

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION BUDGET								
	2016		2017		2018			2019
	Approved	Actual	Approved	Actual	Approved	Thru Nov	Projected	Approved
<b>Accounts</b>								
Condo Fees	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 220,000	\$ 240,000	\$ 252,000
Misc Income (Refunds, Fees & Fines)		\$ 72,920		\$ 4,074	\$ -	\$ 13,808	\$ 13,152	\$ -
<b>TOTAL INCOME</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>	<b>\$ 252,000</b>
Accounting Fees	\$ 2,600	\$ 2,600	\$ 2,700	\$ 2,700	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,900
Administration Expense	\$ 700	\$ 685	\$ 700	\$ 595	\$ 700	\$ 617	\$ 700	\$ 750
Bad Debt Writeoff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200	\$ -
Insurance	\$ 36,650	\$ 35,890	\$ 35,505	\$ 35,057	\$ 36,003	\$ 30,934	\$ 36,003	\$ 38,345
Insurance Expense/Deductible	\$ -	\$ 69,863	\$ -	\$ -	\$ -	\$ 7,805	\$ 7,805	\$ -
Grounds Maintenance - Contract	\$ 22,000	\$ 22,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000
Grounds Maintenance - Non-Contract	\$ 1,600	\$ 100	\$ 1,000	\$ 1,175	\$ 1,000	\$ 3,985	\$ 3,985	\$ 2,000
Fertilizer/Grub Control			\$ -	\$ 2,400	\$ 900	\$ 1,045	\$ 1,045	\$ 1,100
Snow Plowing - Contract	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 21,320	\$ 26,000	\$ 26,000
Snow Plowing - Non-Contract	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 2,000
Legal/Collection Fees	\$ 800	\$ 365	\$ 500	\$ 2,688	\$ 500	\$ 3,944	\$ 3,944	\$ 500
Management Fees	\$ 23,706	\$ 23,706	\$ 23,706	\$ 23,706	\$ 24,654	\$ 22,600	\$ 24,654	\$ 24,654
Pest Control	\$ 1,000	\$ 4,610	\$ 3,000	\$ 3,696	\$ 3,000	\$ 1,215	\$ 3,000	\$ 3,000
Repairs/Maintenance	\$ 18,344	\$ 7,006	\$ 13,834	\$ 11,707	\$ 14,620	\$ 24,437	\$ 24,437	\$ 22,631
Asphalt Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 4,500	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Paint	\$ 8,000	\$ 13,137	\$ 10,000	\$ 7,850	\$ 10,000	\$ 975	\$ 10,000	\$ 10,000
Septic Tank and Pumps	\$ 3,000	\$ 2,969	\$ 3,000	\$ 1,708	\$ 3,000	\$ 1,507	\$ 3,000	\$ 3,000
Taxes	\$ -	\$ -	\$ 200	\$ 73	\$ 200	\$ 121	\$ 200	\$ 200
Electric (pumps and street lights)	\$ 3,200	\$ 3,066	\$ 3,360	\$ 3,031	\$ 3,528	\$ 2,281	\$ 3,528	\$ 3,710
Natural Gas (generator)	\$ 900	\$ 828	\$ 945	\$ 824	\$ 992	\$ 777	\$ 992	\$ 1,050
Water (outside spigots)	\$ 1,000	\$ 1,248	\$ 1,050	\$ 1,053	\$ 1,103	\$ 1,091	\$ 1,103	\$ 1,160
<b>OPERATING EXPENSES</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>	<b>\$ 172,000</b>
Reserve Deposits	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 70,915	\$ 80,000	\$ 80,000
<b>TOTAL EXPENSES</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>\$ 252,000</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 18,846</b>	<b>\$ -</b>	<b>\$ 11,311</b>	<b>\$ 0</b>	<b>\$ 11,238</b>	<b>\$ (11,245)</b>	<b>\$ -</b>
Condo Fee Per Unit =	\$ 200		\$ 200		\$ 200			\$ 210
<b>Budget Excess Transfer to Reserves</b>		<b>\$ 12,000</b>		<b>\$ 18,846</b>	<b>\$ -</b>	<b>\$ 11,311</b>	<b>\$ 11,311</b>	<b>\$ -</b>

Cost  
per unit  
per month

\$ 2.42  
\$ 0.63  
\$ -  
\$ 31.95  
\$ -  
\$ 20.00  
\$ 1.67  
\$ 0.92  
\$ 21.67  
\$ 1.67  
\$ 0.42  
\$ 20.55  
\$ 2.50  
\$ 18.86  
\$ 4.17  
\$ 8.33  
\$ 2.50  
\$ 0.17  
\$ 3.09  
\$ 0.88  
\$ 0.97  
\$ 143.33  
\$ 66.67  
\$ 210.00

36 *Approved by the Board of Directors on: November 14, 2018*