

Account Name	2020 Budget	2020 Forecast	2021 Budget	Delta \$ From 20B	Delta % From 20B
SWCA lots	1,358	1,358	1,358	-	0.00%
Summit units	1,350	1,350	1,350	-	0.00%
			4.00%		
Summit unit fee/month	86.40	86.40	89.86	3.46	4.00%
Summit unit fee/annual	1,036.80	1,036.80	1,078.27	41.47	4.00%
Summit revenues	1,399,680.00	1,399,680.00	1,455,667.20	55,987.20	4.00%
SWCA lots debt service	364,203.00	365,203.12	364,203.00	-	0.00%
SWCA debt/lot	268.19	268.93	268.19	-	0.00%
SWCA debt /lot/month	22.35	22.41	22.35	-	0.00%
SWCA maint fees	1,512,396.52	1,512,396.52	1,543,939.53	31,543.01	2.09%
SWCA maint fees/club	302,479.30	302,479.30	308,787.91	6,308.61	2.09%
SWCA maint fees/ member	1,209,917.22	1,209,917.22	1,235,151.62	25,234.40	2.09%
SWCA maint fee per member	890.96	890.96	909.54	18.58	2.09%
SWCA fee per member/month	74.25	74.25	75.79	1.55	2.09%
Total monthly assessment rate	183.00	183.06	188.00	5.00	2.73%
Maint. Fees	1,209,917.22	1,209,917.22	1,235,151.62	25,234.40	2.09%
Summit	1,399,752.95	1,399,680.00	1,455,667.20	55,914.25	3.99%
Debt service	364,203.00	365,203.12	364,203.00	-	0.00%
Bar code income	2,700.00	2,700.00	2,800.00	100.00	3.70%
Legal fees collected	-	-	-	-	#DIV/0!
Interest income	2,000.00	2,000.00	-	(2,000.00)	-100.00%
Capital assessments	180,000.00	188,000.00	180,000.00	-	0.00%
SWCC maint fees	302,479.30	302,479.30	308,787.91	6,308.61	2.09%
Late fees & interest	-	-	-	-	
Reserve interest	16,000.00	16,000.00	8,000.00	(8,000.00)	
Reserve Capex interest	300.00	300.00	-	(300.00)	
Reserve insurance interest	800.00	800.00	-	(800.00)	
Misc income	9,664.80			(9,664.80)	
INCOME	3,487,817.27	3,487,079.64	3,554,609.73	66,792.46	1.92%
Audit	19,000.00	19,000.00	19,000.00	-	0.00%
Legal	20,000.00	12,000.00	12,000.00	(8,000.00)	-40.00%
Engineering	15,000.00	10,000.00	12,000.00	(3,000.00)	-20.00%
PROFESSIONAL FEES	54,000.00	41,000.00	43,000.00	(11,000.00)	-20.37%
Debt serv. - interest	189,505.00	190,361.00	189,505.00	-	0.00%
Debt serv. - principal	174,698.00	174,698.00	174,698.00	-	0.00%
Office supplies (?)	8,500.00	29,815.00	11,000.00	2,500.00	29.41%
Telephone	2,400.00	2,400.00	2,400.00	-	0.00%
Licenses, fees, website	1,000.00	1,000.00	1,500.00	500.00	50.00%
Annual meeting	6,000.00	6,000.00	7,000.00	1,000.00	16.67%
Reserve study	7,500.00	23,000.00	-	(7,500.00)	-100.00%
Insurance	84,420.00	98,000.00	101,000.00	16,580.00	19.64%
Unit 1 lot maint.	150.00	150.00	350.00	200.00	
Taxes on assoc. prop.	3,245.00	3,245.00	3,245.00	-	0.00%
Management services	175,776.00	175,776.00	182,807.00	7,031.00	4.00%
ADMINISTRATIVE	653,194.00	704,445.00	673,505.00	20,311.00	3.11%
Barcode expense	2,000.00	2,000.00	2,000.00	-	0.00%
Privacy control	470,000.00	469,000.00	479,000.00	9,000.00	1.91%
Entry access system	15,000.00	15,000.00	19,000.00	4,000.00	26.67%
Vehicle expenses	7,500.00	6,000.00	7,500.00	-	0.00%
Gate repair	7,000.00	7,500.00	8,000.00	1,000.00	14.29%
Repair & maint. Gatehouse	11,800.00	12,000.00	12,000.00	200.00	1.69%
Office supplies (?)	1,750.00	1,500.00	2,000.00	250.00	14.29%
Passes	2,500.00	2,775.00	2,500.00	-	0.00%
Telephone (?)	3,500.00	3,300.00	3,500.00	-	0.00%
Utilities	5,000.00	5,100.00	6,000.00	1,000.00	20.00%
Pest control	600.00	600.00	1,000.00	400.00	66.67%
PRIVACY CONTROL	526,650.00	524,775.00	542,500.00	15,850.00	3.01%
Landscape/irrig. Contracts	88,000.00	85,000.00	80,000.00	(8,000.00)	-9.09%
irrigation repairs	5,000.00	4,500.00	5,000.00	-	0.00%

