

Mission Bay Master Association
Calendar Year 2020

Final 2020 Budget

Board of Directors approval date: 12/14/19

Revenue

			2020 Annual Budget			2019 Annual Budget	2019 Projected Through 12/31/2019	Paid Out of Reserves	Budget & Reserve Total
Dues from Members:	# of lots	\$/Lot/Mo.		# of lots	\$/Lot/Mo.				
General Dues - private owners	201	27.00	65,304	201	27.00	65,124	65,304		
Reserve Dues - private owners	201	11.00	26,532	201	11.00	26,532	26,532		
General Dues - Soward	6	6.75	486	6	6.75	486	486		
Reserve Dues - Soward	6	2.75	198	6	2.75	198	198		
Reserve Dues - Roads - private owners	201	8.00	19,296	201	8.00	19,296	19,296		
Reserve Dues - Roads - Soward	6	2.00	144	6	2.00	144	144		
Snow	201 New	3.00	7,416	201		-			
Soward - Snow	6 New	0.75	54						
Less: Allowance for Doubtful Accounts (6 Soward Lots & 3 privately ov			(2,646)			(3,036)	1,753		
Total Dues from Members		49.00	116,784		46.00	108,744	113,713		

Interest Income, Member Finance Charges, Review Fees	500	500	4,968
Total Revenue	117,284	109,244	118,681

Expenses

General & Administration			
Collection/Lien Filing Fees	100	100	14
Violation Repairs	100	100	50
Insurance - D & O/Property & Liability	4,265	3,865	4,265
Legal	3,000	3,000	1,500
Operating Supplies, incl. Postage, Licenses & Fees	1,500	1,500	899
Property Taxes (common areas)	150	150	-
Income Taxes	2,669		956
Total General & Administration	11,784	8,715	7,684

Maintenance Landscaping & Grounds					
Plant Beds (see supplementary schedule)	4,455	4,098	3,763	605	4,368
Lawn Mowing (see supplementary	17,476	17,100	19,283		
Dock Area Clean-up and Misc.	1,000	1,000	2,814	5,385	8,199
Dogi-Pot Maintenance	385		370		
Fertilization, Pest & Weed Control (see	6,894	6,777	6,500		
Irrigation Water	3,500	3,500	3,519		
Irrigation System Maintenance & Repairs	1,600	1,600	2,124		
Irrigation Project Fees	1,600				
Signs & Lighting Maintenance & Repairs	500	500	30		
Miscellaneous Maintenance	1,600	1,500	1,546		
Tree Replacement/Trimming	1,000	500	1,265		
Total Maintenance Landscaping & Grounds	40,010	36,575	41,214		

Snow Removal	-				
Streets	10,000	8,000	8,000	15,280	23,280
Mailboxes	2,000	2,000	2,000		
Street Repairs	3,000	3,000	-		
Street Sanding & Sweeping	300	300	-		
Total Maintenance Streets	15,300	13,300	10,000		

Utilities Electricity	800	800	675		
Contributions to Master Association Maintenance Reserve	45,144	44,916	44,916		
Contributions to Snow Reserve					
Total Expenses	113,038	104,306	104,489	21,270	35,847

Revenue in excess/(shortage) of Expenses	4,246	4,938	14,192		
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Beginning Balance Net Assets Designated for Maintenance Reserve	180,619	141,764	142,781		
Additions to Reserve	26,136	26,004	26,004		
Additions to Reserve - Snow	-	18,912			
Additions to Reserve - Roads	19,008		18,912		
Expenditures from Reserve	(39,596)	(32,800)	(21,270)		
Transfers (to)/from Operating	4,246	4,938	14,192		
Ending Balance Net Assets Designated for Maintenance Reserve	190,413	158,818	180,619		