

Swan Meadows Homeowners Association, Inc.

2025 ANNUAL BUDGET - Approved

Annual Dues: \$320.00 Effective May 1, 2025

		2022	2023	2024	2025
		Actual	Actual	Actual	Proposed
63 Units					
INCOME					
	Dues	\$15,750.00	\$17,575.00	\$19,035.00	\$20,160.00
	Capital Maintenance Fee for New Buyers	\$2,500.00	\$1,000.00	\$2,000.00	\$1,000.00
	Interest Income	\$2.51	\$16.91	\$197.76	\$20.00
	Misc. Income	\$667.13	\$430.00		
	Total Income	\$18,919.64	\$19,021.91	\$21,232.76	\$21,180.00
EXPENSES					
	Landscaping/Irrigation/Grounds Repair & Maint.	\$5,049.23	\$6,840.54	\$7,417.38	\$6,500.00
	Irrigation Water	\$504.21	\$542.30	\$571.31	\$600.00
	Management	\$5,670.00	\$6,000.00	\$6,500.00	\$6,500.00
	Electricity	\$4,903.61	\$3,812.69	\$2,065.68	\$3,500.00
	Insurance	\$625.00	\$625.00	\$838.00	\$838.00
	Office/Mailing	\$373.45	\$376.55	\$697.47	\$700.00
	Legal/Registrations/Prof. Services	\$289.00	\$920.00	\$410.00	\$300.00
	Accounting/Taxes	\$190.00	\$190.00	\$250.00	\$250.00
	Meeting Expenses				\$50.00
	Capital Reserve			\$1,900.00	\$1,900.00
	Total Expenses	\$17,604.50	\$19,307.08	\$20,649.84	\$21,138.00
NET INCOME					
		\$1,315.14	-\$285.17	\$582.92	\$42.00

Balance of Accounts YTD:

Operating Account: \$4,446.47

Reserve Savings Account: \$10,219.20

Total Account Balances: \$14,665.67