

TIDEVIEW CONDOMINIUM ASSOCIATION 2008 BUDGET DRAFT

	2007	2007	2008	
Accounts	Budget	Projected	Approved	
Condo Fees	222,000	222,000	240,000	Cost
Misc Income (Late fees, fines, etc.)				per unit
TOTAL INCOME	\$222,000	\$222,000	\$240,000	per month
Accounting Fees	500	415	500	\$0.42
Administrative Expense	2,210	2,244	2,250	\$1.88
Insurance	32,500	28,566	29,200	\$24.33
Grounds Maintenance	24,000	21,775	24,000	\$20.00
Fertilizer	4,000	3,985	4,000	\$3.33
Snow Plowing	18,500	18,500	18,500	\$15.42
Legal	500	0	500	\$0.42
Management Fees	18,690	18,690	19,250	\$16.04
Pest Control	1,400	335	1,400	\$1.17
Repairs/Maintenance	20,000	18,647	20,000	\$16.67
Asphalt Maintenance	3,000	6,000	3,000	\$2.50
Paint	9,600	9,600	9,600	\$8.00
Septic Tank & Pumps	1,700	2,226	2,000	\$1.67
Taxes	500	406	500	\$0.42
Electric	2,500	2,408	2,500	\$2.08
Gas	500	301	500	\$0.42
Water/Sewer	1,500	1,505	1,500	\$1.25
Door Replacements	0	0	0	\$0.00
OPERATING EXPENSES	\$141,600	\$135,603	\$139,200	\$116.00
Reserve Deposits	80,400	80,400	100,800	\$84.00
TOTAL EXPENSES	\$222,000	\$216,003	\$240,000	\$200.00
Surplus/deficit	\$0	\$5,997	\$0	

Condo Fee Per Unit =

\$185

\$200

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION: Replacement Fund Analysis											100 Units		
Placed in Service: 1988	(in thousands)												
FY: 01 January													
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Beginning Balance	132.9	166.8	174.7	109.4	80.8	45.7	82.2	58.2	120.8	29.4	57.5	42.8	120.0
Operating Surplus					13.8								
FY Reserve Funding	36.8	38.0	43.0	75.4	80.4	100.8	112.8	118.8	118.8	88.8	88.8	88.8	88.8
Total Available	169.7	204.8	217.7	184.8	175.0	146.5	195.0	177.0	239.6	118.2	146.3	131.6	208.8
Replacement Items													
Roofs	2.0	32.0	111.0	83.1	81.8	46.0	47.0	48.0	49.0	50.0	2.0	2.0	2.0
Patio Doors				9.0	5.4	5.7	6.0	6.3	6.6	6.9	7.2	7.6	8.0
Fencing													
Generator				2.8	3.5								
Major Repairs	2.0	2.0	0.0	2.2									
Street Lights													
Sewer pump				4.8	21.0								
Roads						10.0	80.0		150.0		90.0		90.0
Site Work	2.0	0.0	0.5	1.4	12.0	2.0	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Trim Replacement	2.0	0.0	0.0	2.0	7.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Miscellaneous	1.0	0.0	0.0	1.0									
Total Expenditures	9.0	34.0	111.5	106.3	130.7	66.7	138.5	59.8	211.1	62.4	104.7	15.1	105.5
Net Replacement	160.7	170.8	106.2	78.5	44.3	79.8	56.5	117.3	28.5	55.8	41.5	116.5	103.3
Interest @ 3.9%	1.6	3.4	3.2	2.4	1.3	2.4	1.7	3.5	0.9	1.7	1.2	3.5	3.1
Carry Over	162.3	174.2	109.4	80.8	45.7	82.2	58.2	120.8	29.4	57.5	42.8	120.0	106.4