





# Community Center HOA Annual Budget Meeting Saturday December 11, 2021 Via Zoom 9:00 AM

MISSION BAY HOMEOWNERS ASSOCIATION

MISSION BAY PRESERVE HOMEOWNERS ASSOCIATION



# Community Center Budget meeting

## Order of Business

Call of Roll

Proof of Due Notice



Approval of 2021 Summer Meeting Minutes

Introductions of Budget Committees

► 2021 Budget Recap  
Presentation of 2022 Proposed Budget



Committee Report

► Social Committee

Old Business



New Business

Other Business not on Agenda



Adjournment





# Community Center 2022 Budget Committees

## **Community Center Committee**

Meg Fair – President, Preserve Board

Ralph Brownell – Vice President, Mission Bay Board

Allen Bone – Secretary, Mission Bay Board

Gary Goodman, Mission Bay Board

Lynn McNamer, Mission Bay Preserve Board



# Community Center

## 2022 Budget - Boards of Directors

### **Board of Directors -MB**

Ralph Brownell - President

Gary Goodman – Vice President

Allen Bone – Secretary

Tim Delaney

David Koerner

Mary Martin

Pete Ridgeway

### **Board of Directors-Preserve**

Meg Fair – President

Mark Gelernter – retired (Vice President)

Rod McRae - Secretary

Don Wallace – Treasurer

Lynn McNamer

Jamie Seguino

# Mission Bay & Preserve HOA Administration



Melanie Brooks

▶ Mission Bay & Preserve HOA  
General Manager

▶ [melanie@missionbayhome.com](mailto:melanie@missionbayhome.com)

▶ 406-883-5139 phone



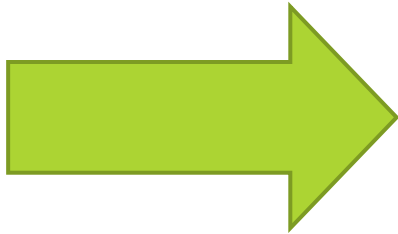
Karen Swan

▶ Mission Bay & Preserve HOA  
Accountant

▶ [karen@missionbayhome.com](mailto:karen@missionbayhome.com)

# Community Center 2022 Proposed Budget, Process

HOA staff, CC  
President &  
Treasurer  
prepare and  
submit budget  
draft to Mission  
Bay  
Community  
Center  
committee



Mission Bay CC  
Committee reviews,  
makes changes and  
submits budget draft  
to both Boards for  
comment & approval



Proposed Budget  
presented at HOA  
winter Budget  
meeting

The Community Center Committee signs the  
final budget after the winter annual meeting

# Community Center 2021 Budget HIGHLIGHTS

Presented by:

Ralph Brownell

*Community Center Committee Vice-President*

&

*Mission Bay Board of Directors President*





# Community Center

## 2021 Budget Recap

### 2021 Projected YE Totals (as of 11/10/2021)

	<b>BUDGET</b>	<b>ACTUAL</b>
Total Revenues	\$274,432	\$ 301,098
Total Expenses		
General & Admin	\$ 104,590	\$ 105,617 *to YE 12/31
Equip/Building Costs	\$ 75,780	\$ 72,388
Janitorial	\$ 12,010	\$ 11,826
Landscaping/Grounds	\$ 7,315	\$ 7,759
Pool, Courts	\$ 20,585	\$ 21,500
Utilities	\$ 10,532	\$ 12,605
Snow Removal	\$ 2,000	\$ 2,000
Contribution CC Reserve	\$ 32,760	\$ 32,760
<hr/> Total Expenses	\$ 265,572	\$ 266,455
Revenue in excess (short) of Expenses	\$ 8,860	\$ 34,643



# Community Center

## 2021 Budget, Reserve Fund

<b>Planned Expenditures</b>	<b>BUDGET</b>	<b>ACTUAL</b>
Pool Fence and Gate Repair	\$ 3,500	\$ 0
Log Post Refinishing (entry, patio)	\$ 2,500	\$ 3,500
Pool Patio Tables	\$ 1,000	\$ 477
Replace Pool Winter Cover	\$ 5,000	\$ 0
Parking Lot Crack Repair/Seal Coat	\$ 5,000	\$ 4,050
Parking Lot Cement Repair	\$ 0	\$ 5,150
Flagpole	\$ 0	\$ 4,386
Office Equipment (phone)	\$ 2,500	\$ 502
<b>TOTAL</b>	<b>\$19,500</b>	<b>\$ 18,065</b>



