



Fenner Glen Property Management

2018 - 2022 Budget Comparison

Prepared January 15th, 2022

	2018	2019	2020	2021	2022
Income	Actual	Actual	Actual	Actual	Predicted
	\$12,932	\$13,377	\$13,484	\$15,131	\$15,750 *
Expenses	Actual	Actual	Actual	Actual	Predicted
Leaf Pick up	\$4,000	\$4,500	\$6,000	\$6,500	\$6,500
Lawn care	\$1,092	\$2,725	\$1,881	\$1,960	\$2,000
Meetings/Summer Party	\$1,764	\$1,518	\$1,930	\$1,208	\$2,000
Snow Plowing **	\$1,200	\$1,330	\$530	\$1,020	\$1,000
Insurance	\$758	\$706	\$693	\$689	\$700
Legal fees ‡	\$860	\$2,952	\$1,760	\$1,360	\$1,600
Office expenses	\$110	\$112	\$187	\$270	\$150
Welcome Baskets	\$330	\$42	\$255	\$62	\$200
Grounds Improvements ††	\$3,763	\$7,165	\$0	\$1490	\$0
Other	\$381	\$0	\$20	\$0	\$0
Total Expenses	\$14,258	\$21,050	\$13,256	\$14,559	\$14,150
Annual Budget					
Surplus or Deficit	- \$1,326	-\$7,673	\$228	\$572	\$1,600 *
Accounts Receivable	\$4778	\$4,191	\$4,447	\$5,566	\$7,000

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
Bank Balance as of January 15th 2022	\$38,641

* This assumes a 100% collection rate. We currently have 2 residents owing for 1 or more year's worth of dues. In other words, the realistic collection rate is roughly 97.1% which would reduce the predicted income by roughly \$450 (and subsequently increase the deficit by an equal amount). Beginning with 2021, annual dues were raised from \$196 to \$225.

** This varies seasonally depending on snow fall.

‡ ~\$365 of this expense is for the annual tax return. The balance of this expense is for that which we incur when utilizing legal services.

†† The fence on the north side of site #37 was \$3,763. Inspection and repair of the blocked storm drain was \$7,165. Clearing path and routine inspection of the storm drain was \$1490.