

NorthShore Homeowners Association  
FY2019 Summary / FY2020 Budget  
as of December 31, 2019

	YTD Actual	FY19 Budget	FY20 Budget
<b>Cash Flow Summary</b>			
Beginning Balance (as of January 1)	\$ 22,833.77	\$ 22,834	\$ 22,104
Operating Income	\$ 43,009.77	\$ 41,370	\$ 41,370
Operating Expenses	\$ (39,714.41)	\$ (48,060)	\$ (47,810)
Project Expenses	\$ (3,825.00)	\$ (5,000)	\$ (5,000)
<b>YTD Account Balance</b>	<b>\$ 22,104.13</b>	<b>\$ 10,944</b>	<b>\$ 10,864</b>
<b>Reserve Account Status</b>			
Emergency Fund (\$10,000)	\$ 10,000.00	\$ 10,000	\$ 10,000
<b>Operating Income</b>			
<b>Membership Dues</b>	<b>\$ 42,992.54</b>	<b>\$ 40,860</b>	<b>\$ 40,860</b>
Interest Income	\$ 3.23	\$ 10	\$ 10
Other Income	\$ 14.00	\$ 500	\$ 500
<b>Operating Expenses</b>			
<b>Bank Service Charges</b>	<b>\$ 12.00</b>	<b>\$ 50</b>	<b>\$ 50</b>
Checks, Deposit Slips & Ledgers	\$ -	\$ -	\$ -
NSF Checks	\$ 12.00	\$ -	\$ -
Other	\$ -	\$ 50	\$ 50
<b>Community Involvement</b>	<b>\$ 513.20</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>
Entertainment Committee	\$ 60.00	\$ 500	\$ 500
Welcome Committee	\$ 453.20	\$ 1,000	\$ 1,000
<b>Community Maintenance</b>	<b>\$ 21,326.01</b>	<b>\$ 32,250</b>	<b>\$ 30,500</b>
General Maintenance	\$ 156.00	\$ 250.00	\$ 1,000
Landscaping Maintenance	\$ 21,170.01	\$ 22,000.00	\$ 22,000
Landscaping Materials	\$ -	\$ 10,000.00	\$ 7,500
<b>Office</b>	<b>\$ 1,837.91</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>
Postage	\$ 115.25	\$ 500	\$ 500
Printing and Reproduction	\$ 1,616.56	\$ 600	\$ 600
Supplies	\$ 106.10	\$ 400	\$ 400
Miscellaneous	\$ -	\$ -	\$ -
<b>Professional Fees</b>	<b>\$ 8,580.80</b>	<b>\$ 5,800</b>	<b>\$ 6,500</b>
ACC Expenses	\$ -	\$ 1,000	\$ 500
Accounting Services	\$ -	\$ 500	\$ 500
Collection Services	\$ -	\$ 500	\$ 500
Legal Services	\$ 7,206.20	\$ 3,000	\$ 3,000
Management Services	\$ 135.90	\$ 500	\$ 500
Support Services	\$ 495.68	\$ -	\$ 500
Tax Preparation	\$ -	\$ -	\$ -
Website	\$ 743.02	\$ 300	\$ 1,000
<b>Rent</b>	<b>\$ 888.00</b>	<b>\$ 850</b>	<b>\$ 550</b>
Post Office Box	\$ 268.00	\$ 250	\$ 250
Storage Room	\$ 600.00	\$ 600	\$ 300
<b>Taxes, Licensing, and Insurance</b>	<b>\$ 3,400.24</b>	<b>\$ 3,810</b>	<b>\$ 3,810</b>
County Taxes	\$ 147.24	\$ 200	\$ 200
Licensing	\$ -	\$ 10	\$ 10
Liability Insurance	\$ 3,253.00	\$ 3,400	\$ 3,400
<b>Utilities</b>	<b>\$ 3,178.25</b>	<b>\$ 2,500</b>	<b>\$ 3,400</b>
Electric	\$ 770.72	\$ 1,000	\$ 800
Surface Water	\$ 356.27	\$ 500	\$ 400
Water	\$ 2,049.26	\$ 1,000	\$ 2,200
<b>Project Expenses</b>			
<b>Fence Repair</b>	<b>\$ 3,825.00</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>
Monument Repair	\$ -	\$ -	\$ -

## Attempted Burglary On Nassau Avenue

There was an attempted burglary on Nassau Avenue. Take the necessary steps to deter burglars from choosing your home. Secure the outside of your home by installing lighting, keeping trees and shrubs trimmed, and prominently displaying a home alarm system decal. To secure the inside of your home, keep doors and windows locked at all times, install an alarm system, and cover your windows with curtains. To protect your home while you are on vacation, install timers on your lights, have a trusted neighbor pick up your mail, and let your neighbors know you will be out of town.

## Requirement to Keep Your Lawn and Parking Strips Green

We see many lawns and parking strips go brown during the summer. All homeowners are expected to maintain their homes and property so that they reflect a high pride of ownership. This includes watering the grass in your lawn and parking strip, if applicable, to keep them green.

# 2020 SPECIAL EDITION NEWSLETTER

NORTHSHORE  
HOMEOWNERS  
ASSOCIATION

PO Box 24090  
Federal Way, WA 98093

We're on the Web!  
NorthShoreHOA.com

CONTACT  
INFO

253-943-1011

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info@northshorehoa.com

Web Site:  
www.northshorehoa.com



## Special Election:

Due to ongoing health concerns over Covid-19, a Special Election is needed to approve the FY2020 Budget and your FY2020 Board Members.

**Your vote is important!** Please complete one ballot per household and return this page to the NSHOA Board before August 15, 2020.

- ◆ If returning your ballot by email, please indicate your vote, sign, scan and return to:  
[info@NorthShoreHOA.com](mailto:info@NorthShoreHOA.com)

- ◆ If returning your ballot by mail, please indicate your vote & return to:  
**NSHOA, 2020-2021 Ballot, P.O. Box 24090, Federal, WA 98093**

YES \_\_\_\_\_ NO \_\_\_\_\_ I/we approve the FY2020 Budget as presented in this mailing

YES \_\_\_\_\_ NO \_\_\_\_\_ I/we approve the extension of the current HOA Board Members listed below for the 2020-2021 term:

Diane Swoveland, President

Bill Swoveland, Vice President

Chris Cornell, Treasurer

Marcie McCandliss, Secretary

Alan Jackson, Member At-Large

YES \_\_\_\_\_ NO \_\_\_\_\_ I/we would like to receive future Newsletters via the email address identified below in lieu of a paper mailing to save HOA printing & distribution costs.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_