

Glen HOA**2013 Budget 2013 Actual 2014 Approved****Income**

HOA Dues	\$130,800	\$135,439	\$130,800
Miscellaneous Income	\$0	\$464	\$0
Total Income	\$130,800	\$135,903	\$130,800

Expense**Common Area Expense**

HVAC Maintenance	\$6,000	\$7,875	\$7,800
Maintenance/Repair Garages	\$10,800	\$3,278	\$8,000
Painting/ Concrete Repairs	\$18,000	\$9,166	\$28,000
Grounds Maintenance (landscape)	\$26,435	\$25,938	\$26,435
Landscape Repairs	\$3,010	\$6,877	\$5,000
Snow Removal	\$5,200	\$9,509	\$5,000
Common Electric	\$12,394	\$10,635	\$11,000
Water	\$9,074	\$8,132	\$9,000
Total Building Exp	\$90,913	\$81,410	\$100,235

Owner/ Administrative

Legal	\$1,200	(\$509)	\$1,000
Tax preparation	\$235	\$175	\$200
Management	\$7,800	\$7,800	\$7,800
Office Expense	\$240	\$248	\$250
Miscellaneous	\$120	\$0	\$100
Total Owner/ Admin	\$9,595	\$7,714	\$9,350

TOTAL OPERATING EXP**\$100,508 \$89,124 \$109,585****Taxes/ Insurance**

Insurance-Flood	\$2,988	\$2,988	\$3,234
Insurance	\$15,060	\$15,411	\$15,936
Total Tax / Insurance	\$18,048	\$18,399	\$19,392

Capital Expense

Capital reserves	\$12,000	\$12,000	\$12,000
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TOTAL Expenses**\$130,556 \$119,524 \$140,977****Net Income****\$16,379 (\$10,177)**