

**2019-2020 East Bluff Annual Report: East Bluff Homeowners' Association, Inc.**

**Approved Budget for Fiscal Year April 1, 2019 to March 31, 2020**

**APPROVED Fee Increase**

**2 BR - \$155; 3BR - \$174**

**\$10 / \$12 increase per month**

<b>Revenues</b>		
Homeowners' Fees	\$347,424	While staff works very hard to collect all fees owed, unfortunately we do have some that we can't collect or have to take to small claims court and are in process of being collected.
Minus Fees Waived	(\$10,176)	
Minus Ave Uncollected Fees	(\$10,000)	
Special Assessments	\$0	
Miscellaneous	\$0	
<b>TOTAL REVENUE</b>	<b>\$327,248</b>	

<b>Operating Expenses</b>		
Total Expenses	\$379,350	Reserve: Banks require that budget shows 10% reserve as a line item, but we're actually going to use savings this year to cover it. Electric Panel: We are doing 2 next year, but we already have funds in saving to cover 1.
MINUS 10% Reserve Funds	(\$38,000)	
MINUS 1 Electric Panel w/Install	(\$15,000)	
<b>TOTAL EXPENSES</b>	<b>\$326,350</b>	

<b>Checking Account</b>		
Checking Account	<b>\$112,501</b>	Balance as of 2/28/19
Homeowner Fees - March 2019	\$25,000	What we expect to collect in homeowner fees
New Tractor	(\$12,000)	Our current one is hanging on by a thread.
Electric Panel - 1 bldg	(\$10,000)	Funds needed to finish first project started last year.
Electric Panel - 1 bldg	(\$15,000)	Next building that needs to be completed.
Water Main Break Fund	(\$12,000)	
Roofs - Yr 1 Savings	(\$59,385)	10% Reserve Funds plus \$21,385
Operating Expenses	(\$19,000)	Operating expenses through 3/31/2019
<b>ENDING BALANCE</b>	<b>\$10,116</b>	

<b>Reserve Accounts: Long-Term &amp; Emergency Savings</b>		
Money Market Account	\$88,326	Emergency operating funds - cover ~4 mo. of expenses.
Roofs - Yr 1 Savings		Will be moving from Checking and put into separate Reserve Accounts here.
Water Main Break Fund		
Asphalt - 200s Parking Lot	\$26,778	200s to be completed this year
<b>TOTAL RESERVE</b>	<b>\$115,104</b>	

<b>Summary</b>		
Total Revenue	\$327,248	
Total Expenses	\$326,350	
Checking Account	\$10,116	AFTER planned expenses paid & roof & water main funds put into savings
Total Reserve Funds	\$186,489	

**2019-20 East Bluff Annual Report**  
**APPROVED Budget for Fiscal Year April 1, 2019 to March 31, 2020**

	<b>Budget 2018-2019</b>	<b>Budget 2019-20</b>	<b>Comments</b>
<b>ADMINISTRATIVE</b>			
Telephone	1,200	1,200.00	
Internet Access	1,200	1,200.00	
Legal & Professional	500	250.00	
Court Fees	200	100.00	
Postage	150	150.00	
Office Equip. & Staff Supplies	2,300	2,500.00	
Printing Cost	500	250.00	
Bank & Deposit Fees	800	800.00	
Community Development	500	750.00	
Accounting & Audit	3,000	3,000.00	
Homeowner Reimbursements	500	500.00	
Employee Job Related	1,000	2,000.00	
Reserve Fund: 10%		38,000.00	Requirement for Banks
<b>TOTAL ADMINISTRATIVE</b>	<b>11,850</b>	<b>50,700.00</b>	
<b>UTILITIES</b>			
Natural Gas	1,000	1,000.00	
Electricity	5,900	5,900.00	
Water & Sewer	84,750	72,000.00	New water increase went into effect 2018.
Refuse Collection	800	800.00	
<b>TOTAL UTILITIES</b>	<b>92,450</b>	<b>79,700.00</b>	
<b>PAYROLL</b>			
Maintenance Supervisor	33,800	41,600.00	
Grounds Keeper (FT Perm)	24,960	33,280.00	
Grounds Keeper (FT Perm)	12,480	24,960.00	
Grounds Keeper (MARC)	4,524	3,770.00	
Bookkeeper (PT)	11,700	12,740.00	
Pension Contribution	2,400	3,000.00	
Payroll Taxes	16,723	17,000.00	
Medical		7,200.00	The board approved a \$200 monthly stipend for all full-time employees to help cover health care costs.
<b>TOTAL PAYROLL</b>	<b>106,587</b>	<b>143,550.00</b>	

<b>REPAIRS &amp; MAINTENANCE</b>			
<b>Landscaping</b>			
Dirt, Seed, Straw		1,000.00	
Mulch		1,300.00	
Plants & Trees		3,000.00	
Tree Trimming		1,000.00	
Timbers		2,000.00	
Tru Green		1,000.00	
Landscaping - Total	21,000	9,300.00	
Grounds Supplies	2,000	2,000.00	
<b>Grounds Repair</b>			
Concrete		10,000.00	
Electrical & Lights - Grounds		5,000.00	400 Parking Lot Lights
Stone Walls		6,000.00	Fix retaining wall by 405 plus other areas
Security Cameras		3,000.00	Additional Cameras & Outlets
Pest Control	1,400	2,400.00	
Grounds Repair - Total	13,400	28,400.00	
Gasoline & Oil	2,000	2,000.00	
Hardware Supplies	1,000	1,500.00	
Equipment Purchase & Repair	5,500	4,000.00	
<b>General Building Repair</b>			
Siding - Materials		7,700.00	
Siding - Contracted		1,500.00	
Fencing - Materials		8,000.00	
Fencing - Contracted		2,500.00	
Painting - Materials		1,000.00	
Weatherguard - Roofs		3,000.00	\$1,500/8 Units
Electrical - Building		30,000.00	Electrical Panel and install for 2 buildings (22 total).
Plumbing		2,500.00	
Snow Plowing - Contracted		-	
Foundation/Basement		2,000.00	
Contracted Labor - Misc.			
General Building Repair - Total	25,000	58,200.00	
<b>TOTAL REPAIRS &amp; MAINT</b>	<b>69,900</b>	<b>105,400.00</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>280,787</b>	<b>379,350.00</b>	