



Fenner Glen Property Management

2017 - 2021 Budget Comparison

Prepared January 15th, 2021

	2017	2018	2019	2020	2021
Income	Actual	Actual	Actual	Actual	Predicted
	\$12,776	\$12,932	\$13,377	\$13,484	\$15,750 *
Expenses	Actual	Actual	Actual	Actual	Predicted
Leaf Pick up	\$5,500	\$4,000	\$4,500	\$6,000	\$6,000
Lawn care	\$1,850	\$1,092	\$2,725	\$1,881	\$2,500
Meetings/Summer Party	\$2,035	\$1,764	\$1,518	\$1,930	\$2,000
Snow Plowing **	\$420	\$1,200	\$1,330	\$530	\$1,000
Insurance	\$940	\$758	\$706	\$693	\$900
Legal fees ‡	\$3,443	\$860	\$2,952	\$1,760	\$2,000
Office expenses	\$132	\$110	\$112	\$187	\$100
Welcome Baskets	\$350	\$330	\$42	\$255	\$300
Grounds Improvements ‡‡	\$3,450	\$3,763	\$7,165	\$0	\$0
Other	\$76	\$381	\$0	\$20	\$0
Total Expenses	\$18,196	\$14,258	\$21,050	\$13,256	\$14,800
Annual Budget					
Surplus or Deficit	-\$5,420	-\$1,326	-\$7,673	\$228	\$950 *
Accounts Receivable	\$4,372	\$4778	\$4,191	\$4,447	\$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				
Bank Balance as of January 15th 2020	\$37,657				
Bank Balance as of January 15th 2021	\$38,111				

* 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 95.7% which would reduce the predicted income by roughly \$675 and subsequently increase the deficit by an equal amount. Also, annual dues were raised from \$196 to \$225 starting in 2021.

** This varies seasonally depending on snow fall.

‡ \$365 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.