

Budget Detail

Rocktown Realty, LLC

Properties: Campus View JMU Condominium Unit Owners Association, Inc. - 218 E Market St 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
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Campus View JMU Condominium Unit Owners Association, Inc. - 218 E Market St Harrisonburg, VA 22801 - Campus View Condos 2026 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	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	1,708.94	20,507.32
Campus View Apartments-Operating Contribution	0.00	0.00	0.00	0.00	22,009.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,009.99
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	50.00	600.00
Total Operating Income	17,393.95	17,393.95	17,393.95	17,393.95	39,403.93	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	230,737.31
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	0.00	20,000.00	20,000.00
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	0.00	20,000.00	20,000.00
Total Budgeted Operating Income	17,393.95	17,393.95	17,393.95	17,393.95	39,403.93	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	37,393.94	250,737.31
Expense														
Operating Expenses														
Pest Control	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	1,600.00
Cleaning	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,680.00
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	2,000.00	2,000.00	10,000.00
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	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	0.00	2,400.00
Landscape	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	1,326.00	15,912.00

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
Main. - Contract													
Landscape	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
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	0.00	0.00	12,000.00
Security	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.34	58.34	58.34	58.34	700.00
Sprinkler/Fire Alarm Monitoring/ Security Monitoring	866.67	866.67	866.67	866.67	866.67	866.67	866.67	866.67	866.66	866.66	866.66	866.66	10,400.00
Trash Disposal - Contract	2,718.00	2,718.00	2,718.00	2,718.00	2,718.00	2,718.00	2,718.00	2,718.00	2,718.00	2,718.00	2,718.00	2,718.00	32,616.00
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	9,942.34	9,942.34	10,142.34	7,742.34	8,942.33	8,942.33	8,942.33	10,142.33	9,442.33	9,742.33	6,942.33	8,942.33	109,808.00
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	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00
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	135.00	135.00	135.00	435.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,920.00
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	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00

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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
Supplies/ Copying/ Postage Expense	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
Total Administrative Expenses	0.00	0.00	75.00	0.00	800.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	975.00
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	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.34	433.34	433.34	433.34	5,200.00
Water & Sewer	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
Cable & Internet	158.33	158.33	158.33	158.33	158.33	158.33	158.33	158.33	158.34	158.34	158.34	158.34	1,900.00
Total Utilities	766.66	766.66	766.66	766.66	766.66	766.66	766.66	766.66	766.68	766.68	766.68	766.68	9,200.00
Total Budgeted Operating Expense	12,024.00	12,024.00	79,299.00	16,624.00	12,261.49	11,123.99	11,023.99	12,223.99	11,524.01	11,824.01	9,461.51	11,024.01	210,438.00
Total Budgeted Operating Income	17,393.95	17,393.95	17,393.95	17,393.95	39,403.93	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	37,393.94	250,737.31
Total Budgeted Operating Expense	12,024.00	12,024.00	79,299.00	16,624.00	12,261.49	11,123.99	11,023.99	12,223.99	11,524.01	11,824.01	9,461.51	11,024.01	210,438.00
Net Operating Income	5,369.95	5,369.95	-61,905.05	769.95	27,142.44	6,269.95	6,369.95	5,169.95	5,869.93	5,569.93	7,932.43	26,369.93	40,299.31
Other Expense													
Non-Operating Expenses													
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	102,279.00	102,279.00
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,279.00	102,279.00
Total Budgeted Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,279.00	102,279.00

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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
Total Budgeted Income	17,393.95	17,393.95	17,393.95	17,393.95	39,403.93	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	17,393.94	37,393.94	250,737.31
Total Budgeted Expense	12,024.00	12,024.00	79,299.00	16,624.00	12,261.49	11,123.99	11,023.99	12,223.99	11,524.01	11,824.01	9,461.51	113,303.01	312,717.00
Net Income	5,369.95	5,369.95	-61,905.05	769.95	27,142.44	6,269.95	6,369.95	5,169.95	5,869.93	5,569.93	7,932.43	-75,909.07	-61,979.69