



Fenner Glen Property Management

2016/2017/2018/2019 Budget Comparison

Prepared January 15th, 2019

	2016	2017	2018	2019
Number of homes	69	70	70	70
Income	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Predicted</u>
	\$14,700	\$12,776	\$12,932	\$13,720 *
Expenses	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Predicted</u>
Leaf Pick up	\$5,000	\$5,500	\$4,000	\$4,500
Lawn care	\$3,250	\$1,850	\$1,092	\$2,500
Meetings/Summer Party	\$2,000	\$2,035	\$1,764	\$2,000
Snow Plowing **	\$900	\$420	\$1,200	\$1,000
Insurance	\$815	\$940	\$758	\$900
Legal fees ‡	\$415	\$3,443	\$860	\$2,000
Office expenses	\$175	\$132	\$110	\$100
Welcome Baskets	\$200	\$350	\$330	\$300
Grounds Improvements ‡‡	\$0	\$3,450	\$3,763	\$0
Other	\$0	\$76	\$381	\$0
Totals	\$12,555	\$18,196	\$14,258	\$13,300
Annual Budget				
Surplus or Deficit	\$2,145	- \$5,420	- \$1,326	\$420 *
Accounts Receivable	\$4,707	\$4,372	\$4778	\$4,800
Bank Balance as of January 15th 2017	\$52,689			
Bank Balance as of January 15th 2018	\$47,074			
Bank Balance as of January 15th 2019	\$44,737			

* This assumes a 100% collection rate. We currently have 6 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 roughly \$1235 and subsequently increase the deficit by an equal amount.

** This varies seasonally depending on snow fall.

‡ \$340 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. The fence on the north side of site #37 was \$3,763