

Mission Bay Preserve Homeowners Association
Calendar Year 2019

Budget Draft

Board of Directors approval date:

	2019 Annual Budget		2018 Annual Budget	2018 Actual Projected 12/31/18
Revenue				
Dues from Members:				
	# of Lots	\$/Lot/Mo.	# of Lots	\$/Lot/Mo.
General Preserve Dues - private owners	72	64.00	72	78.00
General Preserve Reserve Dues - private owners	72	27.00		
Community Center Dues - private owners	72	76.00	72	76.00
General Dues - Soward Family	5	22.75	5	21.00
Reserve Dues - Soward Family	5	6.75		
Special Assessment for Heavy Snow				175.00
Reserve - Roads	72	6.00	72	4.00
Reserve - Roads - Soward	5	1.50	5	1.00
Less: Allowance for Doubtful Accounts (Soward & Lanktree)				(3,219)
Carry Forward from 2017 Budget Surplus				1,597
Total Lots	77		77	
Total Dues from Members		173.00		158.00
				148,747
				146,662
Design Review Fee		500		500
Interest Income & Member Finance Charges		300		300
Reimbursed Expenses from Farm Program		3,313		4,043
Other Income				3,313
Total Revenue		152,088		153,590
				157,553
Expenses				
General & Administrative				
Accounting (Moved to Community Center Budget)		-		-
Administrative Supplies & Fees (incl. postage)		500		500
Legal Fees		600		600
Lien Filing Fees		100		100
Violation Repairs		100		100
Insurance (D&O, Property & Liability)		4,263		4,120
Income Taxes		546		546
Property Taxes		1,000		1,000
Total General & Administrative		7,109		6,420
				10,033
Maintenance - Landscaping & Grounds				
Mowing and Weed-eating (see supplementary schedule)		15,500		14,100
Dock Area Clean-up (summer employee incl. other projects)		1,000		1,250
Fertilization & Weed Control (see supplementary schedule)		7,501		6,800
Plant Beds at Gates (see supplementary schedule)		1,793		1,793
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		2,809
Pond Maintenance		2,240		2,240
Signs & Fence Repairs & Replacement		1,500		1,500
Trail Maintenance		1,000		1,000
Tree Maintenance		1,000		1,000
Miscellaneous Maintenance		2,000		300
Total Maintenance - Landscaping & Grounds		39,043		34,492
				34,498
Maintenance - Streets and Gates				
Snow Removal		3,500		3,500
Street Sweeping		240		240
Street Repair				-
Gate Maintenance and Repairs		700		700
Total Maintenance - Streets and Gates		4,440		4,440
				890
				4,510
Utilities - Electricity				
Contributions to Maintenance Reserve		2,400		1,700
Contributions to Maintenance Reserve - Road		22,527		22,544
Special Assessment for Snow		5,022		3,444
Contributions to Community Center		65,664		12,540
Carry forward to 2018 Budget				65,436
Total Expenses		146,205		151,016
				155,387
Revenue in excess/(shortage) of Expenses				
		5,883		2,574
		5,797		2,166
Net Assets Designated for Maintenance Reserve, Beginning Balance				
Additions to the General Reserve - Designated Contributions		135,683		128,691
Additions to the Road Reserve - Designated Contributions		22,527		22,544
Special Assessment for Snow		5,022		3,399
Transfer (to)/from Net Assets, Operating				12,565
Charges from the Reserve		(30,330)		6,738
Net Assets Designated for Maintenance Reserve, Ending Balance		132,902		139,991
				135,683

*\$6,267 billed but not collected