

Budget Detail

Rocktown Realty, LLC

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

Period Range: Jan 2026 to Dec 2026

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
--------------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	-------

Camden Townes Property Owners Association, Inc. - c/o Rocktown Homeowners Assoc. 218 East Market Street Harrisonburg, VA 22801 - Camden Townes - 2026 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	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Total Budgeted Operating Income	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	24,875.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	216,000.00
Expense													
Operating Expenses													
Advertising - HOA Management	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00
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
Snow Removal	2,500.00	2,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	9,000.00
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	3,348.17	3,348.17	3,348.17	3,348.17	3,348.17	3,348.17	3,348.17	3,348.17	3,348.16	3,348.16	3,348.16	3,348.16	40,178.00
Landscape Main. - Add-ons	0.00	0.00	0.00	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	2,500.00	0.00	0.00	10,000.00
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
Gutters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0.00	3,000.00
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

Budget Detail

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
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
Security	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Trash Disposal - Contract	1,460.02	1,460.02	1,460.02	1,460.02	1,460.02	1,460.02	1,460.02	1,460.02	1,460.02	1,460.02	1,460.02	1,460.02	17,520.24
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	7,658.19	7,558.19	7,558.19	8,308.19	13,558.19	6,358.19	6,258.19	9,358.19	7,558.18	7,558.18	8,058.18	6,558.18	96,348.24
Insurance													
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00
Professional Fees													
Accounting	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total Professional Fees	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Management Fees													
Management fees	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	16,632.00
Total Management Fees	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	1,386.00	16,632.00
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
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	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00
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
Total Administrative Expenses	116.67	116.67	116.67	921.67	181.67	116.67	116.67	116.67	116.66	116.66	116.66	116.66	2,270.00
Taxes													
Storm Water Management	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	1,200.00

Budget Detail

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
Tax													
Total Taxes	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	1,200.00
Utilities													
Electricity	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
Cable & Internet	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
Total Utilities	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.67	641.66	641.66	641.66	641.66	7,700.00
Total Budgeted Operating Expense	9,802.53	9,702.53	9,702.53	11,257.53	16,667.53	8,502.53	8,402.53	12,502.53	9,702.50	9,702.50	10,802.50	8,702.50	125,450.24
Total Budgeted Operating Income	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	24,875.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	216,000.00
Total Budgeted Operating Expense	9,802.53	9,702.53	9,702.53	11,257.53	16,667.53	8,502.53	8,402.53	12,502.53	9,702.50	9,702.50	10,802.50	8,702.50	125,450.24
Net Operating Income	7,572.47	7,672.47	7,672.47	6,117.47	707.47	8,872.47	16,472.47	4,872.47	7,672.50	7,672.50	6,572.50	8,672.50	90,549.76
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	90,041.00	90,041.00
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	90,041.00	100,041.00
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	90,041.00	100,041.00
Total Budgeted Income	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	24,875.00	17,375.00	17,375.00	17,375.00	17,375.00	17,375.00	216,000.00
Total Budgeted Expense	9,802.53	9,702.53	9,702.53	11,257.53	16,667.53	18,502.53	8,402.53	12,502.53	9,702.50	9,702.50	10,802.50	98,743.50	225,491.24
Net Income	7,572.47	7,672.47	7,672.47	6,117.47	707.47	-1,127.53	16,472.47	4,872.47	7,672.50	7,672.50	6,572.50	-81,368.50	-9,491.24