

Swan Meadows Homeowners Association, Inc.

2026 ANNUAL BUDGET - Approved

Annual Dues: \$352.00 Effective May 1, 2026

63 Units

INCOME

	2024	2025	2025	2026
	Actual	Actual	Budget	Proposed
Dues	\$19,025.00	\$18,950.00	\$20,160.00	\$22,176.00
Capital Maintenance Fee for New Buyers	\$2,000.00	\$500.00	\$1,000.00	\$1,000.00
Lien Filing Reimbursement	\$100.00			
Interest Income	\$197.76	\$178.59	\$20.00	\$175.00
Postage Reimbursement	\$11.07	\$12.23		\$13.00
Total Income	\$21,333.83	\$19,640.82	\$21,180.00	\$23,364.00

EXPENSES

Landscaping/Irrigation/Grounds Repair/Weeds & Maint.	\$7,587.88	\$7,434.40	\$6,500.00	\$7,500.00
Irrigation Water	\$571.31	\$588.49	\$600.00	\$600.00
Management	\$6,550.00	\$6,600.00	\$6,500.00	\$7,000.00
Electricity	\$2,065.68	\$2,211.14	\$3,500.00	\$2,500.00
Insurance	\$838.00	\$1,053.25	\$838.00	\$1,053.25
Office/Mailing	\$702.00	\$650.42	\$700.00	\$705.00
Legal/Registrations/Prof. Services	\$60.00	\$44.00	\$300.00	\$53.00
Lien	\$400.00	\$200.00		
Accounting/Taxes	\$250.00	\$280.00	\$250.00	\$300.00
Meeting Expenses			\$50.00	\$50.00
Capital Reserve	\$1,925.01	\$1,583.31	\$1,900.00	\$3,600.00
Total Expenses	\$20,949.88	\$20,645.01	\$21,138.00	\$23,361.25
NET INCOME	\$383.95	-\$1,004.19	\$42.00	\$2.75

Balance of Accounts YTD 01/16/2026:

Operating Account:	\$2,085.30
Reserve Savings Account:	\$12,139.43
Total Account Balances:	\$14,224.73