# Community Center

## 2021 Budget Expenditures, Reserve Fund

### **Reserve Allocated Expenditures / Only If Necessary**

■ Replace Refrigerator, Oven, Dishwasher	\$ 3,000
■ Repaint Clubhouse Interior	\$ 7,500
■ Replace Hot Water Heaters (2)	\$ 1,800
■ Replace Pre-Cor Elliptical Trainer	\$ 7,500
■ Replace Recumbent Bike	<u>\$ 4,200</u>
■ Actual Spent	\$ 0



# Community Center 2021 Budget, Reserve Fund

## **Reserve Allocated Expenditures / Only If Necessary (continued)**

■ Replace Rowing Machine	\$ 2,100	
■ Replace Exercise Room Carpet	\$ 5,000	
■ Fence, Wooden & Gate	\$ 3,500	
■ <u>Pool deck and CC Front Surface</u>	<u>\$60,000</u>	
<b>Subtotal (only if necessary projects)</b>	<b>\$94,600</b>	<b>total \$ 0 spent</b>
<b>Subtotal Reserve (necessary projects)</b>	<b><u>\$19,500</u></b>	<b><u>total \$18,065 spent</u></b>
<b>TOTAL all projects</b>	<b>\$122,100</b>	<b>total \$ 18,065 spent</b>

# NEW COURTS!

Tennis and Pickleball at  
Mission Bay Clubhouse







# Community Center 2022 Proposed Budget

*Presented by:*

*Ralph Brownell*

*Community Center Committee Vice President*



*Mission Bay Board of Directors President*



# Community Center Proposed 2022 Budget

## 2022 Community Center Budget

	<b>BUDGET</b>
Total Revenues	\$ 284,138
Total Expenses	
General & Admin	\$ 110,191
Equip/Building Costs	\$ 75,780
Janitorial	\$ 11,420
Landscaping/Grounds	\$ 9,755
Pool, Courts	\$ 24,580
Utilities	\$ 10,532
Snow Removal	\$ 2,000
<u>Contribution to CC Reserve</u>	<u>\$ 33,480</u>
Total Expenses	\$ 277,738
Revenue in excess (short) of Expenses	\$ 6,400

