

Budget Detail

Rocktown Realty, LLC

Properties: Campus View Condos COA - 218 E Market St Harrisonburg, VA 22801

Period Range: Jan 2025 to Dec 2025 (This Year)

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
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Campus View Condos COA - 218 E Market St Harrisonburg, VA 22801 - Campus View Condos 2025 Budget

Income													
Operating Income													
HOA/POA Dues	15,635.00	15,635.00	15,635.00	15,635.00	15,635.00	15,635.00	15,635.00	15,635.00	15,635.00	15,635.00	15,635.00	15,635.00	187,620.00
Campus View Apartments- Reserve Contribution	1,708.95	1,708.95	1,708.95	1,708.95	1,708.94	1,708.94	1,708.94	1,708.94	1,708.94	1,708.94	1,708.94	1,708.94	20,507.32
Campus View Apartments- Operating Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,639.00	12,639.00
Late Fee	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Total Operating Income	17,393.95	17,393.95	17,393.95	17,393.95	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	30,032.94	221,366.32
Other Income													
Interest Income - Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00
Total Budgeted Income	17,393.95	17,393.95	17,393.95	17,393.95	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	55,032.94	246,366.32
Expense													
Operating Expenses													
Snow Removal	3,000.00	3,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	9,000.00
Parking Lot Maintenance	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
Powerwash	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	2,400.00
Landscape Main. - Contract	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	15,528.00
Landscape	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

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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
Main. - Add-ons													
Tree Care	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	500.00
General Repairs	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
Pool Maintenance	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00	12,000.00
Security	27.09	27.09	27.09	27.09	27.08	27.08	27.08	27.08	27.08	27.08	27.08	27.08	325.00
Sprinkler/Fire Alarm Monitoring/ Security Monitoring	833.34	833.34	833.34	833.34	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00
Trash Disposal - Contract	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
Trash Disposal - Extra Trips	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
Total Operating Expenses	9,037.77	9,037.77	9,237.77	6,037.77	8,037.74	8,037.74	8,037.74	9,237.74	8,537.74	8,037.74	6,037.74	7,037.74	96,353.00
Insurance													
Liability Insurance	0.00	0.00	67,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,000.00
Total Insurance	0.00	0.00	67,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,000.00
Professional Fees													
Legal	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Accounting	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total Professional Fees	125.00	125.00	125.00	425.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,800.00
Management Fees													
Management fees	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	14,160.00
Total Management Fees	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	1,180.00	14,160.00
Administrative Expenses													
Licenses, Fees, & Taxes	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Parking Passes	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00
Supplies/ Copying/ Postage	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00

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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
Expense													
Total Administrative Expenses	0.00	0.00	75.00	0.00	700.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	875.00
Taxes													
State Taxes	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Federal Taxes	0.00	0.00	0.00	4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
Storm Water Management Tax	0.00	0.00	0.00	0.00	437.50	0.00	0.00	0.00	0.00	0.00	437.50	0.00	875.00
Total Taxes	0.00	0.00	0.00	6,500.00	437.50	0.00	0.00	0.00	0.00	0.00	437.50	0.00	7,375.00
Utilities													
Electricity	458.34	458.34	458.34	458.34	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	5,500.00
Water & Sewer	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Cable & Internet	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00
Total Utilities	750.01	750.01	750.01	750.01	750.00	750.00	750.00	750.00	749.99	749.99	749.99	749.99	9,000.00
Total Budgeted Expense	11,092.78	11,092.78	78,367.78	14,892.78	11,230.24	10,192.74	10,092.74	11,292.74	10,592.73	10,092.73	8,530.23	9,092.73	196,563.00
Total Budgeted Income	17,393.95	17,393.95	17,393.95	17,393.95	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	55,032.94	246,366.32
Total Budgeted Expense	11,092.78	11,092.78	78,367.78	14,892.78	11,230.24	10,192.74	10,092.74	11,292.74	10,592.73	10,092.73	8,530.23	9,092.73	196,563.00
Net Operating Income	6,301.17	6,301.17	-60,973.83	2,501.17	6,163.70	7,201.20	7,301.20	6,101.20	6,801.21	7,301.21	8,863.71	45,940.21	49,803.32
Other Expense													
Non-Operating Expenses													
Fitness Equipment	0.00	0.00	0.00	0.00	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
Pool Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,600.00	0.00	0.00	0.00	0.00	5,600.00
Sidewalks/Curbs	0.00	0.00	0.00	0.00	0.00	0.00	10,500.00	0.00	0.00	0.00	0.00	0.00	10,500.00
Building Exterior - Excluding Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,500.00	0.00	0.00	0.00	28,500.00
Asphalt Crack Filling/Patching	0.00	0.00	0.00	0.00	0.00	0.00	11,350.00	0.00	0.00	0.00	0.00	0.00	11,350.00
Transfer to	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,300.00	99,300.00

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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
Reserve Cash Account													
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	7,000.00	0.00	21,850.00	5,600.00	28,500.00	0.00	0.00	99,300.00	162,250.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	7,000.00	0.00	21,850.00	5,600.00	28,500.00	0.00	0.00	99,300.00	162,250.00