Account Name	2020 Budget	2020 Forecast	2021 Budget	Delta \$ From 20B	Delta % From 20B
Tree service	8,000.00	6,000.00	8,000.00	-	0.00%
Bldg. maint/repair/supplies	13,000.00	13,000.00	14,000.00	1,000.00	7.69%
Holiday decorating	10,000.00	10,000.00	12,000.00	2,000.00	20.00%
Landscape enhancement	45,000.00	44,000.00	30,000.00	(15,000.00)	-33.33%
Electricity - ground lights	2,300.00	2,000.00	2,300.00	-	0.00%
Water - islands	2,700.00	2,800.00	2,700.00	-	0.00%
Light repairs	3,000.00	2,500.00	2,500.00	(500.00)	-16.67%
GC maint \$ on capex	-	-	11,359.15	11,359.15	
COMMON GROUNDS	177,000.00	169,800.00	167,859.15	(9,140.85)	-5.16%
Lake management	70,000.00	73,000.00	70,000.00	-	0.00%
Wetland mgmt. - preserves	7,000.00	8,000.00	7,500.00	500.00	7.14%
Pump electric	6,000.00	4,500.00	5,000.00	(1,000.00)	-16.67%
Pump service contract	3,000.00	3,000.00	3,000.00	-	0.00%
Pump maint & fuel	2,000.00	2,000.00	2,000.00	-	0.00%
SURFACE WATER MGMT	88,000.00	90,500.00	87,500.00	(500.00)	-0.57%
Entrance fountain electric	36,000.00	36,000.00	36,000.00	-	0.00%
Electricity - street lights	19,000.00	18,500.00	19,000.00	-	0.00%
Summit Broadband	1,399,752.95	1,399,752.95	1,455,667.20	55,914.25	3.99%
UTILITIES	1,454,752.95	1,454,252.95	1,510,667.20	55,914.25	3.84%
SUBTOTAL	2,953,596.95	2,984,772.95	3,025,031.35	71,434.40	2.42%
Capital contributions	180,000.00	180,000.00	180,000.00	-	0.00%
additional contribution	-	25,563.00	-	-	#DIV/0!
Interest income transfer	16,000.00	30,000.00	8,000.00	(8,000.00)	
Maint. Fees - reserves	338,220.32	354,220.32	341,578.38	3,358.06	0.99%
RESERVE FUNDING	534,220.32	589,783.32	529,578.38	(4,641.94)	-0.87%
TOTAL OPERATING \$\$\$	3,487,817.27	3,574,556.27	3,554,609.73	66,792.46	1.92%
	-	(87,476.63)	0.00	0.00	0.00
RESERVES	2020 B	2020 F	2021 B	Delta \$	Delta %
Paving		14,110.40	101,678.58	101,678.58	
Walls		48,919.96		-	
Fence chainlink				-	
Fence perimeter		11,952.50		-	
Fence Picket				-	
Drainage	120,000.00	173,025.65		(120,000.00)	
Vehicle				-	
Roofs	23,970.00			(23,970.00)	
Paint structures				-	
Paint Cordova GH				-	
Lites - fountain				-	
Lites - islands				-	
Lites - blvd.		5,955.00		-	
GG equip - Cordova		4,226.67		-	
Gate - main		25,276.85		-	
GH - main - windows				-	
Generators - main GH				-	
Generators - Cordova GH				-	
Marbella GH				-	
Pump generators				-	
Pump components vaults				-	
Pump station				-	
Pumps				-	
Signage - main		2,487.75		-	
GH access control				-	
Vehicle			25,525.59	25,525.59	
Lake banks				-	
Dredging	287,238.00	109,150.00	292,982.76	5,744.76	
Waterscape				-	
RESERVE EXPENDITURES	431,208.00	395,104.78	420,186.93	(11,021.07)	-2.56%

