

Park Glen Neighborhood Association

Minutes of July 17, 2017 Board Meeting

Approved at
the 8/21/17
Board Meeting

Roll Call

Kevin called the meeting to order at 7:05 p.m. The following Board members were present: Kevin Hammack, Russell Zwerg, and Kelly Wingo. A quorum was not present.

Announcement of Actions since the June 19, 2017 Board Meeting

Immediately after the 6/19/17 meeting, the Board:

- Agreed to waive \$157.58 in late fees and finance charges on account R0328508L0278392 due to personal extenuating circumstances.
- Considered a homeowner appeal on account R0330560L0280463 and concluded that the appearance of the shrubs in question were outside of the harmony and conformity of the neighborhood.
- Considered an issue of increased street parking due to a homeowner's in-home commercial activity for 8 days each summer for the past few years and agreed to take appropriate action.

Since the 6/19/17 Board Meeting, Treasurer Russell Zwerg approved the following account concessions to homeowners:

- After homeowner paid \$811.00 in assessments, late fees, and finance charges on account R0329474L0279364, Russell waived \$197.38 in late fees and finance charges, as agreed, and reversed \$32.57 in late fees and finance charges that were inappropriately billed.
- After homeowner paid all assessments and \$313.84 in late fees and finance charges on account R0328781L0278665, Russell waived the remaining \$313.84 in late fees and finance charges, as agreed.
- Waived \$16.65 in late fees and finance charges on account R0330277L0280177 that were billed as \$1,011.86 payment was in transit.

Minutes of Preceding Meetings

Approval delayed until next Board meeting.

President's Report

- Kevin reminded all that the filing deadline to run for the PGNA Board is July 25 and encouraged all those interested in running to submit their application.

Vice President's Report

- Mailbox Project Update: Russell has evaluated certain quotes as well as work that has already been performed. The mailbox at 7466 Point Reyes was recently destroyed. The homeowner filed a claim with his insurance for our benefit. Russell is still in the process of getting quotes.
- Yard of the Month: Russell gave a shout out to the Yard of the Month winners for June. Congratulations to all.

Other Board Member Reports/Comments

- Scholarship program update: Kelly reported we had well over 50 applicants this year and that \$700.00 scholarships are being awarded to the 26 winners. Park Glen has much to be proud of, as we have some very accomplished young people among us. The choice for the winners proved to be a very difficult process.

Property Manager's Report

- Neighborhood Update / Status: RealManage reviewed information handed out at the meeting.

Social / Events / Activities

- Independence Day Parade and other activities in collaboration with PID6: The event was very successful, which included a parade, decorating contest, and other festivities. Central High School Band and Boy Scout Troop 205 also attended. Russell plans to propose that \$200 be sent to the band to thank them.
- Report on Pool/Movie Nights: The event was a success. We purchased pizza from Jets.
- Bingo Night: Alliance United Methodist Church has been reserved for September 30. Last year's event was very successful and we expect repeated success this year.
- National Night Out – October 3: Work is beginning on this. Our goal is to get 30 homeowners to host block parties. Russell plans to propose a certain level of reimbursement to homeowners who host this event.
- Turkey Trot: Dana has begun working on this and has already gotten 3 sponsors.

Communications

- Report on online Newsletter and Vendor Advertising: Dana has been able to get 9 small businesses to sign up thus far, as well as some larger businesses.

Architectural Control Committee

See RealManage handout for ACC issues.

Development Committee

None.

Financial Report

The June financial report is not yet available.

Russell reviewed the following for everyone:

- Monthly accounts receivable report
- Report on referral of properties to attorney for collections and enforcement and deed restriction violations

Old Business

None.

New Business and Motions

Russell shared the Motions he plans to make when we have a quorum

- Block Party
- Budget
- Donation to Central High School Band

Kevin discussed the graffiti issues we are encountering. Ralph Robb, our new Code Blue Captain, encourages walkers and bike riders to participate in keeping an eye out for graffiti.

Member Comments

Discussion was had regarding the fence repair deadline.

Cecilia mentioned there are current vacancies on the PID.

Meeting adjourned at 8:00 p.m.





