0.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130.00	0.10
Professional Fees	0.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130.00	0.10
Management Fees														
Management fees	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	14,256.00	10.72
Mgmt Oversight Fees	0.00	1,200.00	1,200.00	1,200.00	1,200.00	2,991.00	0.00	1,000.00	0.00	0.00	0.00	0.00	8,791.00	6.61
Management Fees	1,188.00	2,388.00	2,388.00	2,388.00	2,388.00	4,179.00	1,188.00	2,188.00	1,188.00	1,188.00	1,188.00	1,188.00	23,047.00	17.33
Administrative Expenses														
Meetings	0.00	0.00	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00	0.10
Licenses, Fees, & Taxes	0.00	0.00	105.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	130.00	0.10
Fine Notice Tags	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	30.00	0.02
Off Campus Housing Fairs/Mktg	40.00	0.00	0.00	25.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	365.00	0.27
Parking Passes	0.00	0.00	0.00	0.00	0.00	495.00	0.00	0.00	0.00	0.00	0.00	0.00	495.00	0.37
Supplies/Copying/Postage Expense	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	1,380.00	1.04
Administrative Expenses	155.00	115.00	355.00	140.00	415.00	610.00	145.00	115.00	115.00	140.00	115.00	115.00	2,535.00	1.91
Taxes														
Storm Water Management Tax	0.00	0.00	0.00	0.00	508.65	0.00	0.00	0.00	0.00	0.00	508.65	0.00	1,017.30	0.77
Taxes	0.00	0.00	0.00	0.00	508.65	0.00	0.00	0.00	0.00	0.00	508.65	0.00	1,017.30	0.77
Utilities														
Electricity	563.60	563.60	563.60	563.60	563.60	563.60	563.60	563.60	563.60	563.60	563.60	563.60	6,763.20	5.09
Utilities	563.60	563.60	563.60	563.60	563.60	563.60	563.60	563.60	563.60	563.60	563.60	563.60	6,763.20	5.09
OTHER														
Bank Fees	0.00	0.00	0.00	0.00	65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	0.05
OTHER	0.00	0.00	0.00	0.00	65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	0.05
Model Expenses														

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Cleaning - Model Townhome	45.00	0.00	0.00	45.00	0.00	0.00	45.00	0.00	0.00	45.00	0.00	0.00	180.00	0.14
Rent	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	11,400.00	8.57
Electricity - Model	50.00	65.00	65.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	50.00	550.00	0.41
Supplies for Model Townhome	35.00	0.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	0.05
Water & Sewer - Model TH	46.45	46.45	46.45	46.45	46.45	46.45	46.45	48.77	48.77	48.77	48.77	48.77	569.00	0.43
Model Expenses	1,126.45	1,061.45	1,061.45	1,081.45	1,036.45	1,071.45	1,081.45	1,038.77	1,038.77	1,083.77	1,038.77	1,048.77	12,769.00	9.60
Total Budgeted Expense	10,153.16	11,947.08	11,698.08	9,443.08	17,036.73	12,834.08	8,198.08	10,715.40	7,865.40	16,326.40	8,124.05	8,625.40	132,966.94	100.00
Total Budgeted Income	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	15,840.00	190,080.00	100.00
Total Budgeted Expense	10,153.16	11,947.08	11,698.08	9,443.08	17,036.73	12,834.08	8,198.08	10,715.40	7,865.40	16,326.40	8,124.05	8,625.40	132,966.94	100.00
Net Operating Income	5,686.84	3,892.92	4,141.92	6,396.92	-1,196.73	3,005.92	7,641.92	5,124.60	7,974.60	-486.40	7,715.95	7,214.60	57,113.06	100.00
Other Expense														
Non-Operating Expenses														
Sidewalks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	10,000.00	7.82
Building Exterior - Excluding Painting	0.00	0.00	0.00	0.00	0.00	28,910.00	0.00	0.00	0.00	0.00	0.00	0.00	28,910.00	22.60
Stairs/Landing Replacement	0.00	12,000.00	12,000.00	12,000.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,000.00	37.53
Curbs	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.78
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	40,000.00	40,000.00	31.27
Non-Operating Expenses	0.00	12,000.00	12,000.00	12,000.00	12,000.00	29,910.00	0.00	10,000.00	0.00	0.00	0.00	40,000.00	127,910.00	100.00
Total Budgeted Other Expense	0.00	12,000.00	12,000.00	12,000.00	12,000.00	29,910.00	0.00	10,000.00	0.00	0.00	0.00	40,000.00	127,910.00	100.00