

**Vintage Township Assembly, Inc.  
Preliminary Budget  
2022**

	2022 Budget	Jan - Sept 11, 2021			Jan - Dec 2020		
		Jan - Sept 11, 2021	Budget	\$ Over Budget	Actual	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Assessments</b>							
Capital Contribution	\$ 7,000.00	8,139.16	7,000.00	1,139.16	12,536.84	6,000.00	6,536.84
HOA Dues	286,260.00	194,524.97	256,400.00	-61,875.03	254,012.79	240,000.00	14,012.79
Monthly Event Fee	24,672.00	17,383.62	23,100.00	-5,716.38	22,698.21	21,750.00	948.21
Zone Fee	28,416.00	20,982.41	27,750.00	-6,767.59	27,056.00	26,350.00	706.00
<b>Total Assessments</b>	<b>\$ 346,348.00</b>	<b>241,030.16</b>	<b>314,250.00</b>	<b>-73,219.84</b>	<b>316,303.84</b>	<b>294,100.00</b>	<b>22,203.84</b>
<b>Fees</b>							
Chargebacks		270.00			-196.00		
Directory Income					6,086.80		
Admin Fees	3,000.00	3,269.84	6,000.00	-2,730.16	4,930.16	6,000.00	-1,069.84
Late Fees	100.00	25.00	600.00	-575.00	0.00	750.00	-750.00
Miscellaneous Income	-	807.50			1,850.00		
Mail Box Key Fees	150.00	75.00	150.00	-75.00	175.00		
NSF Fees	-	30.00	150.00	-120.00	140.00	150.00	-10.00
Pool Key Fees	200.00	325.00	200.00	125.00	275.00	200.00	75.00
<b>Total Fees</b>	<b>\$ 3,450.00</b>	<b>4,802.34</b>	<b>7,100.00</b>	<b>-3,375.16</b>	<b>13,260.96</b>	<b>7,100.00</b>	<b>-1,754.84</b>
<b>Venue Rental Income</b>							
<b>Non-Residential</b>							
Parks	700.00	675.00	500.00	175.00	375.00	500.00	-125.00
Town Hall Rental	15,800.00	14,360.00	15,800.00	-1,440.00	6,078.90	20,000.00	-13,921.10
<b>Total Non-Residential</b>	<b>\$ 16,500.00</b>	<b>15,035.00</b>	<b>16,300.00</b>	<b>-1,265.00</b>	<b>6,453.90</b>	<b>20,500.00</b>	<b>-14,046.10</b>
<b>Residential</b>							
Parks Rental	1,500.00	1,525.00	250.00	1,275.00	375.00	200.00	175.00
Swimming Pool Rental	2,000.00	1,950.00	1,550.00	400.00	1,600.00	1,000.00	600.00
Town Hall Rental	4,000.00	3,200.00	3,000.00	200.00	2,500.00	3,000.00	-500.00
<b>Total Residential</b>	<b>\$ 7,500.00</b>	<b>6,675.00</b>	<b>4,800.00</b>	<b>1,875.00</b>	<b>4,475.00</b>	<b>4,200.00</b>	<b>275.00</b>
<b>Total Venue Rental Income</b>	<b>24,000.00</b>	<b>21,710.00</b>	<b>21,100.00</b>	<b>610.00</b>	<b>10,928.90</b>	<b>24,700.00</b>	<b>-13,771.10</b>
<b>Total Income</b>	<b>\$ 373,798.00</b>	<b>\$ 267,542.50</b>	<b>\$ 342,450.00</b>	<b>\$ (74,907.50)</b>	<b>\$ 340,493.70</b>	<b>\$ 325,900.00</b>	<b>\$ 14,593.70</b>
<b>Gross Profit</b>	<b>\$ 373,798.00</b>	<b>\$ 267,542.50</b>	<b>\$ 342,450.00</b>	<b>\$ (74,907.50)</b>	<b>\$ 340,493.70</b>	<b>\$ 325,900.00</b>	<b>\$ 14,593.70</b>
<b>Expense</b>							
<b>Administrative Expenses</b>							
Bank Charge Expense	350.00	243.62	350.00	-106.38	246.47	175.00	71.47
Computer Expenses	800.00	108.24	800.00	-691.76	885.47	800.00	85.47
Contract Labor					0.00	600.00	-600.00
Copies & Postage Expense	175.00	50.46	175.00	-124.54	110.00	175.00	-65.00
License/Permit/Inspectn Fees	695.00	650.00	695.00	-45.00	600.00	750.00	-150.00
Miscellaneous Expense	500.00	18.69	1,000.00	-981.31	1,978.80	600.00	1,378.80
Office Supplies	750.00	303.06	750.00	-446.94	913.55	600.00	313.55
Quickbooks Software	450.00	0.00	300.00	-300.00	0.00	250.00	-250.00
					3,675.00	4,800.00	-1,125.00
Storage Expense	3,540.00	2,330.00	3,240.00	-910.00	3,280.00	3,000.00	280.00
Venue Commission Expense	12,000.00	11,528.40	12,000.00	-471.60	14,288.86	15,500.00	-1,211.14