**CONGRATULATIONS TO THE FOLLOWING
26 RECIPIENTS OF \$700
SCHOLARSHIPS FROM PARK GLEN, PAID
WITH THE PROFITS OF THE 2016
TURKEY TROT:**

**GALE ANDERSON
AIDAN BROYLES
CAITLIN COX
JESSICA HEALEY
EMILY HOKE
SOPHIA INGRAM
CORINNE JOHNIGAN
RYAN JORDAN
CHRISTOPHER KUNG**

**BRANDON LEBLANC
SYDNEY LOWE
MONICA MCCARSON
TYLER MCFARLAND
REEMA PATEL
LAUREN PETERSEN
BRITTANY RATLIFF
KATY ROBERSON
EVAN ROSS**

**CHRISTIAN SHAW
TALITHA SMYTHE
RILEY THOMAS
LAUREN WARD
MEGHAN WEBB
REBECCA WILLIAMS
SARAH WORTHINGTON
CARISSA ZWERG**

RealManage



Park Glen Manager's Report July 17, 2017

**Contact RealManage Customer Service:
1-866-4-RealService (866-473-2573)**

Email - ParkGlen@CiraMail.com

Community Website - www.ParkGlen.org

Architectural Requests

From June 19, 2017 - July 14, 2017 (45 Applications)

34 Approvals

7 Approved with Stipulations

1 Denied

Approved

Deck/ Patio 1
Painting 6
Exterior repairs 1
Fence 1
Landscaping 1
Foundation repairs 1
Gutter replacement 3
Pergola Replacement 1
Roof replacement 11
Screened Porch 1
Siding repair 3
Landscaping 3
WheelChair ramp 1
Window replacement 3

Approved with Stipulations

Painting 2
Landscaping 5

Denied

Landscaping 1

Resident Calls

- **1-866-4RealService (866-473-2573)**
 - **Extended customer service hours (7:30 am – 7:00 pm)**
 - **Multi-lingual customer service (English, Spanish and other languages)**

From June 18 to July 14, 2017, RealManage has taken 70 telephone calls from residents.

**18 Account Balance
17 Architectural request Related
1 Collections/ Foreclosure/Bankruptcy
1 Conveyance Related
2 Late Fee/ Finance Charge
7 Other
3 Common Area
3 Report Violation
1 Report Issue
2 Swimming Pool
15 Violation Letter**

Resident Emails

From Juen 18, 2017 to July 14, 2017 ,2017, RealManage has processed 112 emails.

**7 Account Status / Balance
58 Architectural Request Related
3 Late Fee/ Finance Charge
3 Other
3 Other Common Area
16 Report Vioaltion
1 Report Issue
1 Swimming Pool
1 Update Contact Infiormention
19 Violation Letter**

Email us anytime at ParkGlen@CiraMail.com

RealManage Resident Services

- **1-866-4RealService (866-473-2573)**
 - Extended customer service hours (7:30 AM – 7:00 PM)
 - Multi-lingual customer service (English, Spanish and other languages)
 - Instant email fulfillment of most information requests
- **Resident Portal (www.RealManage.com)**
 - Owner statements and payment history
 - Assessment rules information
 - Online payments
 - Online service requests
 - Deed restriction summary
 - Deed restriction violation reporting
 - Document archive

Email to use for all correspondence
ParkGlen@CiraMail.com

Resident Portal



CONTACT US

866-4-RealService or (866-473-2573)
service@ciramail.com

Home About Us Services Resident Service Lot/Home Sale Service Vendor Service Join Our Team Blog Contact Us



FIND A REALMANAGE OFFICE

Find a RealManage office nearest you by entering your zip code.



RESIDENT PORTAL

Access your account, pay assessments, request service and more via CiraNet

BOARD PORTAL

Access your community's cloud-based management and information portal via CiraNet

CLOSING PORTAL

Request a statement of account, resale certificate, estoppels and more via CiraNet

ATTORNEY PORTAL

Access resources and account statements via CiraNet

VENDOR PORTAL

Obtain instructions, submit a question or upload an invoice via CiraNet



Comprehensive
community management
solutions

Resident Portal...cont.



