

Mission Bay Preserve Homeowners Association
 Calendar Year 2020

Budget: Draft

Board of Directors approval date:

	2020 Annual Budget		2019 Annual Budget	2019 Actual Projected 12/31/19	Paid Out of Reserves	Budget & Reserve Total
Revenue						
Dues from Members:						
	# of Lots	\$/Lot/Mo.				
General Preserve Dues - private owners	75	64.00	57,600	55,296	55,703	
General Preserve Reserve Dues - private owners	75	27.00	24,300	23,328	23,670	
Community Center Dues - private owners	75	76.00	68,400	65,664	67,768	
General Dues - Soward Family	2	22.75	546	1,365	1,365	
Reserve Dues - Soward Family	2	6.75	162	405	405	
Reserve - Roads	75	8.00	7,200	5,184	5,263	
Reserve - Roads - Soward	2	2.00	48	90	90	
Less: Allowance for Doubtful Accounts (Soward & Cordier)			(2,856)	(3,357)	6,201	
Total Lots	77					
Total Dues from Members		175.00	155,400	147,975	160,465	
Design Review Fee			250	500	500	
Interest Income & Member Finance Charges			300	300	6,227 *	
Reimbursed Expenses from Farm Program			3,400	3,313	3,411	
Other Income					75	
Carry excess revenue from 2019 to 2020 budget			8,000			
Total Revenue			167,350	152,088	170,678	
Expenses						
General & Administrative						
Administrative Supplies & Fees (incl. postage)			500	500	600	
Legal Fees			1,000	600	-	
Lien Filing Fees			100	100	-	
Violation Repairs			100	100	-	
Insurance (D&O, Property & Liability)			4,149	4,263	4,149	
Income Taxes			1,200	546	840	
Tax Preparation			325		325	
Irrigation Project Fees (Separate from farmer)			1,650		1,648	
Property Taxes			750	1,000	712	
Total General & Administrative			9,774	7,109	8,274	
Maintenance - Landscaping & Grounds						
Mowing and Weed-eating (see supplementary schedule)			16,778	15,500	17,373	
Dock Area Clean-up (summer employee incl. other projects)			1,800	1,000	1,840	
Fertilization & Weed Control (see supplementary schedule)			9,995	7,501	8,651	
Plant Beds at Gates (see supplementary schedule)			1,793	1,793	1,767	
Irrigation Water			1,500	1,500	753	
Irrigation System Start-up and Shut-down (3 systems plus portion of MB entry)			600	500	496	
Irrigation System repairs			1,000	700	595	
Irrigation Project Fees			2,900	2,809	2,864	
Pond Maintenance			2,240	2,240	1,220	
Signs & Fence Repairs & Replacement			1,500	1,500	-	
Trail Maintenance			1,500	1,000	-	
Tree Maintenance			1,000	1,000	1,000	1,630.00
Miscellaneous Maintenance			2,000	2,000	1,985	2,630.00
Total Maintenance - Landscaping & Grounds			44,605	39,043	38,544	
Maintenance - Streets and Gates						
Snow Removal			5,000	3,500	3,500	14,985
Street Sweeping			240	240	240	
Street Repair				-		
Gate Maintenance and Repairs			700	700	1,000	
Total Maintenance - Streets and Gates			5,940	4,440	4,740	
Utilities - Electricity						
Contributions to Maintenance Reserve			2,400	2,400	2,180	
Contributions to Maintenance Reserve - Road			23,976	22,527	23,173	
Special Assessment for Snow			7,080	5,022	5,161	
Contributions to Community Center					-	
Carry forward to 2020 Budget			68,400	65,664	69,442	
					8,000	
Total Expenses			162,175	146,205	159,514	16,615
Revenue in excess/(shortage) of Expenses			5,175	5,883	11,164	move any surplus to snow rese

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Net Assets Designated for Maintenance Reserve, Beginning Balance	160,224	135,683	137,986		
Additions to the General Reserve - Designated Contributions	23,976	22,527	23,173		
Additions to the Road Reserve - Designated Contributions	7,080	5,022	5,161		
Special Assessment for Snow					
Transfer (to)/from Net Assets, Operating		5,883	11,164		
Charges from the Reserve	(14,788)	(30,330)	(17,260)		
Net Assets Designated for Maintenance Reserve, Ending Balance	176,492	138,785	160,224		

*\$235 billed but not collected