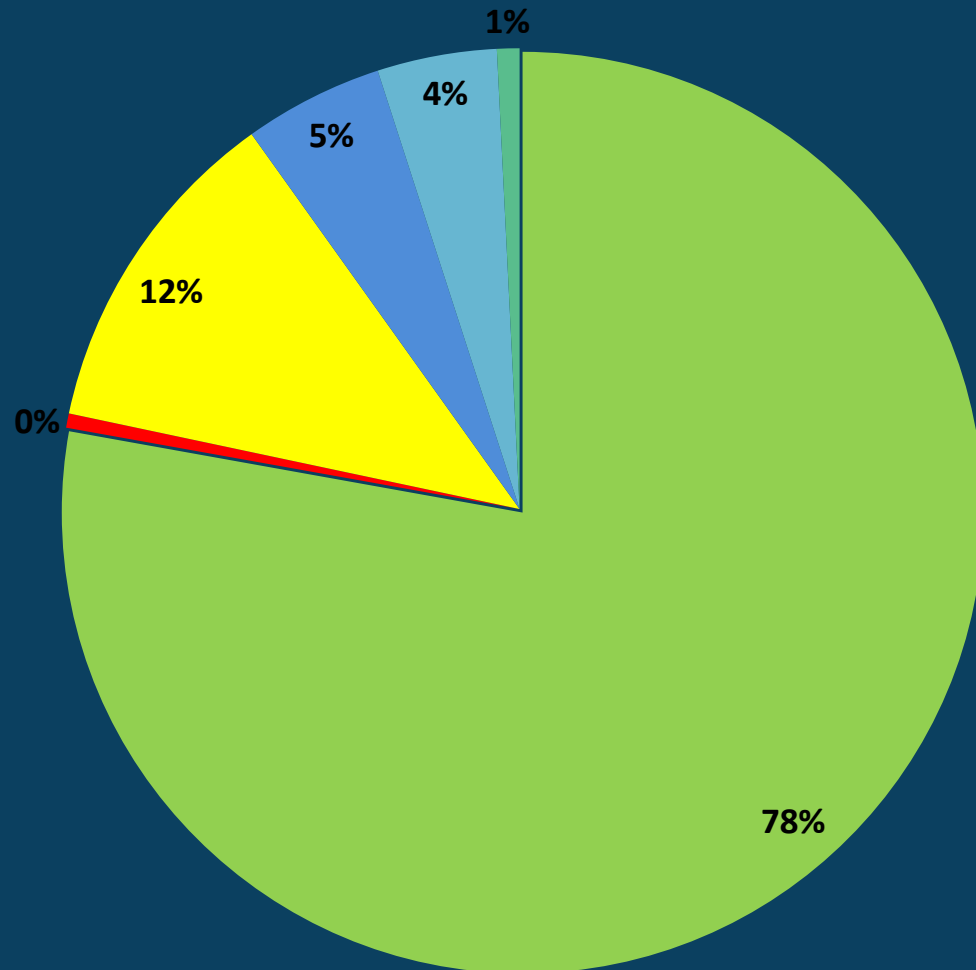


# Community Center 2022 Proposed Budget, Highlights

## INCOME

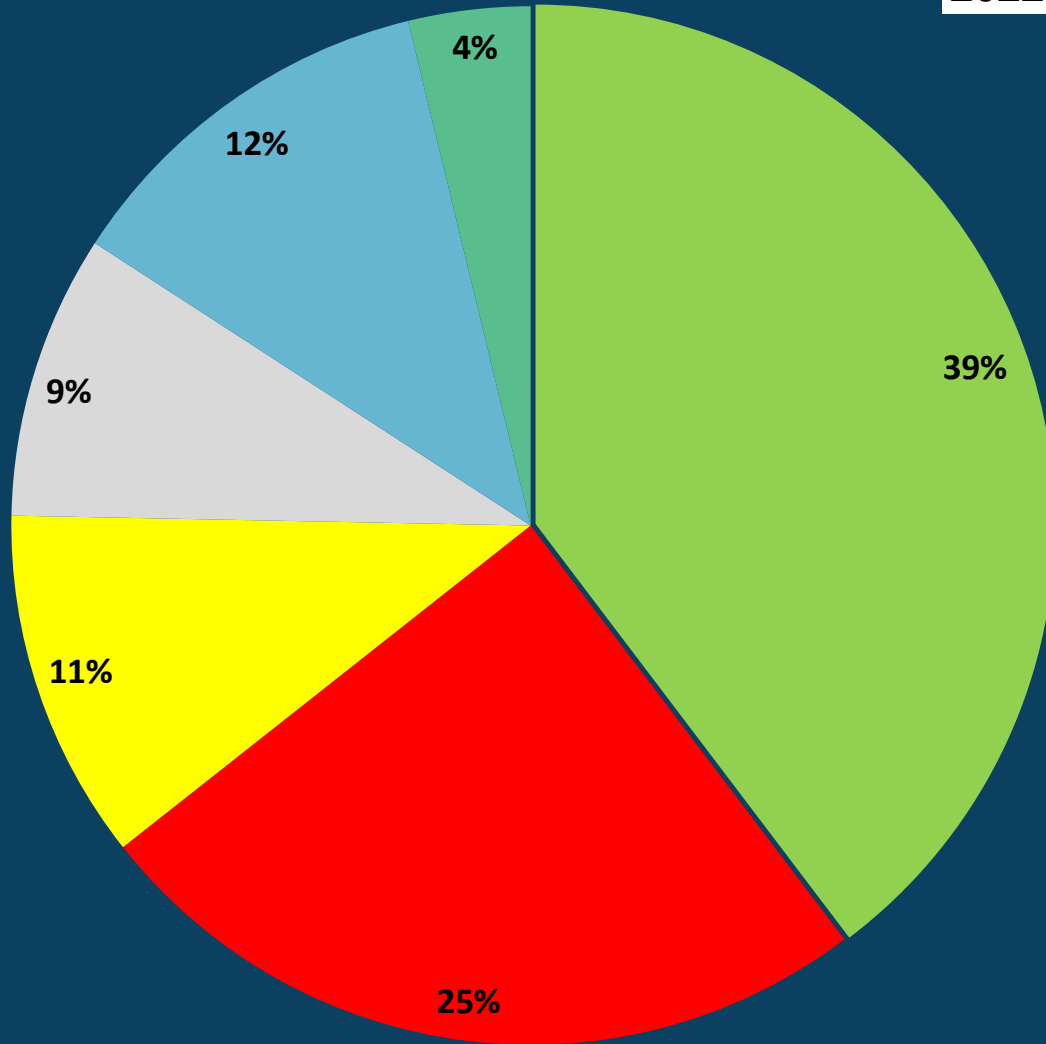
- \$0/month increase in dues
  - \$76 per lot per month total
    - \$66 for operating expenses, \$10 for maintenance reserve
- No anticipated special assessment for 2022
- Lease income
  - \$12,000 Lease
  - \$ 2,250 Rental Fees, Interest

