

The Gardens at Swan Creek -	
Monthly CondoFees	\$250
	2025 Approved Budget
INCOME	
Condo Fees	276,000
New Owner Fees	
Late Fees/NSF	
Interest Income	
Misc Income	
TOTAL INCOME	276,000

January 2023	February 2023	March 2023
Actuals	Actuals	Actuals

EXPENSE	
Cleaning	2,600
Condo fees	50
Fire Alarm Maintenance	4,000
Sprinkler Maintenance	7,000
Landscaping	4,000
Tree Trimming and Removal	1,500
Snow Removal	40,000
Lawn Care	#REF!
Liability Insurance	50,000
Online Pmt Fees	-
Management Fees	27,600
Pest Control	2,000
General Repairs	15,000
Projects	15,000
Supplies and Materials	2,500
Trash Removal	14,000
Electric	4,000
Water and Sewer	10,000
Bank Fees	
Dryer Vent Cleaning	
Legal Fees	
Licenses/fee	
Website	250
Income Tax	250
Other Expense	
TOTAL EXPENSES	#REF!
Minimum Reserve Transfer	27,600
TOTAL EXPENSE + RESERVE	#REF!
Net	#REF!

The Gardens at Swan Creek - 2025 Budget					
Monthly Condo Fees	\$225	\$240	\$240	\$240	\$250
	2023 Budget	2024 Budget	Oct 2024 Actual	2024 YE Proj	2025 Approved Budget
INCOME					
Condo Fees	248,400	264,960	222,624	266,784	276,000
New Owner Fees			980	980	
Late Fees/NSF					
Interest Income			4,146	4,146	
Misc Income			453	453	
TOTAL INCOME	248,400	264,960	228,203	272,363	276,000

EXPENSE					
Cleaning	1,200	2,600	969	1,402	2,600
Condo fees	50	50	50	50	50
Fire Alarm	3,900	4,000	2,611	3,133	4,000
Sprinkler Maintenance	7,800	6,500	3,400	4,080	7,000
Landscaping	5,000	5,000	3,017	3,017	4,000
Tree Trimming and Removal			1,609	1,609	1,500
Snow Removal	40,000	40,000	30,645	46,645	40,000
Lawn Care	20,000	20,000	19,629	22,962	22,962
Liability Insurance	40,000	62,000	32,704	32,074	50,000
Online Pmt Fees	270	-		-	-
Management Fees	24,024	27,600	23,000	27,600	27,600
Pest Control	1,500	1,500	2,095	2,345	2,000
General Repairs	15,000	13,500	10,849	14,927	15,000
Projects	27,116	12,939	19,820	21,977	15,000
Supplies and Materials	2,000	2,000	1,454	1,788	2,500
Trash Removal	20,600	14,000	11,312	13,645	14,000
Electric	4,200	4,000	4,115	4,781	4,000
Water and Sewer	8,000	8,000	8,045	9,378	10,000
Bank Fees	25		10	10	
Dryer vent Cleaning	-	13,000			
Legal Fees	675	1,025	-	171	
Licenses/fee	25				
Website	175	500	-	83	250
Income Tax	100	250	235	235	250
Other Expense	500		21	104	
TOTAL EXPENSES	222,160	238,464	175,590	212,017	222,712
RESERVE	24,840	26,496	19,872	24,800	27,600
TOTAL EXPENSE + RESERVE	248,400	264,960	195,462	236,817	250,312
Net	-	-	32,741	35,546	25,688

The Gardens at Swan Creek - 2024 Budget					
Monthly Condo Fees	\$225	\$225	\$225	\$225	\$240
	2022	2023	Sept 23	2023 YE	2024
INCOME					
Condo Fees	248,400	248,400	186,300	248,400	264,960
New Owner Fees			3,150	3,150	
Late Fees/NSF			375	485	
Interest Income			943	943	
Misc Income			195	195	
TOTAL INCOME	248,400	248,400	190,963	253,173	264,960

EXPENSE						
1	Cleaning	1,000	1,200	870	870	2,600
2	Condo fees	50	50	24	24	50
3	Fire Alarm Maintenance	3,900	3,900	1,968	1,968	4,000
4	Sprinkler Maintenance	7,800	7,800	4,704	4,704	6,500
5	Landscaping	4,500	5,000	7,489	7,489	5,000
6	Snow Removal	40,000	40,000	31,458	35,000	40,000
7	Lawn Care	20,000	20,000	19,875	20,000	20,000
8	Liability Insurance	36,000	40,000	38,750	61,836	62,000
9	Online Pmt Fees	270	270	255	255	-
10	Management Fees	24,024	24,024	17,826	24,620	27,600
11	Pest Control	1,500	1,500	1,054	1,405	1,500
13	General Repairs	15,000	15,000	11,818	11,818	13,500
14	Projects	27,731	27,116	14,895	14,895	12,939
15	Supplies and Materials	2,000	2,000	84	84	2,000
16	Trash Removal	20,600	20,600	18,842	25,123	14,000
17	Electric	4,000	4,200	2,934	3,912	4,000
18	Water and Sewer	5,200	8,000	6,031	8,041	8,000
	Bank Fees	25	25			
	Dryer Vent Cleaning	6,900	-			13,000
	Garage Cleaning* Removed for	1,100	1,400			
	Legal Fees	1,175	675			1,025
	Licenses/fee	10	25			
	Website	175	175			500
	Income Tax	100	100			250
	Other Expense	500	500			
	TOTAL EXPENSES	223,560	223,560	178,877	222,045	238,464
	Reserve Transfer	24,840	24,840	18,630	24,800	26,496
	TOTAL EXPENSE + RESERVE	248,400	248,400	197,507	246,845	264,960
	Net	-	-	(6,544)	6,328	-

Pet Waste and yard space

<https://petwasteyardspace.square.site/>

\$8 per week billed out monthly at \$32. You/they scoop I come remove sanitize and reline the bucket weekly.

I'd do 2 buckets for regular and the 3rd bucket 1/2 the price!

3 = \$80/month

12 months = \$960

True 'poo stations' = \$300 each