



Fenner Glen Property Management

2019 - 2023 Budget Comparison

Prepared January 15th, 2023

	2019	2020	2021	2022	2023
Income	Actual	Actual	Actual	Actual	Predicted
Dues (70 Occupied Units)	\$13,377	\$13,484	\$15,131	\$14,875	\$15,750 *
Late Fees and Interest				\$ 156	
Expenses	Actual	Actual	Actual	Actual	Predicted
Leaf Pick up	\$ 4,500	\$ 6,000	\$ 6,500	\$ 8,000	\$ 8,000
Grounds Keeping	\$ 2,725	\$ 1,881	\$ 1,960	\$ 1,875	\$ 2,000
Meetings/Summer Party	\$ 1,518	\$ 1,930	\$ 1,208	\$ 2,108	\$ 2,000
Snow Plowing	\$ 1,330	\$ 530	\$ 1,020	\$ 1,070	\$ 1,000
Insurance	\$ 706	\$ 693	\$ 689	\$ 692	\$ 700
Legal fees ‡	\$ 2,952	\$ 1,760	\$ 1,360	\$ 425	\$ 1,600
Office expenses ‡‡	\$ 112	\$ 187	\$ 270	\$ 164	\$ 160
Welcome Baskets	\$ 42	\$ 255	\$ 62	\$ 36	\$ 140
Grounds Improvements ‡‡‡	\$ 7,165	\$ 0	\$ 1,490	\$ 1,338	\$ 0
Other	\$ 0	\$ 20	\$ 0	\$ 40	\$ 0
Total Expenses	\$21,050	\$13,256	\$14,559	\$15,748	\$15,600

Annual Budget

Surplus or Deficit **-\$7,673** \$ 228 \$ 572 **-\$ 717** \$ 150 *

Accounts Receivable ** \$ 4,191 \$ 4,447 \$ 5,566 \$ 6,830 \$ 8,500

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
Bank Balance as of January 15th 2023 \$37,849

* This assumes a 100% collection rate. However, we currently have 2 residents from whom no payments have been received for many years.
** Over 95% of the current accounts receivable balance is constituted by the unpaid balances from the aforementioned 2 residents (see note at *).
‡ ~\$425 of this expense (currently) is for the annual tax return. The balance of this expense is for that which we incur when utilizing legal services.
‡‡ The PO Box fee is \$160 annually (as of 2023)
‡‡‡ Inspection and repair of the blocked storm drain was \$7,165. Clearing path and routine inspection of the storm drain was \$1490. Fixing the fence on the north side of site #37 was \$1,338.