Vienna Townhomes Owner's Association
Approved FY2025 Budget

Account Name	2024 Budget	2024 Actuals	2024 Variance	2025 DRAFT Budget
Operating Income				**0.0%**
Operating Dues Income	$ 226,711	$ 226,710	$ (0)	**$ 226,667**
Misc Income	$ -	$ 4,515	$ 4,515	
Operating Interest	$ -	$ 0	$ 0	
Total Operating Income	**$ 226,711**	**$ 231,225**	**$ 4,515**	**$ 226,667**
Operating Expense				
Pest Control	$ 1,920	$ 960	$ 960	**$ 2,000**
Repairs & Maintenance - General	$ 10,000	$ 42,338	$ (32,338)	**$ 10,000**
Boiler Repairs & Maintenance	$ -	$ 352	$ (352)	**$ 20,000**
Road Repairs & Maintenance	$ 2,000	$ -	$ 2,000	**$ -**
Grounds & Landscaping - General	$ 5,000	$ 1,200	$ 3,800	**$ 5,000**
Snow Plowing	$ 8,190	$ 8,397	$ (207)	**$ 8,604**
Snow Shoveling	$ 9,000	$ 3,600	$ 5,400	**$ 7,200**
Snow Hauling	$ 1,500	$ -	$ 1,500	**$ 1,500**
Roof Snow Removal	$ 1,000	$ -	$ 1,000	**$ 1,000**
Electricity	$ 4,080	$ (1,555)	$ 5,635	**$ 3,360**
Gas	$ 34,800	$ 27,567	$ 7,233	**$ 28,373**
Internet	$ 19,209	$ 10,713	$ 8,496	**$ 11,100**
Cable TV	$ 10,846	$ 20,464	$ (9,618)	**$ 21,197**
Trash	$ 7,185	$ 7,502	$ (317)	**$ 7,800**
Water	$ 12,443	$ 12,811	$ (368)	**$ 13,323**
Sewer	$ 13,642	$ 13,642	$ 0	**$ 14,051**
Plumbing and Heating	$ 20,000	$ 5,630	$ 14,370	**$ -**
General Liability Insurance	$ 31,851	$ 28,451	$ 3,400	**$ 34,525**
Management Fees	$ 32,560	$ 32,560	$ 0	**$ 33,472**
Legal Fees	$ 2,000	$ 495	$ 1,505	**$ 2,000**
Accounting	$ 750	$ 28	$ 722	**$ 1,500**
Administrative - General	$ 600	$ 681	$ (81)	**$ 600**
Bank Charges	$ -	$ 173	$ (173)	**$ -**
Registration Fees	$ 55	$ 53	$ 2	**$ 62**
Adjustments/Penalties	$ -	$ 252	$ (252)	**$ -**
Reconciliation Discrepencies	$ -	$ 619	$ (619)	**$ -**
Total Operating Expense	**$ 228,631**	**$ 216,933.90**	**$ 10,737**	$ 226,667
Net Operating Income	**$ (1,920)**	**$ 14,291**	**$ 16,212**	$ -
Reserve Income				
Special Assessment	$ 30,000	$ 30,000	$ 0	**$ 42,000**
Reserve Dues Income	$ 3,182	$ 3,182	$ -	**$ 3,225**
Reserve Interest Earned	$ -	$ 9	$ 9	
Total Reserve Income	**$ 33,182**	**$ 33,190**	**$ 9**	**$ 45,225**
Reserve Expense				
Boiler Replacement	$ 20,125	$ 40,250	$ (20,125)	**$ 20,700**
Roofs	$ 4,000		$ 4,000	
Water Heater	$ 5,000		$ 5,000	**$ 5,000**
Asphalt Reseal	$ 7,000		$ 7,000	
Dumpster Enclosure	$ 10,000		$ 10,000	
Painting	$ 35,000		$ 35,000	
Total Reserve Expense	**$ 81,125**	**$ 40,250**	**$ 40,875**	**$ 25,700**
Net Reserve Income	$ (47,944)	$ (7,060)	$ (40,866)	**$ 19,525**
Total Income	$ 259,892	$ 264,416	$ 4,524	**$ 271,892**
Total Expense	$ 309,756	$ 257,184	$ 52,572	**$ 252,367**
Total Net Income	**$ (49,864)**	**$ 7,232**		**$ 19,525**

	2023	2024	Incr/(Decr)	
Operating Dues	$ 226,711	$ 226,667	$ (44)	**-0.02%**
Reserve Dues	$ 3,182	$ 3,225	$ 44	**1.37%**
Total Dues	**$ 229,892**	**$ 229,892**	**$ (0)**	**0.00%**