

# SWAN MEADOWS HOMEOWNERS ASSOCIATION

## 2018 ANNUAL BUDGET - Approved

Annual Dues: \$250

62 Units

### INCOME

	2016-2017		2018
	Proposed	Actual	Proposed
Dues	\$11,047.00	\$10,965.00	\$15,500.00
Prepaid Income	\$0.00	\$350.00	\$0.00
Total Income	\$11,047.00	\$11,315.00	\$15,500.00

### EXPENSES

Irrigation (Contract)	\$1,800.00	\$1,200.00	\$1,300.00
Landscape Maintenance-Contract	\$0.00	\$288.71	\$300.00
Landscape Repairs-Not Scheduled	\$1,050.00	\$490.00	\$500.00
Repair & Maintenance	\$0.00	\$212.25	\$250.00
Irrigation System Maintenance	\$0.00	\$2,978.58	\$0.00
Landscaping/Irrigation Repair	\$0.00	\$21.00	\$25.00
Grounds	\$0.00	\$490.00	\$500.00
Irrigation Water	\$410.00	\$427.73	\$500.00
Management	\$4,536.00	\$4,536.00	\$5,292.00 *
Insurance	\$625.00	\$625.00	\$625.00
Electricity	\$1,175.00	\$2,055.76	\$2,100.00
Office/Mailing	\$220.00	\$228.40	\$250.00
Legal/Registrations	\$120.00	-\$93.50	\$45.00
Accounting/Taxes	\$211.00	\$175.00	\$175.00
Bad Debt	\$900.00	\$0.00	\$0.00
Bank Fees	\$0.00	\$24.00	\$0.00
Subtotal	\$11,047.00	\$13,658.93	\$11,862.00
Capital Reserve	\$0.00	\$0.00	\$1,100.00
Total Expenses	\$11,047.00	\$13,658.93	\$12,962.00

### NET INCOME

Operating Cash: \$7,257.66

Reserve Savings Account: \$0.00

\*Bray HOA's minimum management fee for all HOAs over 25 units is \$8 per door per month; however, we are only increasing your management fee to \$7 per unit per door per month.

## \*\*Special Assessment\*\*

Total Project Cost: \$9,600 Divided by: 62 Units Equals: \$155 per unit

The project is to be performed by T&S Custom Curbing.

Though this appears as an expense, this money will be set aside and put into a reserve account.