The image shows a screenshot of the CiraNet Resident Portal login page. At the top is the CiraNet logo, a stylized blue and grey cloud with a white 'C' shape inside. Below the logo is the text 'CIRANET RESIDENT PORTAL'. The main heading is 'Login'. There are two input fields: 'Username' and 'Password'. Below the Username field is a red error message: '*User Name is required.*'. Below the Password field is a red error message: '*Password is required*'. There is a checkbox labeled 'Remember me'. Below the input fields are two buttons: 'Log In' and 'Reset Password'. Below the buttons is a blue link: 'Don't have an account?' with a red arrow pointing to it. Below that link is another blue link: 'Retrieve UserName or Validate Email Address'. At the bottom of the form is a paragraph of text: 'Welcome to the CiraNet Resident Portal powered by CiraConnect. The Resident Portal is provided as an online service for property owners and residents in a community managed with the CiraNet community association management software application. Please log in to access your account, pay assessments, request service and more. Don't have an account? Simply click the "Don't have an account?" link to easily create an account. Unable to access your account or need assistance? Please contact us at service@CiraMail.com or toll-free at (855) 877-CIRA (2472).'. A red arrow points to the 'Don't have an account?' link.

**CIRANET
RESIDENT PORTAL**

Login

Username
User Name is required.

Password
Password is required

Remember me

Log In Reset Password

[Don't have an account?](#)
[Retrieve UserName or Validate Email Address](#)

Welcome to the CiraNet Resident Portal powered by CiraConnect. The Resident Portal is provided as an online service for property owners and residents in a community managed with the CiraNet community association management software application.

Please log in to access your account, pay assessments, request service and more. Don't have an account? Simply click the "Don't have an account?" link to easily create an account.

Unable to access your account or need assistance? Please contact us at service@CiraMail.com or toll-free at (855) 877-CIRA (2472).

The End

Have a great week!



Thank you!

Independence Day	2017 Total	We had a parade leading up to the PID6 Fireworks Extravaganza and provided two inflatables at the PID6 event.	2016 Total	9a to 12n July 2, 2016	2015 Total	9a to 12n July 4, 2015
Proceeds						
Exhibitor Fees	\$0.00		\$250.00		\$305.00	14 @ \$20+1 @ \$25+4 Nonprofit @ \$0
					\$140.00	Medical Center Alliance-Cas
Total Proceeds	\$0.00		\$250.00		\$445.00	
Expense						
City Parade Permit	Free		Free		Free	
Site Rental	\$0.00	PID reserved the site	\$375.00	Alliance United Methodist Church (5 hours x \$75)	\$325.00	Alliance UMC \$225 Facility Rental plus \$100 Donation for Water Usage
Sound System / DJ	\$0.00	PID	\$0.00	will use our powered speakers and an MP3 playlist	\$300.00	David Moore
Dunk Tank Rental	N/A		\$0.00	N/A	\$213.08	Let's Jump
Bounce Houses	\$479.14	Let's Jump	\$410.93	"Morphy" and 30' "Climb and Slide"	\$452.39	Let's Jump
Generators & Gasoline	Included above	Let's Jump	\$87.87	Let's Jump - 1 generator, 3 gallons	\$82.50	Let's Jump
Other Rentals	N/A		\$32.48	Taylor's Rentals - Two large coolers	\$32.48	Taylor's Rentals - Two large coolers
Ice	N/A		\$42.00	20 10-pound bags	\$57.48	300 lbs
Bottled Water	N/A		\$89.40	1200 bottles from Sam's (Russell) @ 2.98 per case of 40 (7.45¢ per bottle). 240 more bottles were donated by Xplor (Daycare).	\$299.50	Purchased 1,200 bottles plus 980 donated = 2,180. Had about 1,468 left over, so used about 712.
Hot Dogs & Chips	N/A		\$656.25	Methodist Men from AUMC to provide 375 hot dog/chip combos @ \$1.75.	\$875.00	Methodist Men from AUMC provided 500 hot dog/chip combos @ \$1.75.
Supplies	\$27.06	Glow Bracelets given out at the inflatables	\$132.64	\$6.16 at Dollar Tree (Dana), \$39.26 at Walmart (Dana), \$11.42 at Walmart (Dana), \$52.80 for 300 4x6 flags from AmericasBestFlags.com (Russell), \$23.00 for 8,000 raffle tickets from Amazon (Russell)	\$106.77	\$93.80 for 500 4"x6" flags; \$12.97 Party City for tickets for food and dunking booth
Prizes	\$11.99	medals for decorating contest	\$69.48	\$5.41 at Dollar Tree (Dana), \$14.64 @ Walmart (Dana), \$36.70 at Amazon (Russell), \$12.73 at Amazon (Russell)	\$61.14	\$36.69 for Prize Ribbons, \$24.45 Candy
Portable Toilets	N/A	PID	\$0.00	N/A	N/A	
Police Patrol for Parade and event	\$270.00	2 officers	\$320.00	2 Officers 8a-11a @ \$160 each	\$480.00	2 Officers 8a-11:45 (Holiday Pay, since on the 4th)
Frozen Treats	N/A		\$21.54	Junior Popsicles at Aldi	\$0.00	Kona Ice - we are guaranteeing \$195 (65 snowcones) per hour; they made \$204 in one hour, then we released them.
Central High Band Booster Club	N/A		\$0.00		\$250.00	Volunteers
Face Painter	N/A		\$260.00		\$375.00	Theil Fogerty
Caricature Artist	N/A		\$0.00	N/A	\$100.00	Roby Robertson
Signs	N/A	Already have	\$0.00	Already Have	\$277.50	Sign Central - 30 24"x18" signs + 7 22" x 34.25 signs
Other	N/A		\$0.00		\$140.42	Canopies: New 8x8 (\$86) from Home Depot plus a cover for our 10x10 frame (\$55) from Amazon.
Total Expense so far	\$788.19		\$2,497.59		\$4,428.26	
Net Expense after Proceeds	\$788.19		\$2,247.59		\$3,983.26	
Budget	\$1,000.00		\$3,500.00		\$4,500.00	
(Under) / Over Budget	(\$211.81)		(\$1,252.41)		(\$516.74)	
Attendance	About 60 people in the parade plus the Central HS band and the Scouts; about 100 people watched the parade go by.		Estimating about 80 families (about 250 people) in 2015		Estimating about 100 families (about 300 people) in 2015	