<b>Total Administrative Expenses</b>	<b>\$ 19,260.00</b>	<b>15,232.47</b>	<b>19,310.00</b>	<b>-4,077.53</b>	<b>25,978.15</b>	<b>27,250.00</b>	<b>-1,271.85</b>
<b>Events Committee</b>							
<b>Additional WW Decor</b>							
Back to school party	500.00	0.00	500.00	-500.00	2,295.78		2,295.78
Christmas Party	6,000.00	0.00	6,000.00	-6,000.00	1,567.96		1,567.96
Coffee Morning					28.37		28.37
Easter Egg Hunt	200.00	200.00	200.00	0.00	50.00		50.00
Events Reserves-MonthlyTransfer	2,310.00	0.00	2,310.00	-2,310.00			0.00
Fall Festival	1,200.00	0.00	1,200.00	-1,200.00	949.66		949.66
General Events Expenses	800.00	513.22	815.00	-301.78			0.00
July 3rd	5,000.00	5,835.09	4,000.00	1,835.09	3,848.13		3,848.13
Live Music at the Park		700.00					0.00
Magic Show	500.00	0.00	500.00	-500.00	245.00		245.00
Movies in the Park	3,000.00	308.41	3,000.00	-2,691.59	1,583.20		1,583.20
Petting Zoo		620.00					0.00
Pool Entertainment	2,500.00	631.58	2,500.00	-1,868.42	1,500.00		1,500.00
Pool Opening Party	2,000.00	2,061.84	2,000.00	61.84			0.00
Porch Sale	75.00	0.00	75.00	-75.00	74.02		74.02
Storytime		125.92			145.27		145.27
T-Shirt Expense		703.04					0.00
Teen Night		32.73					0.00
Winter Wonderland Expenses	18,000.00	0.00	16,000.00	-16,000.00	10,235.50		10,235.50
Events Committee - Other					0.00	21,750.00	-21,750.00
<b>Total Events Committee</b>	<b>\$ 42,085.00</b>	<b>11,731.83</b>	<b>39,100.00</b>	<b>-29,549.86</b>	<b>24,372.89</b>	<b>21,750.00</b>	<b>2,622.89</b>
<b>Contract Expenses</b>							
Landscaping Contract	67,600.00	45,032.00	67,600.00	-22,568.00	67,548.00	67,600.00	-52.00
Pool Staff	5,000.00	0.00	5,000.00	-5,000.00	7,783.25		7,783.25
Pool Service Contract	13,800.00	12,005.69	13,800.00	-1,794.31	14,420.00	12,000.00	2,420.00
Security Services	20,000.00	10,780.00	20,000.00	-9,220.00	19,580.00	20,000.00	-420.00
<b>Total Contract Expenses</b>	<b>\$ 106,400.00</b>	<b>67,817.69</b>	<b>106,400.00</b>	<b>-38,582.31</b>	<b>109,331.25</b>	<b>99,600.00</b>	<b>1,948.00</b>
<b>Professional Service Expenses</b>							
Accounting/Bookkeeping Expense	500.00	12,518.82	20,000.00	-7,481.18	5,692.72		5,692.72
Legal Expense	1,000.00	52.00	1,000.00	-948.00	809.50	10,000.00	-9,190.50
Professional Fees	240.00	145.92	240.00	-94.08	290.38	240.00	50.38
Property Management Fees	31,416.00	14,452.76	21,000.00	-6,547.24	30,890.00	31,680.00	-790.00
<b>Total Professional Service Expenses</b>	<b>\$ 33,156.00</b>	<b>27,169.50</b>	<b>42,240.00</b>	<b>-15,070.50</b>	<b>37,682.60</b>	<b>41,920.00</b>	<b>-9,930.12</b>
<b>Repairs and Maintenance</b>							
Building Repairs/Maintenance	5,000.00	1,872.43	5,000.00	-3,127.57	4,260.24	7,500.00	-3,239.76
CommonAreas Repairs/Maintenance	3,000.00	270.63	3,000.00	-2,729.37	2,374.03	4,000.00	-1,625.97
Electrical Repairs/Maintenance	2,000.00	164.46	2,000.00	-1,835.54	1,944.54	1,200.00	744.54
Irrigation Expense	2,500.00	2,960.18	2,500.00	460.18	4,577.26	3,000.00	4,577.26
Landscaping Maintenance	2,000.00	0.00	2,000.00	-2,000.00	4,059.34	1,200.00	2,859.34
Lights/Street Lights	2,200.00	341.92	2,200.00	-1,858.08	5,538.44	600.00	4,938.44
Maintenance Supplies	1,000.00	1,326.13	1,000.00	326.13	649.70	1,200.00	-550.30
Misc Repairs/Maintenance	600.00	248.38	600.00	-351.62	431.87	600.00	-168.13

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	Jan - Sept 11, 2021	Budget	\$ Over Budget	Actual	Budget	\$ Over Budget	
