

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 2025 to Dec 2025

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Camden Townes Property Owners Assoc - c/o Rocktown Homeowners Assoc. 218 East Market Street Harrisonburg, VA 22801 - Camden Townes - 2025 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	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Total Other Income	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Total Budgeted Income	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	17,375.00	17,375.00	17,375.00	216,000.00
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
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	3,529.17	3,529.17	3,529.17	3,529.17	3,529.17	3,529.17	3,529.17	3,529.17	3,529.16	3,529.16	3,529.16	3,529.16	42,350.00
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
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	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00

Budget Detail

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Trash Disposal - Contract	1,333.34	1,333.34	1,333.34	1,333.34	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	16,000.00
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	7,212.51	7,112.51	7,112.51	8,362.51	17,612.50	6,412.50	6,062.50	9,412.50	7,612.49	7,612.49	8,112.49	6,112.49	98,750.00
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	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
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
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
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
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	1,171.67	181.67	116.67	116.67	116.67	116.66	116.66	116.66	116.66	2,520.00
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
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
Utilities													

Budget Detail

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
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
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	661.67	661.67	661.67	661.67	661.67	661.67	661.67	661.67	661.66	661.66	661.66	661.66	7,940.00
Total Budgeted Expense	9,376.85	9,576.85	9,276.85	11,581.85	20,341.84	8,576.84	8,226.84	12,576.84	9,776.81	9,776.81	10,776.81	8,276.81	128,142.00
Total Budgeted Income	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	17,375.00	17,375.00	17,375.00	216,000.00
Total Budgeted Expense	9,376.85	9,576.85	9,276.85	11,581.85	20,341.84	8,576.84	8,226.84	12,576.84	9,776.81	9,776.81	10,776.81	8,276.81	128,142.00
Net Operating Income	7,998.15	7,798.15	8,098.15	13,293.15	-2,966.84	8,798.16	9,148.16	4,798.16	7,598.19	7,598.19	6,598.19	9,098.19	87,858.00
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
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	87,418.00	87,418.00
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	87,418.00	97,418.00
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	87,418.00	97,418.00