

Swan Meadows Homeowners Association, Inc.

2020 ANNUAL BUDGET - Approved

Annual Dues: \$250

62 Units	2019		2020
	Proposed	Actual	Proposed

INCOME

Dues	\$15,500.00	\$14,532.95	\$15,500.00
Special Assessment Income	\$0.00	\$1,135.00	\$0.00
Late Fees	\$0.00	\$34.96	\$0.00
Interest Income	\$0.00	\$1.18	\$1.20
Total Income	\$15,500.00	\$15,704.09	\$15,501.20

EXPENSES

Landscape Repairs-Not Scheduled	\$250.00	\$0.00	\$250.00
Repair & Maintenance	\$150.00	\$616.28	\$150.00
Irrigation System Maintenance	\$2,000.00	\$329.00	\$350.00
Irrigation (Contract)	\$1,300.00	\$650.00	\$0.00
Landscaping/Irrigation Repair	\$1,000.00	\$1,787.04	\$1,800.00
Grounds	\$500.00	\$1,284.57	\$2,000.00
Irrigation Water	\$450.00	\$449.33	\$450.00
Management	\$5,292.00	\$5,292.00	\$5,292.00
Insurance	\$625.00	\$635.00	\$635.00
Electricity	\$1,800.00	\$1,873.20	\$1,875.00
Office/Mailing	\$400.00	\$602.35	\$500.00
Legal/Registrations	\$30.00	\$35.00	\$35.00
Accounting/Taxes	\$175.00	\$180.00	\$180.00
Subtotal	\$11,572.00	\$13,733.77	\$13,517.00
Capital Reserve	\$1,500.00	\$1,500.00	\$1,500.00
Total Expenses	\$13,072.00	\$15,233.77	\$15,017.00
NET INCOME	\$2,428.00	\$470.32	\$484.20

Operating Cash March, 2020: \$13,355.13

Reserve Savings Account: \$2,108.25

Total Cash on Hand: \$15,463.38

Clarification of Similar Expenses
Irrigation System Maintenance: Sprinkler Winterization/Blowouts; cleaning filters, pump reset after shut down; sprinkler head replacement
Landscaping/Irrigation Repair: Irrigation Line Repairs
Grounds: Weed Control Spray; Bollards and installation on west end of HOA sidewalk; fixing western retaining wall and drain