

Swan Meadows Homeowners Association, Inc.

2019 ANNUAL BUDGET - Proposed

Annual Dues: \$250

62 Units	2018		2019
	Proposed	Actual	Proposed
INCOME			
Dues	\$15,500.00	\$16,277.50	\$15,500.00
Special Assessment Income	\$0.00	\$11,840.00	\$0.00
Collection Income	\$0.00	\$483.51	\$0.00
Other Income	\$0.00	\$2.58	\$0.00
Total Income	\$15,500.00	\$28,603.59	\$15,500.00
EXPENSES			
Irrigation (Contract)	\$1,300.00	\$1,300.00	\$1,300.00
Landscape Maintenance-Contract	\$300.00	\$0.00	\$0.00
Landscape Repairs-Not Scheduled	\$500.00	\$0.00	\$250.00
Repair & Maintenance	\$250.00	\$0.00	\$150.00
Irrigation System Maintenance	\$0.00	\$9,965.00	\$2,000.00
Landscaping/Irrigation Repair	\$25.00	\$6,123.00	\$1,000.00
Grounds	\$500.00	\$490.00	\$500.00
Security & Protection	\$0.00	\$112.02	\$0.00
Irrigation Water	\$500.00	\$436.31	\$450.00
Management	\$5,292.00	\$5,166.00	\$5,292.00
Insurance	\$625.00	\$625.00	\$625.00
Electricity	\$2,100.00	\$1,762.75	\$1,800.00
Office/Mailing	\$250.00	\$390.70	\$400.00
Legal/Registrations	\$45.00	-\$180.40	\$30.00
Accounting/Taxes	\$175.00	\$175.00	\$175.00
Subtotal	\$11,862.00	\$26,365.38	\$13,972.00
Capital Reserve	\$1,100.00	\$916.88	\$1,500.00
Total Expenses	\$12,962.00	\$27,282.26	\$15,472.00
NET INCOME	\$2,538.00	\$1,321.33	\$28.00

Operating Cash: \$5,737.33

Reserve Savings Account: \$916.88

Clarification of Similar Expenses

Irrigation System Maintenance: Irrigation Pipe Relocation Project (T&S Curbing) & Sprinler Winterization/Blowouts

Landscaping/Irrigation Repair: Irrigation Line Repairs & Irrigation Turn Off for Repair

Grounds: Weed Control Spray