Accounts Receivable Recap	1/7/16	3/3/16	5/5/16	7/7/16	9/12/16	11/14/16	1/16/17	3/20/17	4/17/17	5/15/17	6/19/17	7/17/17	Change
Number of Accounts owing \$2,000 or more	24	23	23	24	23	23	22	22	22	23	21	22	1
Accounts owing between \$1,000 and \$1,999	54	55	55	53	52	59	60	54	54	52	53	51	-2
Accounts owing between \$500 and \$999	53	49	42	42	40	35	45	37	38	39	31	30	-1
Accounts owing over \$225 to \$499. Most of these now owe for this year plus some or all from last year)	109	86	67	50	46	102	73	52	39	37	31	27	-4
Accts owing between \$66 and \$225. Most of these were current before the last assessment	282	121	86	66	52	302	123	74	55	41	39	35	-4
Accounts owing less than \$66. Most of these paid their latest assessment but have some small old items or new late fees (e.g. they paid their latest assessment after late fees were billed)	144	117	83	63	48	133	143	51	50	44	40	33	-7
Total # of Past Due Accts:	666	451	356	298	261	654	466	290	258	236	215	198	-17
% of 3,318 Homeowners:	20.1%	13.6%	10.7%	9.0%	7.9%	19.7%	14.0%	8.7%	7.8%	7.1%	6.5%	6.0%	
Total Past Due \$ Owed:	\$222,020	\$202,626	\$194,522	\$193,512	\$186,625	\$219,739	\$211,931	\$189,821	\$185,533	\$184,070	\$172,869	\$171,468	-\$1,401