2021 MONTHLY SPANISH WELLS RESIDENT ASSESSMENT COMPONENTS

SWCA Assessment Components for HOA Budget	Budget	Delta \$	Delta %	Budget	% to Total Exps or Assmnts
	2020	2021-2020	2021-2020	2021	
Summit Billable Units	1,350	-	0.0%	1,350	
SWCA Billable Units	1,358	-	0.0%	1,358	
Summit Monthly Fee to pass-thru	86.40	3.46	4.0%	89.86	47.8%
Reserve Fund Assessment	20.75	0.21	1.0%	20.96	11.1%
Operating Assessment	53.49	1.34	2.5%	54.83	29.2%
Subtotal maintenance assessment	74.25	1.55	2.1%	75.79	40.3%
Subtotal Monthly Assessment	160.65	5.00	3.1%	165.65	88.1%
Debt Service Assessment	22.35	-	0.0%	22.35	11.9%
GRAND TOTAL MONTHLY ASSESSMENT	\$ 183.00	\$ 5.00	2.7%	\$ 188.00	100.0%
Professional fees	54,000.00	(11,000.00)	-20.4%	43,000.00	1.2%
Administrative (debt service)	364,203.00	-	0.0%	364,203.00	10.2%
Administrative (all others)	288,991.00	20,311.00	7.0%	309,302.00	8.7%
Privacy control (security costs)	526,650.00	15,850.00	3.0%	542,500.00	15.3%
Common Grounds	177,000.00	(9,140.85)	-5.2%	167,859.15	4.7%
Surface water management	88,000.00	(500.00)	-0.6%	87,500.00	2.5%
Fountain maintenance	36,000.00	-	0.0%	36,000.00	1.0%
Electricity	19,000.00	-	0.0%	19,000.00	0.5%
Reserve fund contribution	338,220.32	3,358.06	1.0%	341,578.38	9.6%
Reserve interest income	16,000.00	(8,000.00)	-50.0%	8,000.00	0.2%
Subtotal Operations Expenses	1,908,064.32	10,878.21	0.6%	1,918,942.53	54.0%
Summit Broadband pass-thru	1,399,752.95	55,914.25	4.0%	1,455,667.20	41.0%
Capital Assessments - Home sales	180,000.00	-	0.0%	180,000.00	5.1%
GRAND TOTAL ALL EXPENSES	\$ 3,487,817.27	\$ 66,792.46	1.9%	\$ 3,554,609.73	100.0%
Subtotal Operations Expenses	1,908,064.32	10,878.21	0.6%	1,918,942.53	
Reduce for bar code, legal fees, etc.	(4,700.00)	1,900.00	-40.4%	(2,800.00)	
Reduce for interest income reserves	(17,100.00)	9,100.00	-53.2%	(8,000.00)	
Reduce for deficit plug (2020 only)	(9,664.80)	9,664.80	-100.0%	-	
Reduce for debt service	(364,203.00)	-	0.0%	(364,203.00)	
OPS EXPENSES TO BE ASSESSED	\$ 1,512,396.52	\$ 31,543.01	2.1%	\$ 1,543,939.53	100.0%
Operations assessment for residents	1,209,917.22	25,234.41	2.1%	1,235,151.62	80.0%
Operations assessment for SWGCC	302,479.30	6,308.60	2.1%	308,787.91	20.0%

Proposed Schedule of Future Major Repairs and Replacements (Unaudited)	BUDGET Year 2021	Per Audit Estimated Future Replacement Costs @ Dec-19	"Projects" Future Replacement Costs @ Dec-20	Year																
				-0	1	2	3	4	5	6	7	8	9	10						
Painting all structures	GH, generator bldg, structures & walls Sombiero Dr and El Greco Cir.	40,016	13,770																	
Painting Cordova GH	Painting, ROOF and repairs	26,516	27,046																	
Roofs - guard houses	GH and Somb./El Greco Bldgs	23,500	23,970																	
Paving all roads		1,361,710	1,388,944	14,110																
Drainage	Hole Monies aug 20 inventory	3,288,400	3,554,168	173,026																
Pumps	SWCA water mgmt system	20,000	21,400																	
Pumps Comp. & Vault	SWCA water mgmt system	182,000	183,640																	
Pump station	SWCA water mgmt system	125,000	127,500																	
Pump Generators	SWCA water mgmt system	65,000	66,300																	
Vehicle Repair		24,534	25,025																	
Electric	Blain link - everywhere	517,023	517,023																	
Electric	Concrete strand 50/50 segment	-	11,953																	
Electric	Concrete west remainder Del Lago	-	81,766																	
Electric	Concrete Cordova	-	72,412																	
Electric	Picket in Marshall	-	298,699																	
Electric	Picket in Marshall	-	38,492																	
Electric	Shared wall segment 50/50	59,411	14,597	14,000																
Electric	Remainder wall segment Del Lago	-	8,976																	
Electric	Cordova wall	-	37,026																	
Electric	Rebuild when necessary ast. 2024	75,000	75,000																	
Electric	software & hardware MGH	97,814	51,000																	
Main gatehouse:	gates & arms Main & Marshall	-	29,197	25,277																
Main gatehouse:	generator B&R gatehouse	-	6,650																	
Main gatehouse:	Hurricane windows	-	13,086																	
Main gatehouse:	\$ transferred to Dredging/Lakes	-	-																	
Lake restoration		-	-																	
Dredging & Lake Banks	dredging material applied to and restoring lake banks	2,297,904	2,297,904	109,150	292,983															
Dredging & Lake Banks	Periodic 4 phase project for all of SWCA	104,209	106,293	2,488																
Lighting Fountain LED	various SWCA traffic islands	29,425	3,659																	
Lighting Fountain LED	Spanish Walls Blvd main road	-	13,994																	
Lighting Fountain LED	generator Cordova gatehouse	85,687	15,950	5,955																
Lighting Fountain LED	Rest & arm	71,451	4,227																	
Lighting Fountain LED	B&R gatehouse	8,473,149	3,650,014.78	409,105	420,187	56,385	32,415	133,386	188,250	245,236	110,762	829,254	358,950	20,474	19,051	15,961				
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Fountain LED	B&R gatehouse	-</																		