

Swan Meadows Homeowners Association, Inc.

2023 ANNUAL BUDGET - Approved

Annual Dues: \$275 and Due June 1st. Owners who have prepaid the previous dues of \$250.00 will owe \$25.00

	2021	2022	2023
63 Units	Actual	Actual	Proposed
INCOME			
Dues	\$15,500.00	\$15,750.00	\$17,325.00
Capital Maintenance Fee for New Buyers	\$3,000.00	\$2,500.00	\$1,000.00
Interest Income	\$0.49	\$2.51	\$0.45
Late & Violation Fees	\$393.22	\$667.13	
Total Income	\$18,893.71	\$18,919.64	\$18,325.45
EXPENSES			
Landscaping/Irrigation/Grounds Repair	\$11,889.47	\$5,049.23	\$5,000.00
Irrigation Water	\$458.31	\$504.21	\$510.00
Management	\$5,638.50	\$5,670.00	\$6,000.00
Electricity	\$2,145.63	\$4,903.61	\$5,000.00
Insurance	\$625.00	\$625.00	\$625.00
Office/Mailing	\$281.39	\$373.45	\$375.00
Legal/Registrations	\$63.11	\$289.00	\$39.00
Accounting/Taxes	\$190.00	\$190.00	\$190.00
Subtotal	\$21,291.41	\$17,604.50	\$17,739.00
Capital Reserve			\$315.00
Total Expenses	\$21,291.41	\$17,604.50	\$18,054.00
NET INCOME	-\$2,397.70	\$1,315.14	\$271.45

Balance of Accounts as of Jan. 1, 2023: \$5 per Month, per Owner is Set Aside in Reserves

Operating Account: \$5,205.19

Reserve Savings Account: \$7,261.59

Total Cash Assets: \$12,466.78