Accounts Receivable Monthly Tracking											
	Total # of Past Due Accts:	% of 3,318 Home- owners	Total Past Due \$ Owed		Total # of Past Due Accts:	% of 3,318 Home- owners	Total Past Due \$ Owed		Total # of Past Due Accts:	% of 3,318 Home- owners	Total Past Due \$ Owed
				10/15/15	1665	50.2%	294,304	10/10/16	1048	31.6%	294,304
				11/20/15	910	27.4%	246,947	11/14/16	654	19.7%	219,739
12/31/14	645	19.4%	238,576	12/29/15	742	22.4%	231,575	12/12/16	552	16.6%	210,093
				1/7/16	666	20.1%	222,020	1/16/17	466	14.0%	211,931
				2/4/16	550	16.6%	209,517	2/20/17	335	10.1%	205,301
				3/3/16	451	13.6%	202,626	3/20/17	290	8.7%	189,821
				4/7/16	392	11.8%	198,921	4/17/17	258	7.8%	185,533
				5/5/16	356	10.7%	194,522	5/15/17	236	7.1%	184,070
5/31/15	468	14.1%	207,701	6/2/16	335	10.1%	193,512	6/19/17	215	6.5%	172,869
				7/7/16	298	9.0%	193,512	7/17/17	198	6.0%	171,468
7/30/15	454	13.7%	204,363	7/27/16	285	8.6%	188,910				
8/18/15	394	11.9%	199,531	8/22/16	267	8.0%	188,257				
9/16/15	373	11.2%	191,133	9/12/16	261	7.9%	186,625				

Summary of Account Referrals for Legal Action

	05/15/17	06/19/17	07/17/17
Accounts in Attorney's Hands			
Bankruptcy	3	2	2
Special	1	1	1
Collection	4	4	4
Collection AND Enforcement	2	3	3
Enforcement	0	1	1
	-----	-----	-----
Accounts in Attorney's Hands	10	11	11
Accounts in Referral Statutory Process at RealManage			
Collection	3	5	6
Collection AND Enforcement	3	5	9
Enforcement	1	1	3
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In Statutory Process at RealManage	7	11	18
Pre-Referral Letter waiting for Response or Referral			
Collection	4	2	0
Collection AND Enforcement	3	5	0
Enforcement	0	4	0
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Pre-Referral Letter waiting for Response	7	11	0
Pre-Referral Board Letter with Potential Resolution pending			
Collection	9	1	2
Collection AND Enforcement	2	1	2
Enforcement	0	0	3
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Pre-Referral Letter pending Resolution	11	2	7
Grand Total	35	35	36

Actions since the 7/17/17 Board Meeting

In e-mail votes on 7/18/17, the Board passed the following motions made by Russell Zwerg:

1. I move to adopt the presented budget for Park Glen's fiscal year 10/1/17-9/30/18, projecting \$283,708 in revenue, \$451,398 in expense, and a budgeted deficit of \$167,690. The Association plans to use accumulated cash reserves to do significant repair work to sidewalks and mailboxes in 2017-2018. The Association has ample reserves to accommodate a deficit operation as budgeted. The annual assessment (dues) amount for each Park Glen lot for 2017-2018 is \$66.00 to be billed in September with a due date of October 1.
2. I move to promote a number of neighborhood block parties, hosted by Park Glen residents on Texas' "National Night Out" date of October 3, 2017, and allocate a reimbursement of up to \$75 per block party or \$1,500 in total, whichever is lower, for consumables, food, and beverages.
3. I move to make a donation of \$200 to the Central High School Band, in thanks for their participation in Park Glen's 2017 Independence Day Parade.
4. For the sake of practicality and resident privacy, I move to adopt a general Association policy to apply the community's deed restrictions only to issues easily visible from a street or other public area.

In an e-mail vote on 7/21/17, the Board passed a motion made by Jack Webb to authorize Kevin to spend up to \$500 from the benevolence fund for stump grinding and yard work at <address redacted>.

On 8/1/17, Treasurer Russell Zwerg Waived half (\$167.40) of the late fees and finance charges on account R0329153L0279040 after the homeowner paid all assessments and the other \$167.40 in late fees and assessments.

