

Swan Meadows Homeowners Association, Inc.

2021 ANNUAL BUDGET - Approved

Annual Dues: \$250

	2020 Proposed	2020 Actual	2021 Proposed
63 Units			
INCOME			
Dues	\$15,500.00	\$15,615.25	\$15,750.00
Capital Maintenance Fee for New Buyers	\$0.00	\$240.00	\$1,000.00
Interest Income	\$1.20	\$0.43	\$0.50
Total Income	\$15,501.20	\$15,855.68	\$16,750.50
EXPENSES			
Landscape Repairs-Not Scheduled	\$250.00	\$0.00	\$250.00
Repair & Maintenance	\$150.00	\$942.43	\$175.00
Irrigation System Maintenance	\$350.00	\$2,416.00	\$2,000.00
Landscaping/Irrigation Repair	\$1,800.00	\$599.00	\$600.00
Grounds	\$2,000.00	\$3,161.26	\$2,000.00
Irrigation Water	\$450.00	\$449.33	\$450.00
Management	\$5,292.00	\$5,292.00	\$5,670.00
Insurance	\$635.00	\$625.00	\$625.00
Electricity	\$1,875.00	\$2,210.32	\$2,210.00
Office/Mailing	\$500.00	\$466.73	\$465.00
Legal/Registrations	\$35.00	\$163.00	\$45.00
Accounting/Taxes	\$180.00	\$190.00	\$190.00
Subtotal	\$13,517.00	\$16,515.07	\$14,680.00
Capital Reserve	\$1,500.00	\$1,500.00	\$1,500.00
Total Expenses	\$15,017.00	\$18,015.07	\$16,180.00
NET INCOME	\$484.20	-\$2,159.39	\$570.50

Operating Cash as of Jan. 1, 2021: \$5,519.78

Reserve Savings Account: \$3,098.59

Total Cash on Hand: \$8,618.37

Clarification of Similar Expenses

Irrigation System Maintenance: Sprinkler Winterization/Blowouts; cistern pumping, pump reset after shut down; sprinkler head replacement

Landscaping/Irrigation Repair: Irrigation Line Repairs

Grounds: Weed Control Spray on west side of HOA sidewalk and around main mailbox