



## Fenner Glen Property Management 2022 - 2026 Budget Comparison

Prepared January 21<sup>st</sup>, 2026

	2022	2023	2024	2025	2026
<b>Income</b>	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
<b>Total Income</b>	<b>\$15,031</b>	<b>\$15,380</b>	<b>\$18,780</b>	<b>\$16,078</b>	<b>\$15,750 *</b>
<b>Expenses</b>	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
<b>Total Expenses</b>	<b>\$15,748</b>	<b>\$14,288</b>	<b>\$12,818</b>	<b>\$6,535**</b>	<b>\$12,347</b>

### Annual Budget

<b>Surplus or Deficit</b>	<b>-\$717</b>	<b>\$1,092</b>	<b>\$5,962</b>	<b>\$9,543**</b>	<b>\$3,403 *</b>
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Accounts Receivable ***	\$6,830	\$4,611	\$5,722	\$6,992	\$8,300
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<b>Bank Balance as of January 15<sup>th</sup> 2022</b>	<b>\$38,641</b>
<b>Bank Balance as of January 15<sup>th</sup> 2023</b>	<b>\$37,849</b>
<b>Bank Balance as of January 4<sup>th</sup> 2024</b>	<b>\$39,415 ‡‡‡‡</b>
<b>Bank Balance as of January 22<sup>nd</sup> 2025</b>	<b>\$44,956</b>
<b>Bank Balance as of January 15<sup>th</sup> 2026</b>	<b>\$52,674 **</b>

\* 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.