Park Glen Neighborhood Association Adopted Budget (fiscal year Oct 2017-Sep 2018)	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Total 2017- 2018
Assessment Income (3,318 homes x \$66 annual dues)	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 18,249.00	\$ 218,988.00
Late Fee Income	\$ 8,000.00	\$ 5,000.00	\$ 4,000.00	\$ 3,000.00	\$ 2,500.00	\$ 2,000.00	\$ 1,500.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 29,000.00
Interest on Receivables	\$ 800.00	\$ 500.00	\$ 400.00	\$ 300.00	\$ 250.00	\$ 200.00	\$ 150.00	\$ 100.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 2,900.00
Legal Fees Reimbursement	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Interest Income	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 420.00
Social Event Income	\$ -	\$ 12,500.00	\$ 10,500.00	\$ -	\$ -	\$ -	\$ 1,000.00					\$ -	\$ 24,000.00
Advertising Revenue (earmarked for Benevolence)	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,400.00
Total Income	\$27,784.00	\$36,984.00	\$33,884.00	\$22,284.00	\$ 21,734.00	\$ 21,184.00	\$ 21,634.00	\$ 20,084.00	\$ 19,534.00	\$ 19,534.00	\$ 19,534.00	\$ 19,534.00	\$ 283,708.00
Management Fees-Contract	\$ 2,120.00	\$ 2,120.00	\$ 2,120.00	\$ 2,120.00	\$ 2,120.00	\$ 2,120.00	\$ 2,120.00	\$ 2,120.00	\$ 7,880.00	\$ 7,880.00	\$ 7,880.00	\$ 7,879.00	\$ 48,479.00
Management Fees-Admin	\$ 2,440.00	\$ 2,440.00	\$ 2,440.00	\$ 2,440.00	\$ 2,440.00	\$ 2,440.00	\$ 2,440.00	\$ 2,440.00	\$ 3,120.00	\$ 3,120.00	\$ 3,120.00	\$ 3,121.00	\$ 32,001.00
Collection Fees to Mgmt Co.	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 24,000.00
Collection Fees-Legal/Agency	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Legal Fees-Non Collection	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 12,000.00
Accounting / Audit	\$ -	\$ -	\$ 2,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300.00
Consulting/Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80.00	\$ 3,800.00			\$ 2,500.00	\$ 6,380.00
Bad Debt Expense	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 12,000.00
Insurance	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 17,400.00
General Maint. & Repair	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$ 240,000.00
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Courier						\$ 2,000.00						\$ 2,000.00	\$ 4,000.00
Printing & Reproduction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 2,000.00
Storage	\$ 116.00	\$ 116.00	\$ 116.00	\$ 116.00	\$ 116.00	\$ 116.00	\$ 116.00	\$ 116.00	\$ 116.00	\$ 116.00	\$ 128.00	\$ 128.00	\$ 1,416.00
Licenses & Permits / Filings	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 17.00	\$ 13.00	\$ 200.00
Social Activities	\$ -	\$ 8,400.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 25,400.00
Community Engagement	\$ 50.00	\$ 50.00	\$ 650.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 500.00	\$ 50.00	\$ 1,650.00
Scholarships/Charitable										\$ 11,000.00	\$ 1,500.00	\$ -	\$ 12,500.00
Hospitality	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Benevolence	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,400.00
Board & Community Meetings	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
Website	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 72.00
Total Expense	\$30,949.00	\$39,349.00	\$38,849.00	\$31,949.00	\$ 31,949.00	\$ 34,949.00	\$ 35,049.00	\$ 32,129.00	\$ 42,289.00	\$ 49,489.00	\$ 40,451.00	\$ 43,997.00	\$ 451,398.00
Net Income / (Loss)	\$ (3,165.00)	\$ (2,365.00)	\$ (4,965.00)	\$ (9,665.00)	\$ (10,215.00)	\$ (13,765.00)	\$ (13,415.00)	\$ (12,045.00)	\$ (22,755.00)	\$ (29,955.00)	\$ (20,917.00)	\$ (24,463.00)	\$ (167,690.00)

This budget and an annual assessment (dues) amount of \$66 for each Park Glen lot for 2017-2018 was approved by the PGNA Board on 7/18/17.
The Association plans to use accumulated reserves to do significant repair work to sidewalks and mailboxes in 2017-2018.
Even though we are spreading the repairs budget evenly over the 12 months, the actual expense is more likely to be concentrated in a few months.
The Association has ample reserves to accommodate a deficit operation as budgeted.