

APPROVED

06/15/2016

Glen HOA

	<u>2013 Actual</u>	<u>2014 Actual</u>	<u>2015 Budget</u>	<u>2015 Actual</u>	<u>2016 Proposed</u>
Income					13056 +\$16 dues 10% extra
HOA Dues	135439	132710	130800	131176	130560 \$160 dues
Miscellaneous Income	464	1058	0	371	380
Total Income	135903	133768	130800	131547	143996
Expense					
Common Area Expense			10000	0	6683 Concrete
HVAC Maintenance	7875	5200	6500	8014	6500
Maintenance/Repair Garages	3278	6314	7000	10091	6200
Painting	9166	18000	21400	21400	19200
Grounds Maintenance (landscape)	25938	28177	28044	28044	32983
Landscape / Irrigation Repairs	6877	2707	4000	13055	5000
Snow Removal	9509	2393	3000	1855	2000
Common Electric	10635	11904	11000	9795	9900
Water	8132	9045	9000	8158	8000
Total Building Exp	81410	83740	99944	100412	96466
Owner/ Administrative					
Legal	-509	37	100	37	37
Tax preparation	175	175	200	175	175
Management	7800	7800	7800	7800	7800
Office Expense	248	259	260	345	200
Miscellaneous	0	0	100	0	50
Total Owner/ Admin	7714	8271	8460	8357	8262
TOTAL OPERATING EXP	89124	92011	108404	108769	104728
Taxes/ Insurance					
Flood or Taxes	2988	256	300	331	350
Insurance	15411	19485	20000	24147	24500
Total Tax / Insurance	18399	19741	20300	24478	24850
Capital Expense					
Capital reserves	12000	12000	12000	0	14400
TOTAL Expenses	119524	123752	140704	133247	143978
Net Income / loss	16379	10016	-9904	-1700	18

30000 roof #701