

Glenwoodplace Condos

Budget vs. Actuals as of October 31 2025

January - December 2025

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
40000 HOA Dues	616,677.75	691,200.00	-74,522.25	89.22%
42000 HOA Late fees	275.00	250.00	25.00	110.00%
Services	3,912.13	300.00	3,612.13	1304.04%
	\$	\$	-\$	
Total Income	620,864.88	691,750.00	70,885.12	89.75%
Expenses				
60000 Accounting	498.12	600.00	-101.88	83.02%
60200 Deck Repairs	9,269.37	3,800.00	5,469.37	243.93%
60300 Drainage	12,275.00	9,350.00	2,925.00	131.28%
60400 Electrical Work	1,725.00	8,000.00	-6,275.00	21.56%
60500 Entry Cleanup	11,405.00	15,060.00	-3,655.00	75.73%
60600 Fire Ext Test		0.00	0.00	
60700 Garage Repairs	9,313.59	13,000.00	-3,686.41	71.64%
60800 Gutter Repair/ Cleaning	630.95	12,000.00	-11,369.05	5.26%
60900 Holiday Lights	1,100.00	1,100.00	0.00	100.00%
61000 Exterior Painting	586.90	5,000.00	-4,413.10	11.74%
61100 Inspections	2,993.50	3,000.00	-6.50	99.78%
61200 Insurance	67,569.00	67,000.00	569.00	100.85%
61300 Security	20.00		20.00	
61400 Carpet Cleaning	4,625.00	4,625.00	0.00	100.00%
63700 Landscaping	63,433.20	82,650.00	-19,216.80	76.75%
63800 Legal	3,903.00	15,000.00	-11,097.00	26.02%
63900 Lighting/Bulbs	540.73	600.00	-59.27	90.12%
64000 Misc Building Repairs	14,614.42	5,000.00	9,614.42	292.29%

64020 Brick Work		0.00	0.00	
64030 Chimneys	39,625.00	37,225.00	2,400.00	106.45%
64100 Misc	1,068.97	1,500.00	-431.03	71.26%
64500 Office and Printing	1,742.87	2,000.00	-257.13	87.14%
65000 Website		1,032.00	-1,032.00	0.00%
66100 Plumbing Repairs	11,058.00	30,000.00	-18,942.00	36.86%
66200 Pest Control	2,050.00	3,000.00	-950.00	68.33%
66500 Pressure Washing	2,312.50	2,040.00	272.50	113.36%
67000 Reserve Study Prep	850.00	850.00	0.00	100.00%
67200 Roofing	155,455.00	153,365.00	2,090.00	101.36%
67500 Snow Removal	103.97	200.00	-96.03	51.99%
67800 Taxes Licences Fees	4,435.03	3,500.00	935.03	126.72%
68200 Utilities			0.00	
400014-Electricity	12,253.24	14,000.00	-1,746.76	87.52%
400014-GarbageRecycling	24,795.06	30,000.00	-5,204.94	82.65%
400014-Water	156,868.68	150,000.00	6,868.68	104.58%
Total 68200 Utilities	193,916.98	194,000.00	83.02	99.96%
66600 Emergency		6,000.00	-6,000.00	0.00%
Total Expenses	617,121.10	674,497.00	57,375.90	91.49%
Net Operating Income	3,743.78	17,253.00	13,509.22	21.70%
Other Income				
41000 Transfer Fees	30,000.00	25,000.00	5,000.00	120.00%
71000 Riverview Bank CD Interest Income	3,394.98	7,000.00	-3,605.02	48.50%
71100 Northwest Bank 12 month CD Interest Income	4,866.35	6,000.00	-1,133.65	81.11%
71200 71200 Onpoint Checking Interest	15.58		15.58	
Total Other Income	38,276.91	38,000.00	276.91	100.73%
Net Other Income	38,276.91	38,000.00	276.91	100.73%
Net Income	42,020.69	55,253.00	13,232.31	76.05%

