

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION BUDGET										
	2015		2016		2017		2018			
	Approved	Actual	Approved	Actual	Approved	Actual	Approved	Thru Aug	Projected	
<b>Accounts</b>										
Condo Fees	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 160,000	\$ 240,000	<i>Cost</i>
Misc Income (Refunds, Fees & Fines)		\$ 22,057		\$ 72,920		\$ 4,074	\$ -	\$ 8,758	\$ 8,758	<i>per unit</i>
<b>TOTAL INCOME</b>	<b>\$ 240,000</b>	<b>\$ 262,057</b>	<b>\$ 240,000</b>	<b>\$ 312,920</b>	<b>\$ 240,000</b>	<b>\$ 244,074</b>	<b>\$ 240,000</b>	<b>\$ 168,758</b>	<b>\$ 248,758</b>	<i>per month</i>
Accounting Fees	\$ 2,300	\$ 2,200	\$ 2,600	\$ 2,600	\$ 2,700	\$ 2,700	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2.33
Administration Expense	\$ 700	\$ 652	\$ 700	\$ 685	\$ 700	\$ 595	\$ 700	\$ 542	\$ 700	\$ 0.58
Bad Debt Write-off	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200	\$ -
Insurance	\$ 34,700	\$ 35,065	\$ 36,650	\$ 35,890	\$ 35,505	\$ 35,057	\$ 36,003	\$ 30,048	\$ 36,003	\$ 30.00
Insurance Expense/Deductible		\$ 17,778	\$ -	\$ 69,863	\$ -	\$ -	\$ -	\$ 5,128	\$ 5,128	\$ -
Grounds Maintenance - Contract	\$ 23,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 15,000	\$ 24,000	\$ 20.00
Grounds Maintenance - Non-Contract	\$ 1,600	\$ 400	\$ 1,600	\$ 100	\$ 1,000	\$ 1,175	\$ 1,000	\$ 3,985	\$ 3,985	\$ 0.83
Fertilizer/Grub Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400	\$ 900	\$ -	\$ 900	\$ 0.75
Snow Plowing - Contract	\$ 32,000	\$ 30,920	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 21,320	\$ 26,000	\$ 21.67
Snow Plowing - Non-Contract	\$ 7,500	\$ 10,855	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 1.67
Legal/Collection Fees	\$ 800	\$ 2,245	\$ 800	\$ 365	\$ 500	\$ 2,688	\$ 500	\$ 2,507	\$ 2,507	\$ 0.42
Management Fees	\$ 22,600	\$ 22,795	\$ 23,706	\$ 23,706	\$ 23,706	\$ 23,706	\$ 24,654	\$ 16,436	\$ 24,654	\$ 20.55
Pest Control	\$ 1,000	\$ 1,577	\$ 1,000	\$ 4,610	\$ 3,000	\$ 3,696	\$ 3,000	\$ 350	\$ 3,000	\$ 2.50
Repairs/Maintenance	\$ 14,800	\$ 6,229	\$ 18,344	\$ 7,006	\$ 13,834	\$ 11,707	\$ 14,620	\$ 17,483	\$ 17,483	\$ 12.18
Ice Dams	\$ -	\$ 9,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Maintenance	\$ 2,000	\$ 1,900	\$ 2,500	\$ -	\$ 2,500	\$ 4,500	\$ 5,000	\$ -	\$ 5,000	\$ 4.17
Paint	\$ 8,000	\$ 7,675	\$ 8,000	\$ 13,137	\$ 10,000	\$ 7,850	\$ 10,000	\$ -	\$ 10,000	\$ 8.33
Septic Tank and Pumps	\$ 3,000	\$ 5,640	\$ 3,000	\$ 2,969	\$ 3,000	\$ 1,708	\$ 3,000	\$ 1,057	\$ 3,000	\$ 2.50
Taxes	\$ 100	\$ -	\$ -	\$ -	\$ 200	\$ 73	\$ 200	\$ 121	\$ 200	\$ 0.17
Electric (pumps and street lights)	\$ 3,000	\$ 2,969	\$ 3,200	\$ 3,066	\$ 3,360	\$ 3,031	\$ 3,528	\$ 1,681	\$ 3,528	\$ 2.94
Natural Gas (generator)	\$ 700	\$ 740	\$ 900	\$ 828	\$ 945	\$ 824	\$ 992	\$ 559	\$ 992	\$ 0.83
Water (outside spigots)	\$ 1,000	\$ 1,039	\$ 1,000	\$ 1,248	\$ 1,050	\$ 1,053	\$ 1,103	\$ 748	\$ 1,103	\$ 0.92
<b>OPERATING EXPENSES</b>	<b>\$ 158,800</b>	<b>\$ 182,288</b>	<b>\$ 160,000</b>	<b>\$ 214,074</b>	<b>\$ 160,000</b>	<b>\$ 152,763</b>	<b>\$ 160,000</b>	<b>\$ 119,966</b>	<b>\$ 173,183</b>	<b>\$ 133.33</b>
Reserve Deposits	\$ 81,200	\$ 81,200	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 47,000	\$ 80,000	\$ 66.67
<b>TOTAL EXPENSES</b>	<b>\$ 240,000</b>	<b>\$ 263,488</b>	<b>\$ 240,000</b>	<b>\$ 294,074</b>	<b>\$ 240,000</b>	<b>\$ 232,763</b>	<b>\$ 240,000</b>	<b>\$ 166,966</b>	<b>\$ 253,183</b>	<b>\$ 200.00</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ (1,431)</b>	<b>\$ -</b>	<b>\$ 18,846</b>	<b>\$ -</b>	<b>\$ 11,311</b>	<b>\$ 0</b>	<b>\$ 1,792</b>	<b>\$ (4,425)</b>	
<b>Condo Fee Per Unit =</b>	<b>\$ 200</b>		<b>\$ 200</b>		<b>\$ 200</b>		<b>\$ 200</b>			
<b>Budget Excess Transfer to Reserves</b>		<b>\$ 1,000</b>		<b>\$ 12,000</b>		<b>\$ 18,846</b>	<b>\$ -</b>	<b>\$ 11,311</b>	<b>\$ 11,311</b>	

37 Approved by the Board of Directors on: November 14, 2017