Pest Control Expense	700.00	361.58	700.00	-338.42	870.37	600.00	270.37
Plumbing Expense	2,000.00	742.46	2,000.00	-1,257.54	1,755.43	1,200.00	555.43
Street Cleaning/Snow Removal	500.00	0.00	500.00	-500.00	0.00	500.00	-500.00
Swimming Pool/Splash Pad							
Chemicals	4,000.00	6,293.47	4,000.00	2,293.47	4,060.35	3,600.00	460.35
Cleaning	2,200.00	1,186.07	2,200.00	-1,013.93	2,138.07	1,800.00	338.07
Internet Services		494.82					
Misc	2,000.00	361.25	2,000.00	-1,638.75	2,349.52		
Repairs	3,000.00	2,324.04	3,000.00	-675.96	2,456.45	6,000.00	-3,543.55
Total Swimming Pool/Splash Pad	\$ 11,200.00	\$ 10,659.65	\$ 11,200.00	\$ -1,035.17	\$ 11,004.39	\$ 11,400.00	\$ -2,745.13
Tree Care & Maintenance	1,000.00	0.00	1,000.00	-1,000.00	622.44		
Venue Cleaning	4,500.00	4,595.91	4,500.00	95.91	2,846.59	4,500.00	-1,653.41
Total Repairs and Maintenance	\$ 38,200.00	\$ 23,543.73	\$ 38,200.00	\$ (15,151.09)	\$ 40,934.64	\$ 37,500.00	\$ 462.68
Taxes and Insurance							
Insurance Expense							
Directors & Officer Liability	250.00	0.00	500.00	-500.00	308.00	500.00	-192.00
HOA Package	10,500.00	10,143.16	8,500.00	1,643.16	7,877.07	9,000.00	-1,122.93
General Liability Insurance	4,500.00	3,824.20	4,500.00	-675.80	1,495.00	4,800.00	-3,305.00
Total Insurance Expense	\$ 15,250.00	\$ 13,967.36	\$ 13,500.00	\$ 467.36	\$ 9,680.07	\$ 14,300.00	\$ (4,619.93)
Depreciation Expense					13,698.00		
Property Tax Expense	\$ 21,000.00	0.00	20,000.00	-20,000.00	20,386.63	22,000.00	-1,613.37
Taxes and Insurance - Other		24.00			783.00		
Total Taxes and Insurance	\$ 36,250.00	\$ 13,991.36	\$ 33,500.00	\$ (19,532.64)	\$ 44,547.70	\$ 36,300.00	\$ (6,233.30)
Utilities Expenses							
Electricity Expense	7,800.00	4,615.10	7,800.00	-3,184.90	7,238.64	7,200.00	38.64
Gas Expense	4,000.00	3,636.64	3,600.00	36.64	4,176.46	3,600.00	576.46
Swimming Pool	4,000.00	3,992.15	8,700.00	-4,707.85	8,757.77	7,200.00	1,557.77
Telephone/Internet Expenses	3,000.00	1,471.57	3,000.00	-1,528.43	2,830.67	3,000.00	-169.33
Trash Expense	7,000.00	5,968.73	7,000.00	-1,031.27	6,965.00	6,600.00	365.00
Water & Sewer Expense	2,000.00	734.12	2,000.00	-1,265.88	1,622.69	2,400.00	-777.31
Web Services	800.00	189.44	800.00	-610.56	312.84	1,200.00	-887.16
Total Utilities Expenses	\$ 28,600.00	\$ 20,607.75	\$ 32,900.00	\$ (12,292.25)	\$ 31,904.07	\$ 31,200.00	\$ 704.07
Total Expense	\$ 303,951.00	\$ 180,094.33	\$ 311,650.00	\$ (134,256.18)	\$ 314,751.30	\$ 295,520.00	\$ (11,697.63)
Net Ordinary Income	\$ 69,847.00	\$ 87,448.17	\$ 30,800.00	\$ 59,348.68	\$ 25,742.40	\$ 30,380.00	\$ 26,291.33
Other Income/Expense							
Other Expense							
Capital Improvements							
Irrigation	3,000.00	0.00	1,500.00	-1,500.00			
Parks	2,500.00	0.00	2,500.00	-2,500.00	6,883.62		
Swimming Pool/Splash Pad	2,000.00	0.00	0.00	0.00	5,841.29		
Townhall/Postal Kiosk	15,000.00				649.50		
Trees/Landscaping	25,000.00	24,789.25	24,800.00	-10.75	9,742.50	11,480.00	-1,737.50
Total Capital Improvements	\$ 47,500.00	\$ 24,789.25	\$ 28,800.00	\$ (4,010.75)	\$ 23,116.91	\$ 11,480.00	\$ (1,737.50)
Total Other Expense	\$ 47,500.00	\$ 24,789.25	\$ 28,800.00	\$ (4,010.75)	\$ 23,116.91	\$ 11,480.00	\$ (1,737.50)
Net Other Income	\$ 22,347.00	\$ 62,658.92	\$ 2,000.00	\$ 63,359.43	\$ 2,625.49	\$ 18,900.00	\$ 28,028.83
Net Income	\$ 22,347.00	\$ 62,658.92	\$ 2,000.00	\$ 63,359.43	\$ 2,625.49	\$ 18,900.00	\$ 28,028.83