**Community Center  
Revenues**  
**TOTAL REVENUES \$284,138**  
2022 Proposed Budget



General Dues	78%	\$ 222,552
Social Membership	.5%	\$ 1,440
Reserve Dues	12%	\$33,720
Carry Forward	5%	\$14,000
Lease Income	4%	\$12,000
Miscellaneous Income	1%	\$ 2,250

**Community Center  
Expenditures**  
**total \$277,738**  
2022 Proposed Budget



General & Administrative	39%	\$110,191
Mortgage	25%	\$ 68,580
Building, Equip. & Grounds	11%	\$ 30,375
Pool, Spa & Tennis Courts	9%	\$ 24,580
Cont. to Maintenance Reserve	12%	\$ 33,480
Utilities	4%	\$ 10,532





# Community Center

## 2022 Budget - Mortgage & Loan

Current Mortgage \$352,989 as of 11/11/2021 (original \$492,202)

- ▶ Glacier Bank has funded our mortgage and loan
- ▶ 10 year fixed rate 5.04%
- ▶ 7.5 years left on loan (matures 07/05/2029)



# Community Center

## 2022 Budget, Reserve Fund

### Planned Expenditures

■ Pool Fence and Gate Repair	\$ 3,500
■ Fence, Posts, Rope	\$ 1,240
■ Patio Area Wood Columns	\$ 2,500
■ Gutters on CC	\$ 1,125
■ Replace Pool Winter Cover	\$ 5,000
■ Parking Lot Crack Repair	\$ 1,000
■ Office Equipment, fixtures	\$ 1,998
<b>TOTAL</b>	<b>\$ 16,363</b>



# Community Center 2022 Budget, Reserve Fund

## **Reserve Allocated Expenditures / Only If Necessary**

Replace Refrigerator, Oven, Dishwasher	\$ 3,000
Repair Central Vacuum System	\$ 700
<u>Replace Hot Water Heaters (2)</u>	<u>\$ 1,800</u>
<b>Subtotal (only if necessary projects)</b>	<b>\$ 5,500</b>
<b>TOTAL all projects</b>	<b>\$ 21,863</b>



# Community Center 2022 Budget, Reserve Fund

## ► **Projected Balances**

- \$235,904 projected Reserve balance at 12/31/2021
- \$259,733 projected Reserve balance at 12/31/2022

■



# Community Center 2022 Proposed Budget

- ▶ Check the website for:
  - ▶ This presentation (will be posted next week)
  - ▶ Minutes of today's annual budget meetings
  - ▶ Actual 2021 Year End Financials (posted February 2022)
  - ▶ 2022 Budgets - will be posted
  - ▶ Password for Mission Bay HOA website is "mbhoa"
  - ▶ [www.missionbayhoa.com](http://www.missionbayhoa.com)





# Community Center HOA Annual meeting Social Committee

## Social Committee

Mary Martin  
Co-Chairman

Ginny DuBrucq - Co-Chairman, Allen & Linda Bone,  
Janice Donovan, Dale & Linda Stoverud,  
Mark Gelernter & Ginny DuBrucq



# Community Center HOA Annual Budget meeting

*Strategic Thoughts*

*Questions and Comments from the Audience*

*Special Thanks*



# Community Center HOA Annual Budget meeting

*Adjournment*

*(Mission Bay Master Association Meeting 10:30 am,  
▶ Preserve Master Association at 1:00 pm)*