

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION BUDGET									
	2015		2016		2017		2018		
	Approved	Actual	Approved	Actual	Approved	Actual	Approved	Thru Nov	Projected
<b>Accounts</b>									
Condo Fees	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 220,000	\$ 240,000
Misc Income (Refunds, Fees & Fines)		\$ 22,057		\$ 72,920		\$ 4,074	\$ -	\$ 13,808	\$ 13,152
<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>\$ 233,808</b>	<b>\$ 253,152</b>
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	\$ 617	\$ 700
Bad Debt Write-off	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200
Insurance	\$ 34,700	\$ 35,065	\$ 36,650	\$ 35,890	\$ 35,505	\$ 35,057	\$ 36,003	\$ 30,934	\$ 36,003
Insurance Expense/Deductible		\$ 17,778	\$ -	\$ 69,863	\$ -	\$ -	\$ -	\$ 7,805	\$ 7,805
Grounds Maintenance - Contract	\$ 23,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 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	\$ 1,045	\$ 1,045
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	\$ 3,944	\$ 3,944
Management Fees	\$ 22,600	\$ 22,795	\$ 23,706	\$ 23,706	\$ 23,706	\$ 23,706	\$ 24,654	\$ 22,600	\$ 24,654
Pest Control	\$ 1,000	\$ 1,577	\$ 1,000	\$ 4,610	\$ 3,000	\$ 3,696	\$ 3,000	\$ 1,215	\$ 3,000
Repairs/Maintenance	\$ 14,800	\$ 6,229	\$ 18,344	\$ 7,006	\$ 13,834	\$ 11,707	\$ 14,620	\$ 24,437	\$ 24,437
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	\$ 975	\$ 10,000
Septic Tank and Pumps	\$ 3,000	\$ 5,640	\$ 3,000	\$ 2,969	\$ 3,000	\$ 1,708	\$ 3,000	\$ 1,507	\$ 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	\$ 2,281	\$ 3,528
Natural Gas (generator)	\$ 700	\$ 740	\$ 900	\$ 828	\$ 945	\$ 824	\$ 992	\$ 777	\$ 992
Water (outside spigots)	\$ 1,000	\$ 1,039	\$ 1,000	\$ 1,248	\$ 1,050	\$ 1,053	\$ 1,103	\$ 1,091	\$ 1,103
<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>\$ 151,655</b>	<b>\$ 184,396</b>
Reserve Deposits	\$ 81,200	\$ 81,200	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 70,915	\$ 80,000
<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>\$ 222,570</b>	<b>\$ 264,396</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>\$ 11,238</b>	<b>\$ (11,245)</b>
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