

# Vienna Townhomes Proposed Budget 2022

Total dues	162,960.00	162,960.00				171,360.00
	Actuals 2021	Budget 2022 \$485/month	Actuals through March 2022	Projected 2022	Variance	Proposed Budget 2023 \$25 increase
<b>Income</b>						
<b>Operating income</b>						
Association Dues-Operating	147,440.00	145,690.00	36,422.49	145,690.00	22,135.00	167,825.00
Misc. Income	200.00		25.00	50.00		
<b>Total Operating Income</b>	<b>147,640.00</b>	<b>145,690.00</b>	<b>36,447.49</b>	<b>151,040.00</b>	<b>22,135.00</b>	<b>167,825.00</b>
<b>Reserve Income</b>						
Interest Income	134.31	100.00	0.82	5.00	-95.00	5.00
Special Assessment						8,400.00
Association Dues- Reserve	15,520.00	17,270.00	4,317.51	17,270.00	-13,735.00	3,535.00
<b>Total Reserve Income</b>	<b>15,654.31</b>	<b>17,370.00</b>	<b>4,318.33</b>	<b>17,275.00</b>	<b>-13,830.00</b>	<b>11,940.00</b>
<b>Total income</b>	<b>163,294.31</b>	<b>163,060.00</b>	<b>40,765.82</b>	<b>168,315.00</b>	<b>8,305.00</b>	<b>179,765.00</b>
<b>Expense</b>						
<b>Operating expense</b>						
Accounting/Tax prep	375.00	550.00	0.00	650.00	100.00	650.00
Bank Fees	0.00	120.00	0.00	80.00	0.00	120.00
Cable	17,196.16	17,200.00	4,458.73	18,200.00	1,700.00	18,900.00
Electric and Gas	32,275.08	28,000.00	13,559.28	36,000.00	8,000.00	36,000.00
Insurance Expense	25,850.50	25,600.00	6,682.44	27,600.00	2,900.00	28,500.00
Internet	9,724.64	10,500.00	2,557.80	10,231.00	0.00	10,500.00
Landscaping and Groundskeeping	3,945.31	1,000.00	0.00	1,000.00	0.00	1,000.00
Legal	25.00	1,000.00	0.00	1,000.00	0.00	1,000.00
Meeting Expense	0.00	180.00	0.00	180.00	0.00	180.00
Office Supplies	216.07	450.00	47.46	450.00	0.00	450.00
Property Management Fees	10,080.00	10,080.00	2,520.00	10,080.00	0.00	10,080.00
<b>Repairs and Maintenance</b>						
Boiler Repair	8,818.05	9,000.00	2,937.47	10,000.00	1,000.00	10,000.00
Building Repairs	5,432.52	5,000.00	444.52	5,000.00	0.00	5,000.00
General Building/Grounds	1,839.97	1,800.00	174.58	1,800.00	0.00	1,800.00
<b>Total Repairs and Maintenance</b>	<b>16,090.54</b>	<b>15,800.00</b>	<b>3,556.57</b>	<b>16,800.00</b>	<b>1,000.00</b>	<b>16,800.00</b>
Sewer	12,230.40	12,400.00	3,096.80	12,622.00	700.00	13,100.00
Snow Removal	12,889.50	7,000.00	6,506.00	12,550.00	5,550.00	12,550.00
Trash Removal	4,978.61	4,750.00	1,420.05	5,900.00	1,450.00	6,200.00
Water	10,406.14	10,500.00	3,566.08	10,700.00	735.00	11,235.00
Website	200.00	560.00	0.00	560.00	0.00	560.00
<b>Total Expense</b>	<b>156,482.95</b>	<b>145,690.00</b>	<b>47,971.21</b>	<b>164,603.00</b>	<b>22,135.00</b>	<b>167,825.00</b>
<b>Reserve Expense</b>						
BASP	42,910.60	0.00	0.00		0.00	
Contribution to Reserve	-27,256.29	17,370.00	6,466.66	11,327.00	-5,430.00	11,940.00
<b>Total Other Expense</b>	<b>15,654.31</b>	<b>17,370.00</b>	<b>6,466.66</b>	<b>11,327.00</b>	<b>-5,430.00</b>	<b>11,940.00</b>

Plow Only  
No recycling