

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 2023 to Dec 2023

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Camden Townes Property Owners Assoc - c/o Rocktown Homeowners Assoc. 218 East Market Street Harrisonburg, VA 22801 - Camden Townes - 2023 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
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	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	31,800.00
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
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 -	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00

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Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Contract													
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	7,400.00	7,300.00	7,300.00	5,500.00	15,400.00	8,100.00	5,700.00	9,600.00	5,900.00	10,300.00	5,300.00	6,300.00	94,100.00
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	1,306.80	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
Mgmt Oversight Fees	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
Total Management Fees	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	2,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	1,306.80	16,681.60
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
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 Administrative Expenses	115.00	115.00	115.00	1,470.00	180.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	2,800.00
Taxes													
Storm Water Management	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

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Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Tax													
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	9,441.80	9,566.80	9,341.80	8,896.80	18,048.80	11,141.80	7,741.80	12,466.80	8,471.80	12,341.80	7,883.80	8,341.80	123,685.60
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	9,441.80	9,566.80	9,341.80	8,896.80	18,048.80	11,141.80	7,741.80	12,466.80	8,471.80	12,341.80	7,883.80	8,341.80	123,685.60
Net Operating Income	7,943.20	7,818.20	8,043.20	8,488.20	-663.80	6,243.20	9,643.20	4,918.20	8,913.20	5,043.20	9,501.20	9,043.20	84,934.40
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
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	82,400.00	82,400.00
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	82,400.00	92,400.00
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	82,400.00	92,400.00