



Fenner Glen Property Management

2016/2017/2018 Budget Comparison

Prepared January 15th, 2018

	2016	2017	2018
Number of homes	69	70	70
Income	Actual	Actual	Predicted
	\$14,700	\$12,776	\$13,720 *
Expenses	Actual	Actual	Predicted
Leaf Pick up	\$5,000	\$5,500	\$5,500
Lawn care	\$3,250	\$1,850	\$3,000
Meetings/Summer Party	\$2,000	\$2,035	\$2,000
Snow Plowing **	\$900	\$420	\$1,000
Insurance	\$815	\$940	\$950
Legal fees ‡	\$415	\$3,443	\$3,000
Office expenses	\$175	\$132	\$175
Welcome Baskets	\$200	\$350	\$300
Grounds Improvements ‡‡	\$0	\$3,450	\$0
Other	\$0	\$76	\$0
Totals	\$12,555	\$18,196	\$15,925
Annual Budget			
Surplus or Deficit	\$2,145	- \$5,420	- \$2,205 *
Accounts Receivable	\$4,707	\$4,372	\$4,000
Bank Balance as of January 15th 2017	\$52,689		
Bank Balance as of January 15th 2018	\$47,074		

* This assumes a 100% collection rate. We currently have 5 residents owing for 1 or more year's worth of dues. In other words, the realistic collection rate is roughly 91% which would reduce the predicted income by \$1235 and subsequently increase the deficit by an equal amount.

** This varies seasonally depending on snow fall.

‡ \$330 of this expense is for the annual tax return. The balance of these fees are that which we incur when utilizing legal services.

‡‡ The cost of sign lighting installation was \$3450.