

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 2024 to Dec 2024

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Camden Townes Property Owners Assoc - c/o Rocktown Homeowners Assoc. 218 East Market Street Harrisonburg, VA 22801 - Camden Townes - 2024 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	99.65
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	0.14
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	0.14
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	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
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	0.06
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	100.00
Expense														
Operating Expenses														
Pest Control	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.46
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	6.43
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	7.34
Landscape Main. - Contract	2,791.67	2,791.67	2,791.67	2,791.67	2,791.67	2,791.67	2,791.67	2,791.67	2,791.66	2,791.66	2,791.66	2,791.66	33,500.00	30.75
Landscape Main. - Add-ons	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	10,500.00	9.64
Painting	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	0.92
General	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	2.75

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Repairs														
Dog Park/ Waste Station Related Expenses	0.00	0.00	0.00	750.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1.38
Trash Disposal - Contract	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.66	1,166.66	1,166.66	1,166.66	14,000.00	12.85
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	1.29
Total Operating Expenses	7,183.34	7,083.34	7,083.34	5,833.34	10,083.34	6,383.34	6,033.34	9,383.34	5,083.32	5,083.32	5,083.32	6,083.32	80,400.00	73.80
Insurance														
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	980.00	0.00	0.00	0.00	0.00	980.00	0.90
Workmen's Compensation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	620.00	0.00	0.00	620.00	0.57
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	980.00	0.00	620.00	0.00	0.00	1,600.00	1.47
Professional Fees														
Accounting	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.28
Total Professional Fees	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.28
Management Fees														
Management fees	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	15,681.60	14.39
Total Management Fees	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	15,681.60	14.39
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	0.06
Meetings	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.23
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	0.10

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
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	0.64
Supplies/ Copying/ Postage Expense	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.66	116.66	116.66	116.66	1,400.00	1.29
Total Administrative Expenses	116.67	116.67	116.67	1,171.67	181.67	116.67	116.67	116.67	116.66	116.66	116.66	116.66	2,520.00	2.31
Taxes														
Storm Water Management Tax	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	1,000.00	0.92
Total Taxes	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	1,000.00	0.92
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	6.83
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	6.83
Total Budgeted Expense	9,226.81	9,426.81	9,126.81	8,931.81	12,691.81	8,426.81	8,076.81	12,406.81	7,126.78	7,746.78	7,626.78	8,126.78	108,941.60	100.00
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	100.00
Total Budgeted Expense	9,226.81	9,426.81	9,126.81	8,931.81	12,691.81	8,426.81	8,076.81	12,406.81	7,126.78	7,746.78	7,626.78	8,126.78	108,941.60	100.00
Net Operating Income	8,158.19	7,958.19	8,258.19	8,453.19	4,693.19	8,958.19	9,308.19	4,978.19	10,258.22	9,638.22	9,758.22	9,258.22	99,678.40	100.00
Other Expense														
Non-Operating Expenses														
Sidewalks/ Curbs	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10.54
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	84,872.00	84,872.00	89.46
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	84,872.00	94,872.00	100.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	84,872.00	94,872.00	100.00

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