

Mission Bay Master Association
Calendar Year 2021

Draft 2021 Budget

Board of Directors approval date:

		2021 Annual Budget		2020 Annual Budget	2020 Projected Through 12/31/2020	Paid Out of Reserves	Budget & Reserve Total
Revenue	Added 1 Lot						
Dues from Members:	# of lots	\$/Lot/Mo.	# of lots	\$/Lot/Mo.			
General Dues - private owners	202	27.00	201	27.00	65,304	61,406	
Reserve Dues - private owners	202	11.00	201	11.00	26,532	26,775	
General Dues - Soward	5	6.75	6	6.75	486	486	
Reserve Dues - Soward	5	2.75	6	2.75	198	198	
Reserve Dues - Roads - private owners	202	8.00	201	8.00	19,296	19,473	
Reserve Dues - Roads - Soward	5	2.00	6	2.00	144	144	
Snow Reserve	202	3.00	201	3.00	7,236	7,236	
Soward - Snow Reserve	5	0.75			54	54	
Less: Allowance for Doubtful Accounts (5 Soward Lots & 3 privately owned lots)				(2,646)	1,575		
2020 Carry Forward		3,000					
Total Dues from Members		49.00		49.00	116,604	117,347	
Interest Income, Member Finance Charges, Review Fees		500		500	6,672		
Total Revenue		121,181		117,104	124,019		
Expenses							
General & Administration							
Collection/Lien Filing Fees		100		100	10		
Violation Repairs		100		100	-		
Insurance - D & O/Property & Liability		4,200		4,265	4,094		
Legal		3,000		3,000	2,500		
Operating Supplies, Incl. Postage, Licenses & Fees		1,500		1,500	1,411		
Property Taxes (common areas)		160		150	160		
Income Taxes		25		2,669	25		
Total General & Administration		9,085		11,784	8,200		
Maintenance Landscaping & Grounds							
Plant Beds (see supplementary schedule)		4,280		4,455	4,455	3,937	8,392
Lawn Mowing (see supplementary schedule)		16,000		17,476	18,997		
Dock Area Clean-up and Misc. Maintenance		1,100		1,000	1,110		
Dogi-Pot Maintenance		408		385	408		
Fertilization, Pest & Weed Control (see supplementary schedule)		6,766		6,894	6,930		
Irrigation Water		3,500		3,500	3,500		
Irrigation System Maintenance & Repairs		1,720		1,600	1,320		
Irrigation Project Fees		1,600		1,600	1,600		
Signs & Lighting Maintenance & Repairs		500		500	35	8,066	8,101
Miscellaneous Maintenance		1,600		1,600	2,368		
Tree Replacement/Trimming		1,000		1,000	880		
Total Maintenance Landscaping & Grounds		38,474		40,010	41,603	12,003	53,606
Snow Removal		-					
Streets		10,000		10,000	10,000		
Mailboxes		2,000		2,000	1,000		
Street Repairs		3,000		3,000	3,000		
Street Sanding & Sweeping		300		300	-		
Total Maintenance Streets		15,300		15,300	14,000		
Utilities Electricity		800		800	709		
Contributions to Master Association Maintenance Reserve		26,268		45,144	26,136		
Contributions to Master Association Road Reserve		19,104			19,008		
Contributions to Snow Reserve		7,164			7,128		
2021 Carry Forward					3,000		
Total Expenses		116,195		113,038	119,784	12,003	131,787
Revenue in excess/(shortage) of Expenses		4,986		4,066	4,235		

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Beginning Balance Net Assets Designated for Maintenance Reserve	227,512	180,619	183,008		
Additions to Reserve	26,268	26,136	26,136		
Additions to Reserve - Snow	7,164	19,008	7,128		
Additions to Reserve - Roads	19,104		19,008		
Expenditures from Reserve	(33,396)	(39,596)	(12,003)		
Transfers (to)/from Operating	4,986	4,066	4,235		
Ending Balance Net Assets Designated for Maintenance Reserve	251,638	190,233	227,512		