

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 2022 to Dec 2022 (This Year)

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Camden Townes Property Owners Assoc - c/o Rocktown Homeowners Assoc. 218 East Market Street Harrisonburg, VA 22801 - Camden Townes - 2022 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	2,555.00	2,555.00	2,555.00	2,555.00	2,555.00	2,555.00	2,555.00	2,555.00	2,555.00	2,555.00	2,555.00	2,555.00	30,660.00
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/Waste Station 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

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Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Security	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
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	7,205.00	7,105.00	7,105.00	6,105.00	15,205.00	7,905.00	5,505.00	9,405.00	5,705.00	10,105.00	5,905.00	6,105.00	93,360.00
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	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Total Management Fees	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	6,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	1,188.00	19,256.00
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
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
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	115.00	115.00	175.00	1,470.00	180.00	115.00	115.00	115.00	235.00	115.00	115.00	115.00	2,980.00

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Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
Administrative Expenses													
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
Reserve Study	2,855.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,855.00
Total Budgeted Expense	11,983.00	9,253.00	9,088.00	9,383.00	17,735.00	14,828.00	7,428.00	12,153.00	8,278.00	12,028.00	8,370.00	8,028.00	128,555.00
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	11,983.00	9,253.00	9,088.00	9,383.00	17,735.00	14,828.00	7,428.00	12,153.00	8,278.00	12,028.00	8,370.00	8,028.00	128,555.00
Net Operating Income	5,402.00	8,132.00	8,297.00	8,002.00	-350.00	2,557.00	9,957.00	5,232.00	9,107.00	5,357.00	9,015.00	9,357.00	80,065.00
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
Asphalt Replacement	0.00	0.00	0.00	0.00	131,219.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131,219.00
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	131,219.00	10,000.00	0.00	0.00	0.00	0.00	0.00	24,119.00	165,338.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	131,219.00	10,000.00	0.00	0.00	0.00	0.00	0.00	24,119.00	165,338.00