



EVERGREEN
MANAGEMENT INC.

MEMORANDUM

TO : Unit Owners
TIDEVIEW CONDOMINIUM ASSOCIATION

FROM : Jason Lescalleet, Association Manager

SUBJ : 2010 Association Budget.

DATE : November 23, 2009

First, I am pleased to announce that the Asphalt Replacement Project is complete for this year. The project operated very smoothly and the Board and Management thank everyone in the Association for their patience and cooperation during all of the scheduling changes throughout the season. The contractor will return in the Spring of 2010 to repair and reseed and lawn areas that may need repair after the winter, but the rest of the job is complete. The Board of Directors hopes you are as pleased as they are with the pavement. Unfortunately, some people are so happy with the pavement that they are driving much faster on the new smooth roads. **Please adhere to the posted speed limit of 15 mph.** It would be unfortunate if the Board was forced to install speed bumps to protect the safety of the Association.

Enclosed is a copy of your Association's 2010 budget. Please note that the 2010 condominium fee is increasing to \$260 per month, effective January 1, 2010. I used bold font to highlight the expense items that changed from 2009 to 2010.

- Insurance: This \$2,000 increase is speculated based on the current trends seen in condominium insurance. The Association's insurance policy renews in July so this estimation is not an exact science.
- Landscaping: The was able to save the Association more than \$5,000 in landscaping expense in 2010 by soliciting competitive bids when the current vendor sought to increase their contract price.
- Snow Plowing: As discussed at the 2009 Annual Meeting, and at the Special Meetings for Asphalt Replacement, the Board added snow shoveling to the Snow Plowing contract for 2009/2010. The \$32,000 budget is based on the contractual increase but does not factor for any additional expenses for moving snow after storms. This line item may need adjustment next year, depending on whether we see a savings from the newly designed pavement.
- Management: This increase is based on the Association's management agreement with Evergreen Management, Inc.
- Painting: The Board reduced this expense for 2010 based on the remaining work left on the Painting schedule.

- **Septic Tank and Pumps:** The Association is still spending a lot of money to maintain the sewer system at Tideview Estates. In November, we experienced an \$1,800 service call as a result of a resident flushing a stuffed toy down the toilet.
- **Electricity:** The Board lowered this line item based on the expense history of the last two years.
- **Reserve Deposits and Asphalt Loan:** As announced in my memo of August 6, 2009, the recent asphalt replacement project was funded by a \$400,000 loan from Centrix Bank. The monthly payments on this loan are \$4,697 (\$46.97 per unit) and will begin in December of 2009. Thanks to this loan, the funding plan for the Association's capital reserve account has been relieved of the expense to replace the roadways and parking lots. As a result, the Board was able to lower the budget for Reserve Deposits by \$6,000. It is the Board's philosophy to gradually lower the annual Reserve Deposits by \$6,000 every year until the Asphalt Loan is paid off. The Board's goal for this pay-off is 2014.

Your Board of Directors worked very hard on this Budget. It was their goal to keep the condo fee increase within the previously announced amount of \$47 per month. The Board and Management look forward to a productive year at the Tideview Condominium Association in 2010. Please feel free to contact me if you have any questions about this budget.

TIDEVIEW CONDOMINIUM ASSOCIATION 2009 BUDGET

	2008	2008	2009	2009	2010	
	Budget	Actual	Approved	Projected	Approved	
Accounts						
Condo Fees	240,000	240,000	258,000	258,000	312,000	Cost
Misc Income (late fees, fines, etc.)		1,100		1,500		per unit
TOTAL INCOME	\$240,000	\$241,100	\$258,000	\$259,500	\$312,000	per month
Accounting Fees	500	465	500	375	480	\$0.40
Administrative Expense	2,250	2,133	2,300	2,500	2,300	\$1.92
Insurance	29,200	27,872	30,000	29,020	32,000	\$26.67
Grounds Maintenance	24,000	25,350	24,000	24,270	19,055	\$15.88
Fertilizer	4,000	4,000	4,500	4,500	4,500	\$3.75
Snow Plowing	18,500	22,562	26,000	31,527	32,000	\$26.67
Legal	500	0	500	500	500	\$0.42
Management Fees	19,250	19,250	19,250	19,250	20,212	\$16.84
Pest Control	1,400	620	1,000	1,000	1,000	\$0.83
Repairs/Maintenance	20,000	13,304	18,500	18,500	18,500	\$15.42
Asphalt Maintenance	3,000	0	0	0	0	\$0.00
Paint	9,600	8,305	12,000	8,000	10,800	\$9.00
Septic Tank & Pumps	2,000	5,771	2,050	3,000	3,000	\$2.50
Taxes	500	1,740	500	500	500	\$0.42
Electric	2,500	2,147	2,400	2,218	2,300	\$1.92
Gas	500	418	500	605	500	\$0.42
Water/Sewer	1,500	837	1,000	1,000	1,000	\$0.83
Door Replacements	0	0	0	0	0	\$0.00
OPERATING EXPENSES	\$139,200	\$134,774	\$145,000	\$146,765	\$148,647	\$123.87
Reserve Deposits	100,800	100,800	113,000	113,000	107,000	\$89.17
Asphalt Loan				4,697	56,353	\$46.96
TOTAL EXPENSES	\$240,000	\$235,574	\$258,000	\$264,462	\$312,000	
Surplus/deficit	\$0	\$5,526	\$0	-\$4,962	\$0	

