

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION 2017 BUDGET								
	2014		2015		2016			2017
	Approved	Actual	Approved	Actual	Approved	Thru Oct	Estimated	Approved
<b>Accounts</b>								
Condo Fees	\$ 252,000	\$ 252,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 200,000	\$ 240,000	\$ 240,000
Misc Income (Refunds, Fees & Fines)		\$ 2,616		\$ 22,057		\$ 75,605	\$ 72,495	
<b>TOTAL INCOME</b>	<b>\$ 252,000</b>	<b>\$ 254,616</b>	<b>\$ 240,000</b>	<b>\$ 262,057</b>	<b>\$ 240,000</b>	<b>\$ 275,605</b>	<b>\$ 312,495</b>	<b>\$ 240,000</b>
Accounting Fees	\$ 2,250	\$ 2,150	\$ 2,300	\$ 2,200	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,700
Administration Expense	\$ 916	\$ 648	\$ 700	\$ 652	\$ 700	\$ 653	\$ 700	\$ 700
Insurance	\$ 34,169	\$ 34,054	\$ 34,700	\$ 35,065	\$ 36,650	\$ 23,413	\$ 36,650	\$ 35,505
Insurance Expense/Deductible				\$ 17,778	\$ -	\$ 69,863	\$ 69,863	\$ -
Grounds Maintenance - Contract	\$ 23,000	\$ 23,000	\$ 23,000	\$ 22,000	\$ 22,000	\$ 19,250	\$ 22,000	\$ 24,000
Grounds Maintenance - Non-Contract	\$ 1,550	\$ 600	\$ 1,600	\$ 400	\$ 1,600	\$ 100	\$ 1,600	\$ 1,000
Snow Plowing - Contract	\$ 32,000	\$ 32,000	\$ 32,000	\$ 30,920	\$ 26,000	\$ 21,320	\$ 26,000	\$ 26,000
Snow Plowing - Non-Contract	\$ 7,500	\$ 4,095	\$ 7,500	\$ 10,855	\$ 8,000	\$ -	\$ 8,000	\$ 8,000
Legal/Collection Fees	\$ 800	\$ 338	\$ 800	\$ 2,245	\$ 800	\$ 365	\$ 800	\$ 500
Management Fees	\$ 22,575	\$ 22,795	\$ 22,600	\$ 22,795	\$ 23,706	\$ 19,755	\$ 23,706	\$ 23,706
Pest Control	\$ 1,000	\$ 949	\$ 1,000	\$ 1,577	\$ 1,000	\$ 4,234	\$ 4,234	\$ 3,000
Repairs/Maintenance	\$ 15,000	\$ 11,132	\$ 14,800	\$ 6,229	\$ 18,344	\$ 6,252	\$ 18,344	\$ 13,834
Ice Dam			\$ -	\$ 9,608	\$ -	\$ -	\$ -	\$ -
Asphalt Maintenance	\$ 1,700	\$ 1,900	\$ 2,000	\$ 1,900	\$ 2,500	\$ -	\$ -	\$ 2,500
Paint	\$ 16,000	\$ 15,585	\$ 8,000	\$ 7,675	\$ 8,000	\$ 12,242	\$ 12,242	\$ 10,000
Septic Tank and Pumps	\$ 3,000	\$ 1,448	\$ 3,000	\$ 5,640	\$ 3,000	\$ 2,969	\$ 3,000	\$ 3,000
Taxes	\$ 80	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 200
Electric (pumps and street lights)	\$ 3,000	\$ 2,812	\$ 3,000	\$ 2,969	\$ 3,200	\$ 2,523	\$ 3,200	\$ 3,360
Natural Gas (generator)	\$ 500	\$ 640	\$ 700	\$ 740	\$ 900	\$ 691	\$ 900	\$ 945
Water (outside spigots)	\$ 760	\$ 986	\$ 1,000	\$ 1,039	\$ 1,000	\$ 689	\$ 1,000	\$ 1,050
<b>OPERATING EXPENSES</b>	<b>\$ 165,800</b>	<b>\$ 155,132</b>	<b>\$ 158,800</b>	<b>\$ 182,288</b>	<b>\$ 160,000</b>	<b>\$ 186,920</b>	<b>\$ 234,839</b>	<b>\$ 160,000</b>
Reserve Deposits	\$ 86,200	\$ 86,200	\$ 81,200	\$ 81,200	\$ 80,000	\$ 65,500	\$ 80,000	\$ 80,000
<b>TOTAL EXPENSES</b>	<b>\$ 252,000</b>	<b>\$ 241,332</b>	<b>\$ 240,000</b>	<b>\$ 263,488</b>	<b>\$ 240,000</b>	<b>\$ 252,420</b>	<b>\$ 314,839</b>	<b>\$ 240,000</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 13,285</b>	<b>\$ -</b>	<b>\$ (1,431)</b>	<b>\$ -</b>	<b>\$ 23,185</b>	<b>\$ (2,344)</b>	<b>\$ -</b>
<b>Condo Fee Per Unit =</b>	<b>\$ 210</b>		<b>\$ 200</b>		<b>\$ 200</b>			<b>\$ 200</b>
<b>Budget Excess Transfer to Reserves</b>		<b>\$ 24,739</b>		<b>\$ 1,000</b>		<b>\$ 12,000</b>	<b>\$ 12,000</b>	

35 *Approved by the Board of Directors on: November 16, 2016*