

Mission Bay Master Association
Calendar Year 2020
Draft 2020 Budget
Board of Directors approval date:

			2020		2019	2019	Paid Out of	Budget &
			Annual		Annual	Projected Through	Reserves	Reserve Total
			Budget		Budget	12/31/2019		
Revenue								
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 ow			(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
Dog-I-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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	Budget	Budget	12/31/2019		
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	<u>190,413</u>	<u>158,818</u>	<u>180,619</u>		