

Glen Forest HOA Spending Comparison 2017 - 2026

Expense Item	2017	2018	2019	2020	2021	2022	2023	2024	2025	3 Yr Avg	2025 Budget	2026 Budget
Electricity	1,130.71	1,212.41	1,164.02	1,110.72	1,140.19	1,530.05	804.71	1,105.36	1,574.72	1,161.60	1,500.00	1700.00
Water	1,445.48	1,726.62	1,546.68	1,542.23	1,606.14	2,009.82	1,657.72	1,251.63	1,339.40	1,416.25	1,800.00	1800.00
Landscape/Pond	2,326.05	6,655.67	5,500.00	6,600.00	5,709.91	3,435.24	3,017.68	2,266.50	6,041.43	3,775.20	6,000.00	7500.00
Insurance	1,633.00	3,169.00	3,054.00	1,395.00	2,230.38	2,241.00	2,406.00	2,663.00	2,693.00	2,587.33	2,693.00	2700.00
Event-Garage Sale		107.17			-	92.99	-	-	-	-	100.00	100.00
Event-Fall Festival		3,256.14			4,199.09	3,211.21	3,558.42	4,292.47	3,197.45	3,682.78	4,500.00	4500.00
Event - National Night Out							1,043.30	898.41	919.81	953.84	1,000.00	1000.00
Event-Welcome Comm	60.59	140.66			1,034.81	78.96	101.63	-	645.00	248.88	900.00	500.00
Event-Christmas Lights					-	-	-	-	-	-	-	-
Acquisition					-	681.00	-	-	-	-	-	-
Installation	101.11	65.29			-	300.00	300.00	-	300.00	200.00	300.00	300.00
EVENTS TOTAL	161.70	3,569.26	-	-	5,233.90	4,364.16	5,003.35	5,190.88	5,062.26	5,085.50		
Maintenance/Repair/All Tes	524.43	3,952.99	75.78	100.00	2,651.16	240.00	120.00	1,616.62	335.00	690.54	2,000.00	2000.00
Misc-Bank/POB Fees	122.84	82.00	2,767.64	200.00	134.00	192.72	176.00	182.00	192.00	183.33	200.00	220.00
Resale Agnt Fee/Legal	1,247.67	-	104.66	50.00	1,425.00	543.20	150.00	-	300.00	150.00	600.00	1000.00
Misc-Supplies/Printing	333.61	182.36	189.83	379.70	198.54	298.51	147.05	616.31	1,411.19	724.85	650.00	1000.00
Website - GoDaddy	359.00	359.00	359.00	359.00	243.45	396.83	602.83	738.76	963.25	768.28	750.00	1000.00
Website - Election Buddy					89.00	-	188.00	-	-	62.67	200.00	200.00
Zoom					-	-	111.91	170.53	170.54	150.99	200.00	200.00
Unbudgeted Items					-	-	13,092.21					
Annual Expenses	9,284.49	20,909.31	14,761.61	11,736.65	20,661.67	15,251.53	27,477.46	15,801.59	20,082.80		23,393.00	25,720.00
Annual Income	19,894.60	19,894.60	20,090.66	20,993.00	19,991.04	22,174.30	22,273.03	23,192.34	22,624.99			
Delta	10,610.11	(1,014.71)	5,329.05	9,256.35	(670.63)	6,922.77	(5,204.43)	7,390.75	2,542.19			

****Unbudgeted Item 2023 Special Assessment for Landscape Easement / Pond Repair - 13092.21 Spent / \$ 15,000.00 Budget