

TIDEVIEW CONDOMINIUM ASSOCIATION 2009 BUDGET

Accounts	2008 Budget	2008 Actual	2009 Approved	2009 Projected	2010 Draft	
Condo Fees	240,000	240,000	258,000	258,000	319,200	Cost
Misc Income (late fees, fines, etc.)		1,100		1,500		per unit
TOTAL INCOME	\$240,000	\$241,100	\$258,000	\$259,500	\$319,200	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	19,052	\$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	20,215	\$16.85
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	12,000	\$10.00
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	\$149,847	\$124.87
Reserve Deposits	100,800	100,800	113,000	113,000	113,000	\$94.17
Asphalt Loan				4,697	56,353	\$46.96
TOTAL EXPENSES	\$240,000	\$235,574	\$258,000	\$264,462	\$319,200	
Surplus/deficit	\$0	\$5,526	\$0	-\$4,962	\$0	
Condo Fee Per Unit =	\$200		\$215		\$266	

Notes:

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