

**Mission Bay Preserve Homeowners Association
Calendar Year 2018**

Budget Draft

Board of Directors approval date:

			2018 Annual Budget		2017 Annual Budget	2017 Projected Results
Revenue						
Dues from Members:	# of Lots	\$/Lot/Mo.		# of Lots	\$/Lot/Mo.	
General Preserve Dues - private owners	71	78.00	66,456	71	76.00	64,752
Community Center Dues - private owners	71	76.00	64,752	71	75.00	63,900
General Dues - Soward Family	6	21.00	1,512	6	21.00	1,512
Annual Lot Mangagement Fees	9	45.00	405			-
Reserve - Roads	71	4.00	3,408	71	2.00	1,704
Reserve - Roads - Soward	6	4.00	288	6	2.00	144
Less: Allowance for Doubtful Accounts (Soward)			(1,512)			(3,312)
Carry Forward from 2017 Budget Surplus			4,770			19,087
Total Lots	77			77		
Total Dues from Members		158.00	140,079		153.00	128,700
						150,387
Farming Program Lease			-			2,500
Design Review Fee			500			500
Interest Income & Member Finance Charges			300			300
Reimbursed Expenses from Farm Program			5,043			3,789
Other Income						(380)
Total Revenue			145,922			135,789
						154,453
Expenses						
General & Administrative						
Accounting (Moved to Community Center Budget)			-			151
Administrative Supplies & Fees (incl. postage)			500			500
Legal Fees			600			600
Lien Filing Fees			100			200
Violation Repairs			100			7
Insurance (D&O, Property & Liability)			4,120			4,120
Property Taxes			1,000			1,000
Total General & Administrative			6,420			6,420
						8,053
Maintenance - Landscaping & Grounds						
Mowing and Weed-eating (see supplementary schedule)			14,100			12,400
Dock Area Clean-up (summer employee incl. other projects)			1,250			1,250
Fertilization & Weed Control (see supplementary schedule)			6,800			4,500
Plant Beds at Gates (see supplementary schedule)			1,793			1,350
Irrigation Water			1,500			1,500
Irrigation System Start-up and Shut-down (3 systems plus portion of MB entry)			500			500
Irrigation System repairs			700			700
Irrigation Project Fees			2,809			3,789
Pond Maintenance			2,240			2,240
Signs & Fence Repairs & Replacement			1,500			1,500
Trail Maintenance			1,000			1,000
Tree Maintenance						1,600
Miscellaneous Maintenance			300			300
Total Maintenance - Landscaping & Grounds			34,492			31,029
						30,363
Maintenance - Streets and Gates						
Snow Removal			3,500			2,500
Street Sweeping			240			240
Street Repair						-
Gate Maintenance and Repairs			700			700
Total Maintenance - Streets and Gates			4,440			3,440
						4,458
Utilities - Electricity						
Contributions to Maintenance Reserve			1,700			1,700
Contributions to Maintenance Reserve - Road			22,544			20,332
Contributions to Community Center			3,696			1,848
			64,752			63,900
						70,467
Other Expense (Farming)						5,082
Carry forward to 2018 Budget						6,000
Total Expenses			138,044			128,669
						147,278
Revenue in excess/(shortage) of Expenses			7,878			7,120
						7,175

**Mission Bay Preserve Homeowners Association
Calendar Year 2018**

Budget Draft

Board of Directors approval date:

	2018		2017	2017
	Annual		Annual	Projected
	Budget		Budget	Results
Net Assets Designated for Maintenance Reserve, Beginning Balance	132,570		128,691	117,573
Reserve Additions this Period - Designated Contributions	24,392		20,332	20,332
Transfer (to)/from Net Assets, Operating	7,878		6,738	7,175
Charges from the Reserve	<u>(27,603)</u>		<u>(17,982)</u>	<u>(12,510)</u>
Net Assets Designated for Maintenance Reserve, Ending Balance	<u>137,237</u>		<u>137,779</u>	<u>132,570</u>