

Budget Detail Report

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

Period Beginning: Jan 2017

Date Prepared: 01/05/2017

Prepared By: Rocktown Realty, LLC

Budget Description: Annual budget

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	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	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.37
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	5.16
Parking Lot Maintenance	0.00	250.00	0.00	4,400.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	4,900.00	3.61
Powerwash	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	0.00	0.00	0.00	0.00	0.00	5,500.00	4.05
Landscape Main. - Contract	2,358.37	2,358.33	2,358.33	2,358.33	2,358.33	2,358.33	2,358.33	2,358.33	2,358.33	2,358.33	2,358.33	2,358.33	28,300.00	20.84
Landscape Main. - Add-ons	0.00	0.00	750.00	5,000.00	1,000.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	7,500.00	5.52
Painting	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.37
Roof Repair	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	800.00	0.59
Security Service	1,036.50	1,036.50	1,036.50	1,036.50	1,036.50	1,036.50	1,036.50	1,036.50	1,036.50	1,036.50	1,036.50	1,036.50	12,438.00	9.16
Trash Disposal - Contract	577.00	577.00	577.00	577.00	577.00	577.00	577.00	577.00	577.00	577.00	577.00	577.00	6,924.00	5.10
Large Item Disposal	0.00	0.00	0.00	0.00	400.00	400.00	400.00	300.00	300.00	0.00	0.00	0.00	1,800.00	1.33
Operating Expenses	6,221.87	6,471.83	6,721.83	13,771.83	5,371.83	4,371.83	10,371.83	5,271.83	4,671.83	3,971.83	3,971.83	4,971.83	76,162.00	56.09
Insurance														
Liability Insurance	0.00	0.00	0.00	818.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	593.00	1,411.00	1.04
O&D/Fraud Insurance	0.00	1,082.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,082.00	0.80
Insurance	0.00	1,082.00	0.00	818.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	593.00	2,493.00	1.84

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	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Total	Percent
Professional Fees														
Legal	80.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	240.00	0.18
Professional Fees	80.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	240.00	0.18
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	10.50
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	10.50
Administrative Expenses														
Meetings	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.15
Licenses, Fees, & Taxes	0.00	0.00	400.00	0.00	0.00	903.00	0.00	0.00	0.00	0.00	0.00	903.00	2,206.00	1.62
Off Campus Housing Fairs	50.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00	550.00	0.00	50.00	0.00	750.00	0.55
Signage	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	0.22
Parking Passes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	600.00	0.44
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	1.02
Administrative Expenses	165.00	115.00	565.00	615.00	115.00	1,018.00	115.00	765.00	665.00	115.00	165.00	1,018.00	5,436.00	4.00
Utilities														
Electricity	564.87	564.83	564.83	564.83	564.83	564.83	564.83	564.83	564.83	564.83	564.83	564.83	6,778.00	4.99
Utilities	564.87	564.83	564.83	564.83	564.83	564.83	564.83	564.83	564.83	564.83	564.83	564.83	6,778.00	4.99
Model Expenses														
Cleaning - Model Townhome	0.00	43.00	0.00	43.00	0.00	43.00	0.00	43.00	0.00	43.00	0.00	43.00	258.00	0.19
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	8.40
Staffing	1,295.74	1,295.66	1,295.66	1,295.66	1,295.66	1,295.66	1,295.66	1,295.66	1,295.66	1,295.66	1,295.66	1,295.66	15,548.00	11.45
Electricity - Model	80.00	103.00	110.00	70.00	51.00	56.00	65.00	65.00	50.00	42.00	52.00	80.00	824.00	0.61
Supplies for Model Townhome	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	0.44
Cable/Internet - Model Townhouse	108.91	108.91	108.91	108.91	108.91	108.91	108.91	108.91	108.91	108.91	108.91	108.91	1,306.92	0.96
Water & Sewer - Model TH	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00	0.35
Model Expenses	2,524.65	2,590.57	2,554.57	2,557.57	2,495.57	2,543.57	2,509.57	2,552.57	2,494.57	2,529.57	2,496.57	2,567.57	30,416.92	22.40

Budget Detail Report

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Total	Percent
Total Budgeted Expense	10,744.39	12,012.23	11,594.23	19,515.23	9,815.23	9,686.23	14,749.23	10,342.23	9,584.23	8,449.23	8,386.23	10,903.23	135,781.92	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	10,744.39	12,012.23	11,594.23	19,515.23	9,815.23	9,686.23	14,749.23	10,342.23	9,584.23	8,449.23	8,386.23	10,903.23	135,781.92	100.00
Net Operating Income	5,095.61	3,827.77	4,245.77	-3,675.23	6,024.77	6,153.77	1,090.77	5,497.77	6,255.77	7,390.77	7,453.77	4,936.77	54,298.08	100.00
Other Expense														
Non-Operating Expenses														
Siding/Exterior Walls	0.00	0.00	0.00	0.00	7,500.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	17,500.00	74.58
Dumpster Fencing	0.00	0.00	1,964.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,964.00	8.37
Reserve Study	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	17.05
Non-Operating Expenses	0.00	0.00	1,964.00	4,000.00	7,500.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	23,464.00	100.00
Total Budgeted Other Expense	0.00	0.00	1,964.00	4,000.00	7,500.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	23,464.00	100.00