



## Fenner Glen Property Management

### 2016 - 2020 Budget Comparison

Prepared January 15<sup>th</sup>, 2020

	2016	2017	2018	2019	2020
Number of homes	69	70	70	70	70
<b>Income</b>	Actual	Actual	Actual	Actual	Predicted
	<b>\$14,700</b>	<b>\$12,776</b>	<b>\$12,932</b>	<b>\$13,377</b>	<b>\$13,720 *</b>
<b>Expenses</b>	Actual	Actual	Actual	Actual	Predicted
Leaf Pick up	\$5,000	\$5,500	\$4,000	\$4,500	\$4,500
Lawn care	\$3,250	\$1,850	\$1,092	\$2,725	\$2,500
Meetings/Summer Party	\$2,000	\$2,035	\$1,764	\$1,518	\$2,000
Snow Plowing **	\$900	\$420	\$1,200	\$1,330	\$1,000
Insurance	\$815	\$940	\$758	\$706	\$900
Legal fees ‡	\$415	\$3,443	\$860	\$2,952	\$2,000
Office expenses	\$175	\$132	\$110	\$112	\$100
Welcome Baskets	\$200	\$350	\$330	\$42	\$300
Grounds Improvements ‡‡	\$0	\$3,450	\$3,763	\$7,165	\$0
Other	\$0	\$76	\$381	\$0	\$0
<b>Totals</b>	<b>\$12,555</b>	<b>\$18,196</b>	<b>\$14,258</b>	<b>\$21,050</b>	<b>\$13,300</b>
Annual Budget Surplus or Deficit	\$2,145	- \$5,420	- \$1,326	-\$7,673	\$420 *
Accounts Receivable	\$4,707	\$4,372	\$4778	\$4,191	\$4,800
<b>Bank Balance as of January 15<sup>th</sup> 2017</b>					<b>\$52,689</b>
<b>Bank Balance as of January 15<sup>th</sup> 2018</b>					<b>\$47,074</b>
<b>Bank Balance as of January 15<sup>th</sup> 2019</b>					<b>\$44,737</b>
<b>Bank Balance as of January 15<sup>th</sup> 2020</b>					<b>\$37,657</b>

\* This assumes a 100% collection rate. We currently have 3 residents owing for 1 or more year's worth of dues. In other words, the realistic collection rate is roughly 96% which would reduce the predicted income by roughly \$535 and subsequently increase the deficit by an equal amount.

\*\* This varies seasonally depending on snow fall.

‡ \$355 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. Inspection and repair of the blocked storm drain was \$7,165.