

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION BUDGET								
	2016		2017		2018			2019
	Approved	Actual	Approved	Actual	Approved	Thru Oct	Projected	Approved
Accounts								
Condo Fees	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 200,000	\$ 240,000	\$ 252,000
Misc Income (Refunds, Fees & Fines)		\$ 72,920		\$ 4,074	\$ -	\$ 16,681	\$ 11,987	\$ -
TOTAL INCOME	\$ 240,000	\$ 312,920	\$ 240,000	\$ 244,074	\$ 240,000	\$ 216,681	\$ 251,987	\$ 252,000
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	\$ 592	\$ 700	\$ 750
Bad Debt Writeoff	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200	\$ -
Insurance	\$ 36,650	\$ 35,890	\$ 35,505	\$ 35,057	\$ 36,003	\$ 30,048	\$ 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	\$ 21,000	\$ 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	\$ 2,779	\$ 2,779	\$ 500
Management Fees	\$ 23,706	\$ 23,706	\$ 23,706	\$ 23,706	\$ 24,654	\$ 20,546	\$ 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	\$ 22,880	\$ 22,880	\$ 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	\$ -	\$ 10,000	\$ 10,000
Septic Tank and Pumps	\$ 3,000	\$ 2,969	\$ 3,000	\$ 1,708	\$ 3,000	\$ 1,057	\$ 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	\$ 2,077	\$ 3,528	\$ 3,710
Natural Gas (generator)	\$ 900	\$ 828	\$ 945	\$ 824	\$ 992	\$ 705	\$ 992	\$ 1,050
Water (outside spigots)	\$ 1,000	\$ 1,248	\$ 1,050	\$ 1,053	\$ 1,103	\$ 748	\$ 1,103	\$ 1,160
OPERATING EXPENSES	\$ 160,000	\$ 214,074	\$ 160,000	\$ 152,763	\$ 160,000	\$ 140,923	\$ 181,674	\$ 172,000
Reserve Deposits	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 65,500	\$ 80,000	\$ 80,000
TOTAL EXPENSES	\$ 240,000	\$ 294,074	\$ 240,000	\$ 232,763	\$ 240,000	\$ 206,423	\$ 261,674	\$ 252,000
Surplus/(Deficit)	\$ -	\$ 18,846	\$ -	\$ 11,311	\$ 0	\$ 10,258	\$ (9,688)	\$ -
Condo Fee Per Unit =	\$ 200		\$ 200		\$ 200			\$ 210
Budget Excess Transfer to Reserves		\$ 12,000		\$ 18,846	\$ -	\$ 11,311	\$ 11,311	\$ -

Cost
per unit
per month

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