



A Site Condominium Association

Fenner Glen Property Management

2022 - 2026 Budget Comparison

Prepared January 21st, 2026

	2022	2023	2024	2025	2026
Income	Actual	Actual	Actual	Actual	Predicted
Dues (70 Occupied Units)	\$14,875	\$15,130	\$17,128	\$15,395	\$15,750
Late Fees and Interest	\$156	\$250	\$1,652	\$683	\$0
Total Income	\$15,031	\$15,380	\$18,780	\$16,078	\$15,750 *
Expenses	Actual	Actual	Actual	Actual	Predicted
Leaf Pick up	\$8,000	\$8,590	\$7,930	\$0**	\$6,130
Grounds Keeping	\$1,875	\$1,952	\$1,364	\$1,938	\$1,782
Meetings/Summer Party	\$2,108	\$1,139	\$1,119	\$1,097	\$1,366
Snow Plowing	\$1,070	\$810	\$120	\$2,405	\$1,101
Insurance	\$692	\$754	\$713	\$750	\$727
Legal fees ‡	\$425	\$495	\$865	\$0	\$446
Office expenses‡‡	\$164	\$277	\$186	\$256	\$221
Welcome Baskets	\$36	\$102	\$74	\$69	\$70
Grounds Improvements‡‡‡	\$1,338	\$80	\$427	\$0	\$461
Other	\$40	\$89	\$20	\$20	\$42
Total Expenses	\$15,748	\$14,288	\$12,818	\$6,535**	\$12,347
Annual Budget					
Surplus or Deficit	-\$717	\$1,092	\$5,962	\$9,543**	\$3,403 *
Accounts Receivable ***	\$6,830	\$4,611	\$5,722	\$6,992	\$8,300
Bank Balance as of January 15th 2022	\$38,641				
Bank Balance as of January 15th 2023	\$37,849				
Bank Balance as of January 4th 2024	\$39,415 ****				
Bank Balance as of January 22nd 2025	\$44,956				
Bank Balance as of January 15th 2026	\$52,674 **				

* This assumes a 100% collection rate. However, we currently have 1 resident from whom no payments have been received for many years.

** As of 1-21-2026, we have not yet received a bill for the 2025 leaf pick-up. That expense is typically ~\$8000.

*** Over 88% of the current accounts receivable balance is constituted by the unpaid balances from the aforementioned resident (see note at *).

‡ ~\$475 of this expense was for the annual tax return. However, this expense has been eliminated as of 2024.

‡‡ The PO Box fee is \$180 annually (as of 2025)

‡‡‡ Fixing the fence on the north side of site #37 was \$1,338.

**** The actual balance on 1/4/24 was \$ 48,005. However, this was only because \$8,590 for the 2023 leaf pick-up had not yet been deducted.