

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION BUDGET									
	2015		2016		2017		2018		
	Approved	Actual	Approved	Actual	Approved	Actual	Approved	Thru June	Projected
Accounts									
Condo Fees	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 120,000	\$ 240,000
Misc Income (Refunds, Fees & Fines)		\$ 22,057		\$ 72,920		\$ 4,074	\$ -	\$ 15,532	\$ 7,972
TOTAL INCOME	\$ 240,000	\$ 262,057	\$ 240,000	\$ 312,920	\$ 240,000	\$ 244,074	\$ 240,000	\$ 135,532	\$ 247,972
Accounting Fees	\$ 2,300	\$ 2,200	\$ 2,600	\$ 2,600	\$ 2,700	\$ 2,700	\$ 2,800	\$ 2,800	\$ 2,800
Administration Expense	\$ 700	\$ 652	\$ 700	\$ 685	\$ 700	\$ 595	\$ 700	\$ 512	\$ 700
Bad Debt Write-off	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200
Insurance	\$ 34,700	\$ 35,065	\$ 36,650	\$ 35,890	\$ 35,505	\$ 35,057	\$ 36,003	\$ 24,281	\$ 36,003
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	\$ 9,000	\$ 24,000
Grounds Maintenance - Non-Contract	\$ 1,600	\$ 400	\$ 1,600	\$ 100	\$ 1,000	\$ 1,175	\$ 1,000	\$ 3,985	\$ 3,985
Fertilizer/Grub Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400	\$ 900	\$ -	\$ 900
Snow Plowing - Contract	\$ 32,000	\$ 30,920	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 21,320	\$ 26,000
Snow Plowing - Non-Contract	\$ 7,500	\$ 10,855	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 2,000	\$ -	\$ 2,000
Legal/Collection Fees	\$ 800	\$ 2,245	\$ 800	\$ 365	\$ 500	\$ 2,688	\$ 500	\$ 2,160	\$ 2,160
Management Fees	\$ 22,600	\$ 22,795	\$ 23,706	\$ 23,706	\$ 23,706	\$ 23,706	\$ 24,654	\$ 12,327	\$ 24,654
Pest Control	\$ 1,000	\$ 1,577	\$ 1,000	\$ 4,610	\$ 3,000	\$ 3,696	\$ 3,000	\$ 350	\$ 3,000
Repairs/Maintenance	\$ 14,800	\$ 6,229	\$ 18,344	\$ 7,006	\$ 13,834	\$ 11,707	\$ 14,620	\$ 12,786	\$ 14,620
Ice Dams	\$ -	\$ 9,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Maintenance	\$ 2,000	\$ 1,900	\$ 2,500	\$ -	\$ 2,500	\$ 4,500	\$ 5,000	\$ -	\$ 5,000
Paint	\$ 8,000	\$ 7,675	\$ 8,000	\$ 13,137	\$ 10,000	\$ 7,850	\$ 10,000	\$ -	\$ 10,000
Septic Tank and Pumps	\$ 3,000	\$ 5,640	\$ 3,000	\$ 2,969	\$ 3,000	\$ 1,708	\$ 3,000	\$ 1,057	\$ 3,000
Taxes	\$ 100	\$ -	\$ -	\$ -	\$ 200	\$ 73	\$ 200	\$ 121	\$ 200
Electric (pumps and street lights)	\$ 3,000	\$ 2,969	\$ 3,200	\$ 3,066	\$ 3,360	\$ 3,031	\$ 3,528	\$ 1,298	\$ 3,528
Natural Gas (generator)	\$ 700	\$ 740	\$ 900	\$ 828	\$ 945	\$ 824	\$ 992	\$ 413	\$ 992
Water (outside spigots)	\$ 1,000	\$ 1,039	\$ 1,000	\$ 1,248	\$ 1,050	\$ 1,053	\$ 1,103	\$ 560	\$ 1,103
OPERATING EXPENSES	\$ 158,800	\$ 182,288	\$ 160,000	\$ 214,074	\$ 160,000	\$ 152,763	\$ 160,000	\$ 98,298	\$ 169,973
Reserve Deposits	\$ 81,200	\$ 81,200	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 31,500	\$ 80,000
TOTAL EXPENSES	\$ 240,000	\$ 263,488	\$ 240,000	\$ 294,074	\$ 240,000	\$ 232,763	\$ 240,000	\$ 129,798	\$ 249,973
Surplus/(Deficit)	\$ -	\$ (1,431)	\$ -	\$ 18,846	\$ -	\$ 11,311	\$ 0	\$ 5,733	\$ (2,001)
Condo Fee Per Unit =	\$ 200		\$ 200		\$ 200		\$ 200		
Budget Excess Transfer to Reserves		\$ 1,000		\$ 12,000		\$ 18,846	\$ -	\$ 11,311	\$ 11,311

Cost
per unit
per month
\$ 2.33
0.58
-
30.00
-
20.00
0.83
0.75
21.67
1.67
0.42
20.55
2.50
12.18
-
4.17
8.33
2.50
0.17
2.94
0.83
0.92
133.33
66.67
200.00

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