

Budget Detail

Rocktown Realty, LLC

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

Period Range: Jan 2021 to Dec 2021 (This Year)

Consolidate: No

GL Account Map: None - use master chart of accounts

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
Camden Townes Property Owners Assoc - c/o Rocktown Homeowners Assoc. 218 East Market Street Harrisonburg, VA 22801 - Camden Townes - 2021 Annual Budget													
Income													
Operating Income													
HOA/POA Dues	17,325.00	17,325.00	17,325.00	17,325.00	17,325.00	17,325.00	17,325.00	17,325.00	17,325.00	17,325.00	17,325.00	17,325.00	207,900.00
Late Fee	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
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
Total Operating Income	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	208,500.00
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
Total 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
Total Budgeted Income	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	208,620.00
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
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
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
Powerwash	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	8,000.00
Landscape Main. - Contract	2,513.34	2,513.34	2,513.34	2,513.34	2,513.33	2,513.33	2,513.33	2,513.33	2,513.33	2,513.33	2,513.33	2,513.33	30,160.00
Landscape Main. - Add-ons	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	10,000.00
Painting	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
General Repairs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Dog Park Related Expenses	0.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	400.00
Security	1,098.84	1,098.84	1,098.84	1,098.84	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

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Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
Trash Disposal - Contract	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
Trash Disposal - Extra Trips	100.00	0.00	0.00	0.00	500.00	300.00	200.00	300.00	0.00	0.00	0.00	0.00	1,400.00
Total Operating Expenses	6,862.18	6,762.18	6,762.18	5,762.18	14,862.16	7,562.16	5,162.16	9,062.16	5,362.16	9,762.16	5,562.16	5,762.16	89,246.00
Insurance													
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	825.00	0.00	0.00	0.00	0.00	825.00
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
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	825.00	530.00	0.00	0.00	0.00	1,355.00
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
Total 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
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
Mgmt Oversight Fees	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
Total Management Fees	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,988.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	15,056.00
Administrative 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
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
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
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
Off Campus Housing Fairs/ Mktg	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	180.00
Parking Passes	0.00	0.00	0.00	850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00

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Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
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
Total Administrative Expenses	115.00	115.00	175.00	1,470.00	180.00	115.00	115.00	115.00	260.00	115.00	115.00	115.00	3,005.00
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
Total 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
Utilities													
Electricity	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	7,440.00
Total Utilities	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	620.00	7,440.00
Total Budgeted Expense	8,785.18	8,910.18	8,745.18	9,040.18	17,392.16	10,285.16	7,085.16	11,810.16	7,960.16	11,685.16	8,027.16	7,685.16	117,411.00
Total Budgeted Income	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	17,385.00	208,620.00
Total Budgeted Expense	8,785.18	8,910.18	8,745.18	9,040.18	17,392.16	10,285.16	7,085.16	11,810.16	7,960.16	11,685.16	8,027.16	7,685.16	117,411.00
Net Operating Income	8,599.82	8,474.82	8,639.82	8,344.82	-7.16	7,099.84	10,299.84	5,574.84	9,424.84	5,699.84	9,357.84	9,699.84	91,209.00
Other Expense													
Non-Operating Expenses													
Sidewalks/Curbs	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
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
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00	0.00	24,119.00	44,119.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00	0.00	24,119.00	44,119.00