

Budget Detail

Rocktown Realty, LLC

Active Properties Owned By: Camden Townes Property Owners Assoc.

Period Range: Jan 2019 to Dec 2019

Consolidate: No

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total	Percent
Camden Townes Property Owners Assoc - c/o Rocktown Homeowners Assoc. 218 East Market Street Harrisonburg, VA 22801 - Annual budget														
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	99.65
Late Fee	25.00	25.00	25.00	0.00	25.00	25.00	25.00	25.00	25.00	0.00	25.00	25.00	250.00	0.13
Fines	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00	0.16
Operating Income	15,890.00	15,890.00	15,890.00	15,865.00	15,890.00	15,890.00	15,890.00	15,890.00	15,890.00	15,865.00	15,890.00	15,890.00	190,630.00	99.94
Other Income														
Interest Income	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	0.06
Other Income	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	0.06
Total Budgeted Income	15,900.00	15,900.00	15,900.00	15,875.00	15,900.00	15,900.00	15,900.00	15,900.00	15,900.00	15,875.00	15,900.00	15,900.00	190,750.00	100.00
Expense														
Operating Expenses														
Pest Control	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	1,200.00	0.96
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	5.57
Parking Lot Maintenance	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	1,600.00	1.27
Powerwash	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	8,000.00	6.37
Landscape Main. - Contract	1,813.37	1,813.33	1,813.33	1,813.33	1,813.33	1,813.33	1,813.33	1,813.33	1,813.33	1,813.33	1,813.33	1,813.33	21,760.00	17.32
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	2,500.00	1.99
Painting	0.00	0.00	0.00	0.00	10,890.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,890.00	8.67
General Repairs	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00	3.58

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Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total	Percent
Dog Park Related Expenses	0.00	0.00	0.00	400.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	420.00	0.33
Security Service	1,098.87	1,098.83	1,098.83	1,098.83	1,098.83	1,098.83	1,098.83	1,098.83	1,098.83	1,098.83	1,098.83	1,098.83	13,186.00	10.50
Trash Disposal - Contract	1,510.00	1,510.00	1,510.00	1,510.00	1,510.00	1,510.00	1,510.00	1,510.00	1,510.00	1,510.00	1,510.00	1,510.00	18,120.00	14.43
Large Item Disposal	125.00	0.00	0.00	75.00	0.00	0.00	0.00	600.00	600.00	0.00	0.00	0.00	1,400.00	1.11
Operating Expenses	6,922.24	6,797.16	6,797.16	10,072.16	17,787.16	4,797.16	4,797.16	5,417.16	5,997.16	5,797.16	9,597.16	5,797.16	90,576.00	72.11
Insurance														
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	692.00	0.00	0.00	0.00	0.00	692.00	0.55
Workmen's Compensation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	530.00	0.00	0.00	0.00	530.00	0.42
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	692.00	530.00	0.00	0.00	0.00	1,222.00	0.97
Professional Fees														
Accounting	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0.18
Professional Fees	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	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	11.35
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	11.35
Administrative Expenses														
Meetings	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.32
Licenses, Fees, & Taxes	0.00	0.00	0.00	105.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00	0.08
Fine Notice Tags	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	25.00	0.02
Off Campus Housing Fairs/Mktg	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	180.00	0.14
Parking Passes	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.56

Budget Detail

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total	Percent
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	1.10
Administrative Expenses	115.00	115.00	115.00	1,320.00	235.00	115.00	115.00	115.00	140.00	175.00	115.00	115.00	2,790.00	2.22
Taxes														
Storm Water Management Tax	0.00	0.00	0.00	0.00	542.00	0.00	0.00	0.00	0.00	0.00	542.00	0.00	1,084.00	0.86
Taxes	0.00	0.00	0.00	0.00	542.00	0.00	0.00	0.00	0.00	0.00	542.00	0.00	1,084.00	0.86
Utilities														
Electricity	590.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	7,410.00	5.90
Utilities	590.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	7,410.00	5.90
Other Expenses														
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 Expenses	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														
Rent	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	0.00	0.00	0.00	0.00	0.00	7,350.00	5.85
Electricity - Model	45.00	45.00	45.00	45.00	45.00	45.00	45.00	0.00	0.00	0.00	0.00	0.00	315.00	0.25
Water & Sewer - Model TH	45.00	45.00	45.00	45.00	45.00	45.00	45.00	0.00	0.00	0.00	0.00	0.00	315.00	0.25
Model Expenses	1,140.00	1,140.00	1,140.00	1,140.00	1,140.00	1,140.00	1,140.00	0.00	0.00	0.00	0.00	0.00	7,980.00	6.35
Total Budgeted Expense	9,955.24	10,085.16	9,860.16	14,340.16	21,577.16	7,860.16	7,860.16	8,032.16	8,475.16	7,780.16	12,062.16	7,720.16	125,608.00	100.00
Total Budgeted Income	15,900.00	15,900.00	15,900.00	15,875.00	15,900.00	15,900.00	15,900.00	15,900.00	15,900.00	15,875.00	15,900.00	15,900.00	190,750.00	100.00
Total Budgeted Expense	9,955.24	10,085.16	9,860.16	14,340.16	21,577.16	7,860.16	7,860.16	8,032.16	8,475.16	7,780.16	12,062.16	7,720.16	125,608.00	100.00
Net Operating Income	5,944.76	5,814.84	6,039.84	1,534.84	-5,677.16	8,039.84	8,039.84	7,867.84	7,424.84	8,094.84	3,837.84	8,179.84	65,142.00	100.00

Budget Detail

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total	Percent
Other Expense														
Non-Operating Expenses														
Stairs/ Landing/ Railing Replacement	0.00	0.00	0.00	0.00	39,572.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,572.00	62.13
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	24,119.00	24,119.00	37.87
Non-Operating Expenses	0.00	0.00	0.00	0.00	39,572.00	0.00	0.00	0.00	0.00	0.00	0.00	24,119.00	63,691.00	100.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	39,572.00	0.00	0.00	0.00	0.00	0.00	0.00	24,119.00	63,691.00	100.00