Condo Fee Per Unit =

\$200

\$215

\$260

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION: Replacement Fund Analysis												
100 Units												
Placed in Service: 1988	(in thousands)											
FY: 01 January												
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Beginning Balance	73.2	43.7	7.4	58.1	137.2	207.1	272.2	30.4	94.2	155.2	219.0	279.7
Operating Surplus												
FY Reserve Funding	100.8	113.0	107.0	101.0	95.0	89.0	83.0	77.0	77.0	77.0	77.0	77.0
Total Available	174.0	156.7	114.4	159.1	232.2	296.1	355.2	107.4	171.2	232.2	296.0	356.7
Replacement Items												
Roofs	91.6	120.1	6.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Patio Doors	4.4	11.4	11.4	12.0	12.6	14.0	0.0					
Fencing							80.0					
Generator		0.0	2.1	2.2	2.3	2.4	2.5	2.6	2.6	2.6	2.6	2.6
Major Repairs												
Street Lights							20.0					
Sewer pump	0.4	0.0	5.0	2.6	5.3	2.7	5.7	3.0	6.0	3.3	6.4	3.5
Roads	19.2	7.5	2.0									
Site Work	1.0	0.0	20.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
Trim Replacement	14.1	10.4	10.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Loan Pay-off							208.9					
Total Expenditures	130.7	149.4	56.8	23.3	27.2	26.6	325.1	14.1	17.6	15.4	19.0	16.6
Net Replacement	43.3	7.3	57.6	135.9	205.1	269.5	30.1	93.3	153.6	216.8	277.0	340.1
Interest	0.4	0.1	0.6	1.4	2.1	2.7	0.3	0.9	1.5	2.2	2.8	3.4
Carry Over	43.7	7.4	58.1	137.2	207.1	272.2	30.4	94.2	155.2	219.0	279.7	343.5

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Snow Removal Procedures

Please note the following procedures:

1. The roadway and parking lot entry plowing will begin with an accumulation of 2 to 3" and maintained to allow safe passage to the mail house throughout the storm.
2. Immediately following the storm, the roadway and parking lot entries will be plowed to their full width and plowing of the parking spaces will begin.
3. It is your responsibility to move your car out of its space to ensure that the spaces are properly cleared and to prevent your vehicle from being plowed in. **Do not park in the street until after the storm.** The vendor cannot plow Tideview Drive with vehicles parked on it. It is also the responsibility of the vehicle owner to move from Tideview Drive after parking spaces are cleared.
4. In order for the vendor to plow the property effectively, all vehicles must be parked only on the '**even address**' side of the main road. That is, the left side of the road as you drive into Tideview Estates.
5. If you are going to be away or unavailable to move your vehicle after a storm, please make arrangements with a neighbor to have it removed when the plow arrives. **The Board of Directors reserves the right to bill Unit Owners that cause the Association to incur extra snow removal expense.** If you do not move your vehicle from your parking space when your parking lot is being cleared, you are preventing the vendor from clearing your neighbor's parking spaces as well as your own. **If the vendor bills the Association for a return visit to clear these parking spaces, the Board will pass this expense to the owner that did not move their vehicle.**
6. **ANY VEHICLE FOUND BLOCKING SNOW REMOVAL OPERATIONS MAY BE TOWED, WITHOUT WARNING, AT THE VEHICLE OWNER'S EXPENSE.**