

Account	Description	2022 Approved Budget	2023 Approved Budget	2024 Approved Budget	2025 Draft Budget
2024 Glenwood Residential Budget					
Income					
601450	Working Capital Fees	\$5,000.00	\$5,000.00	\$ 5,000.00	\$ 6,500.00
601946	Door Access / Key Fob Income	\$-	\$250.00	\$ 400.00	\$ 1,200.00
604110	Elevator Income	\$700.00	\$2,077.50	\$2,247.54	\$2,436.12
604710	Move In/ Out Fee	\$1,500.00	\$2,500.00	\$ 2,500.00	\$ 3,500.00
605000	Association Fee	\$588,739.62	\$606,401.80	\$606,401.80	\$624,593.85
Total Operating Income		\$595,939.62	\$616,229.30	\$ 616,549.34	\$ 638,229.97

Expenses					
Utilities					
610116	Electric Exp - HP1A North	\$22,712.32	\$21,500.00	\$25,992.97	\$26,507.89
610117	Electric Exp - CH Panel	\$3,708.00	\$3,650.00	\$3,945.01	\$4,500.00
610118	Electric Exp - HP2 So	\$10,300.00	\$14,750.00	\$16,018.31	\$18,300.00
610200	Gas	\$500.00	\$400.00	\$303.31	\$350.00
610300	Water/Sewer	\$45,000.00	\$48,000.00	\$48,309.24	\$53,000.00
610420	Telephone (FRONT DESK)			\$144.00	\$144.00
632050	Elevator Phone	\$-	\$1,350.00	\$1,926.00	\$2,439.60
610450	Television/Cable	\$500.00	\$325.00	\$332.28	\$279.60
610550	Trash Removal	\$15,000.00	\$22,000.00	\$27,456.53	\$21,000.00
Total Utilities		\$100,220.32	\$111,975.00	\$124,427.66	\$126,521.09

Maintenance					
620151	Fire/Sprinkler Systems	\$14,250.00	\$3,000.00	\$3,000.00	\$0.00
640110	HVAC Contract	\$4,300.00	\$4,532.00	\$5,208.00	\$3,095.00
621450	HVAC Maintenance/Repair	\$-	\$2,000.00	\$1,000.00	\$3,000.00
621500	Extermination	\$900.00	\$1,385.00	\$1,176.00	\$1,176.00
622000	Elevator Contract	\$6,000.00	\$6,960.00	\$7,064.40	\$7,464.60
622001	Elevator Repairs (residential)	\$-	\$2,000.00	\$3,000.00	\$4,000.00

623600	Plumbing Repairs	\$3,000.00	\$2,000.00	\$1,000.00	\$1,000.00
641500	Electric Repairs	\$500.00	\$1,000.00	\$0.00	\$0.00
642625	Trash Compactor Maintenance \$-		\$2,160.00	\$1,000.00	\$2,163.56
644000	Lock and Keys	\$500.00	\$1,500.00	\$1,000.00	\$1,000.00
648510	Building Maintenance	\$10,000.00	\$10,700.00	\$8,000.00	\$10,300.00
649760	Entry & Gate Maintenance	\$2,000.00	\$1,500.00	\$1,500.00	\$3,000.00
Total Maintenance		\$42,450.00	\$38,737.00	\$32,948.40	\$36,199.16

Grounds Care					
620157	Grounds Extra	\$2,000.00	\$1,500.00	\$1,500.00	\$3,000.00
642400	Grounds Contract	\$9,050.00	\$9,120.00	\$9,458.00	\$9,372.00
Total Grounds Care		\$11,050.00	\$10,620.00	\$10,958.00	\$12,372.00

Recreation					
642450	Pool Contract	\$14,000.00	\$15,500.00	\$13,493.00	\$14,794.00
620780	Pool Supplies	\$-	\$1,200.00	\$500.00	\$500.00
620740	Pool Permit / Inspections	\$-	\$1,200.00	\$1,500.00	\$1,500.00
620745	Pool Repairs	\$-	\$2,500.00	\$2,500.00	\$2,500.00
620730	Pool Telephone	\$-	\$900.00	\$963.00	\$1,224.00
TOTAL POOL EXPENSES		\$14,000.00	\$21,300.00	\$18,956.00	\$20,518.00

628250	Equipment/Gym Contract	\$-	\$20,748.00	\$20,664.00	\$18,942.00
624281	Fitness Center Maintenance	\$-	\$900.00	\$900.00	\$0.00
624282	Fitness Cntr Supplies		\$500.00	\$250.00	\$250.00
TOTAL GYM EXPENSES		\$1,300.00	\$22,148.00	\$21,814.00	\$19,192.00

Security					
621600	Security	\$51,480.00	\$10,860.00	\$8,228.62	\$10,918.00
Total Security		\$51,480.00	\$10,860.00	\$8,228.62	\$10,918.00

Janitorial					
634000	Janitorial Contract	\$30,000.00	\$33,600.00	\$34,435.20	\$34,435.20
634750	Carpet Cleaning	\$5,000.00	\$12,000.00	\$8,800.00	\$8,800.00
621000	Cleaning Com Area		\$0.00	\$1,580.00	\$3,840.00

Total Janitorial		\$36,200.00	\$46,800.00	\$45,815.20	\$47,075.20
Administrative Expense					
660050	Assessments	\$174,513.00	\$185,748.54	\$199,926.17	\$205,213.62
660200	Legal	\$2,000.00	\$1,500.00	\$1,000.00	\$450.00
660300	Auditing & Accounting Fees	\$425.00	\$425.00	\$435.00	\$435.00
660360	Social Activities	\$500.00	\$694.96	\$700.00	\$700.00
660370	Office Expense	\$2,000.00	\$2,500.00	\$2,500.00	\$500.00
661400	Collection Expense			\$0.00	\$0.00
660520	Software Licensing Fee	\$3,500.00	\$3,520.80	\$3,520.80	\$4,213.90
680100	Management Fees	\$71,400.00	\$71,400.00	\$78,672.00	\$78,672.00
681400	Insurance 1 time			\$0.00	\$2,250.00
Total Administrative Expense		\$254,338.00	\$265,789.30	\$286,753.97	\$292,434.52
681500	Reserve Funding	\$84,901.30	\$88,000.00	\$66,600.00	\$73,000.00
Total Expenses		\$595,939.62	\$616,229.30	\$616,501.85	\$638,229.97
Net Operating Income/(Loss)					
		\$0.00	\$0.01	\$47.49	\$0.00