

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION 2014 BUDGET								
	2011		2012		2013			2014
	Approved	Actual	Approved	Actual	Approved	Actual-Oct	Projected	Approved
Accounts								
Condo Fees	\$ 312,000	\$ 312,000	\$ 312,000	\$ 307,461	\$ 312,000	\$ 257,174	\$ 312,000	\$ 252,000
Misc Income (Refunds, Fees & Fines)		\$ 723		\$ 20,556		\$ 8,097	\$ 8,097	
TOTAL INCOME	\$ 312,000	\$ 312,723	\$ 312,000	\$ 328,017	\$ 312,000	\$ 265,271	\$ 320,097	\$ 252,000
Accounting Fees	\$ 4,600	\$ 3,649	\$ 3,650	\$ 3,350	\$ 3,700	\$ 2,250	\$ 2,250	\$ 2,250
Administration Expense	\$ 2,600	\$ 2,928	\$ 3,000	\$ 863	\$ 1,000	\$ 1,002	\$ 1,002	\$ 916
Bad Debt Write-Offs	\$ -	\$ -	\$ -	\$ 1,259	\$ -	\$ 1,702	\$ 1,702	\$ -
Insurance	\$ 32,000	\$ 30,375	\$ 31,875	\$ 36,922	\$ 34,169	\$ 26,877	\$ 34,169	\$ 34,169
Grounds Maintenance - Contract	\$ 19,055	\$ 19,055	\$ 19,055	\$ 19,055	\$ 19,055	\$ 20,125	\$ 23,000	\$ 23,000
Grounds Maintenance - Non-Contract						\$ 1,650	\$ 1,650	\$ 1,550
Fertilizer	\$ 5,000	\$ 4,784	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -
Snow Plowing - Contract	\$ 35,000	\$ 32,070	\$ 32,000	\$ 31,800	\$ 32,000	\$ 26,240	\$ 32,000	\$ 32,000
Snow Plowing - Non-Contract	\$ -	\$ 9,290	\$ 9,500	\$ -	\$ 7,500	\$ 3,470	\$ 7,500	\$ 7,500
Legal/Collection Fees	\$ 500	\$ 615	\$ 300	\$ 5,034	\$ 4,300	\$ 75	\$ 4,300	\$ 800
Management Fees	\$ 20,212	\$ 20,214	\$ 20,835	\$ 21,918	\$ 20,900	\$ 18,265	\$ 20,900	\$ 22,575
Pest Control	\$ 1,000	\$ 755	\$ 1,000	\$ 1,186	\$ 1,000	\$ 935	\$ 1,000	\$ 1,000
Repairs/Maintenance	\$ 19,000	\$ 9,044	\$ 17,569	\$ 19,882	\$ 15,750	\$ 9,003	\$ 15,750	\$ 15,000
Asphalt Maintenance			\$ 2,000	\$ 562	\$ 1,000	\$ 1,420	\$ 1,420	\$ 1,700
Paint	\$ 8,000	\$ 6,840	\$ 8,000	\$ 7,645	\$ 8,000	\$ -	\$ -	\$ 16,000
Septic Tank and Pumps	\$ 3,000	\$ 1,471	\$ 3,000	\$ 8,102	\$ 3,000	\$ 608	\$ 2,000	\$ 3,000
Taxes	\$ 400	\$ 259	\$ -	\$ 143	\$ 80	\$ 80	\$ 80	\$ 80
Electric	\$ 2,400	\$ 2,678	\$ 2,400	\$ 2,697	\$ 2,930	\$ 2,395	\$ 2,930	\$ 3,000
Gas	\$ 600	\$ (658)	\$ 500	\$ 315	\$ 500	\$ 336	\$ 500	\$ 500
Water/Sewer	\$ 1,000	\$ 977	\$ 700	\$ 937	\$ 500	\$ 723	\$ 723	\$ 760
OPERATING EXPENSES	\$ 154,367	\$ 144,346	\$ 160,384	\$ 161,669	\$ 160,384	\$ 117,156	\$ 152,876	\$ 165,800
Reserve Deposits	\$ 101,017	\$ 101,117	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 86,200
Asphalt Loan	\$ 56,616	\$ 56,616	\$ 56,616	\$ 56,616	\$ 56,616	\$ 47,180	\$ 56,616	\$ -
Excess Transfer				\$ 1,000		\$ 3,423		\$ -
TOTAL EXPENSES	\$ 312,000	\$ 302,079	\$ 312,000	\$ 314,285	\$ 312,000	\$ 262,759	\$ 304,492	\$ 252,000
Surplus/(Deficit)	\$ -	\$ 10,644	\$ -	\$ 13,732	\$ -	\$ 2,511	\$ 15,605	\$ -
Condo Fee Per Unit =	\$ 260		\$ 260		\$ 260		\$ 210	

Cost
per unit
per month

\$ 1.88
\$ 0.76
\$ -
\$ 28.47
\$ 19.17
\$ 1.29
\$ -
\$ 26.67
\$ 6.25
\$ 0.67
\$ 18.81
\$ 0.83
\$ 12.50
\$ 1.42
\$ 13.33
\$ 2.50
\$ 0.07
\$ 2.50
\$ 0.42
\$ 0.63
\$ 138.17
\$ 71.83
\$ -
\$ -
\$ 210.00

Approved by the Board of Directors on November 20, 2013