

**2019-2020 East Bluff Annual Report: East Bluff Homeowners' Association, Inc.
Approved Budget for Fiscal Year April 1, 2020 to March 31, 2021**

Current Fees: 2 BR - \$155 3BR - \$174

Revenues	
Homeowners' Fees	\$347,424
Minus Fees Waived	(\$10,176)
Minus Ave Uncollected Fees	(\$10,000)
Carry Over from 2020	\$32,477
Special Assessments	\$0
Miscellaneous	\$0
TOTAL REVENUE	\$359,725

Operating Expenses	
Total Expenses	\$359,376
TOTAL EXPENSES	\$359,376

Summary	
Total Revenue	\$359,725
Total Expenses	\$359,376
TOTAL	\$349

Checking Account	
Checking Account	\$124,477
Minimum Balance	(\$10,000)
Emergency Operating Expenses	(\$13,000)
Homeowner Fees - March 2020	\$25,000
March Operating Expenses	(\$22,000)
Roofs	(\$31,000)
Parking Lots	(\$15,000)
Electrical	(\$26,000)
EXPECTED ENDING BALANCE AS OF 04-01-20	\$32,477

Reserve Accounts: Long-Term & Emergency Savings	
Emergency Operating Exp (MM)	\$69,528
Roofs	\$52,393
Water Main Break	\$12,000
Electrical	\$26,000
Parking Lots	\$19,973
TOTAL RESERVE	\$179,894

East Bluff Annual Report and Approved Budget

April 1, 2020 through March 31, 2021

	Budget 2018-2019	Budget 2019-20	Used as of 16-Feb	Balance	Projected to EOY	Budget 2020-21
RESERVES						
Emergency Operating Expenses (MM)						-
Roofs						10,000.00
Parking Lots						15,000.00
Electrical Panels						10,000.00
Water Main						-
Total - Reserves:						35,000.00
ADMINISTRATIVE						
Telephone	1,200	1,200	1,745.00	(545.00)	2,460.00	2,100.00
Internet Access	1,200	1,200	637.00	563.00	1,700.00	1,400.00
Legal & Professional	500	250	-	250.00	-	250.00
Court Fees	200	100	234.00	(134.00)	250.00	250.00
Postage	150	150	-	150.00	75.00	75.00
Office Equip, Staff Supplies, HO Supplie	2,300	2,500	2,257.00	243.00	2,500.00	2,500.00
Printing Cost	500	250	187.00	63.00	392.00	250.00
Bank & Deposit Fees	800	800	448.00	352.00	675.00	700.00
Community Development	500	750	208.00	542.00	208.00	500.00
Accounting & Audit	3,000	3,000	2,600.00	400.00	3,470.00	3,460.00
Homeowner Reimbursements	500	500	644.00	(144.00)	700.00	500.00
Employee Job Related	1,000	2,000	1,246.00	754.00	1,500.00	1,500.00
Total - Administrative:	11,850	12,700	10,206.00	2,494.00	13,930.00	13,485.00
UTILITIES						
Natural Gas	1,000	1,000	292.00	708.00	448.00	500.00
Electricity	5,900	5,900	3,974.00	1,926.00	5,445.00	5,500.00
Water & Sewer	84,750	72,000	63,043.00	8,957.00	76,043.00	77,000.00
Refuse Collection	800	800	1,070.00	(270.00)	1,120.00	1,500.00
Total - Utilities:	92,450	79,700	68,379.00	11,321.00	83,056.00	84,500.00
PAYROLL						
Maintenance Supervisor	33,800	41,600	1,600.00	40,000.00	1,600.00	-
Grounds Keeper (FT Perm) Oscar	24,960	33,280	27,438.00	5,842.00	33,280.00	35,100.00
Grounds Keeper (FT Perm) Myron	12,480	24,960	18,321.00	6,639.00	24,950.00	25,740.00
Grounds Keeper (PT) Gaston			792.00		792.00	
Groundskeeper (PT) Robert			324.00		324.00	
Groundskeeper (PT Seasonal)						5,720.00
Grounds Keeper (MARC)	4,524	3,770	1,169.00	2,601.00	1,550.00	1,550.00
Bookkeeper (PT)	11,700	12,740	21,033.00	(8,293.00)	30,839.00	24,960.00
Pension Contribution	2,400	3,000		3,000.00	3,000.00	-
Payroll Taxes	16,723	17,000	14,652.00	2,348.00	25,000.00	27,921.00
Medical		7,200	3,508.00	3,692.00	4,800.00	4,800.00
Total - Payroll:	106,587	143,550	88,837.00	54,713.00	126,135.00	125,791.00
REPAIRS & MAINTENANCE						
Landscaping			Used	Balance	Projected	New Budget
Dirt, Seed, Straw		1,000	367.00	633.00	367.00	500.00
Mulch		1,300	322.00	978.00	322.00	600.00
Plants & Trees		3,000		3,000.00	-	5,000.00
Tree Trimming/Removal		1,000	528.00	472.00	528.00	11,000.00
Timbers & Landscaping Stones		6,000	1,055.00	4,945.00	1,055.00	500.00
Tru Green		1,000	3,677.00	(2,677.00)	2,832.00	3,000.00
Total - Landscaping:	21,000	13,300	5,949.00	7,351.00	5,104.00	20,600.00
Grounds Repair & Supplies						
Grounds Supplies	2,000	2,000	650.00	1,350.00	2,000.00	2,000.00
Concrete		10,000	-	10,000.00	-	11,000.00
Electrical & Lights - Grounds		5,000	3,361.00	1,639.00	4,000.00	11,000.00
Security Cameras		3,000		3,000.00	6,000.00	6,000.00
Pest Control	1,400	2,400	770.00	1,630.00	1,100.00	1,000.00

Total - Grounds Supplies & Repair:	13,400	22,400	4,781.00	17,619.00	13,100.00	31,000.00
General Building Repair						
Gasoline & Oil	2,000	2,000	3,589.00	(1,589.00)	4,088.00	4,000.00
Hardware Supplies	1,000	1,500	4,203.00	(2,703.00)	4,500.00	2,000.00
Equipment Purchase & Repair	5,500	4,000	7,166.25	(3,166.25)	7,200.00	4,000.00
Exterior Building Materials		7,700	7,624.00	76.00	7,624.00	10,000.00
Exterior Building - Contracted		4,000	8,465.00	(4,465.00)	8,465.00	20,000.00
Fencing - Materials		8,000	1,303.00	6,697.00	1,303.00	5,000.00
Fencing - Contracted		-	2,550.00	(2,550.00)	2,550.00	-
Painting - Materials		1,000	2,531.00	(1,531.00)	2,531.00	2,500.00
Weatherguard - Roofs		3,000	3,573.00	(573.00)	3,573.00	
Plumbing		2,500	1,411.00	1,089.00	1,500.00	1,500.00
Snow Plowing - Contracted		-	984.00	(984.00)	984.00	-
Contracted Labor - Misc.		-	6,225.00	(6,225.00)	6,225.00	-
Total - General Building Repair:	25,000	33,700	49,624.25	(15,924.25)	50,543.00	49,000.00
TOTAL REPAIRS & MAINT:	67,900	69,400	60,354.25	9,045.75	68,747.00	100,600.00
TOTAL OPERATING EXPENSES:	278,787	305,350	227,776.25	77,573.75	291,868.00	359,376.00