

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION: Replacement Fund Analysis

100 Units

Placed in Service: 1988	(in thousands)												
FY: 01 January	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Beginning Balance	132.88	166.80	174.70	110.44	82.71	88.09	67.82	102.09	44.86	75.49	25.89	103.94	49.55
FY Reserve Funding	36.77	38.00	43.00	75.40	80.40	88.80	88.80	88.80	88.80	88.80	88.80	88.80	88.80
Total Available	169.65	204.80	217.70	185.84	163.11	176.89	156.62	190.89	133.66	164.29	114.69	192.74	138.35
Replacement Items													
Roofs	2.00	32.00	111.00	83.10	63.00	46.00	47.00	48.00	49.00	50.00	2.00	2.00	2.00
Patio Doors				9.00	5.40	5.67	5.95	6.25	6.56	6.89	7.24	7.60	7.98
Fencing													
Generator				2.80	3.50								
Major Repairs	2.00	2.00	0.00	2.20									
Street Lights													
Sewer pump				4.8	1.5								
Roads						55.00		88.00		77.00		130.00	
Site Work	2.00	0.00	0.50	1.40	2.00	2.00	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Trim Replacement	2.00	0.00	0.00	2.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Miscellaneous	1.00	0.00	0.00	1.00									
Total Expenditures	9.00	34.00	111.50	106.30	78.40	111.67	58.45	147.75	61.06	139.39	14.74	145.10	15.48
Net Replacement	160.65	170.80	106.20	79.54	84.71	65.22	98.17	43.14	72.59	24.90	99.95	47.64	122.87
Interest @ 3.9%	1.61	3.42	4.24	3.17	3.38	2.60	3.92	1.72	2.90	0.99	3.99	1.90	4.90
Carry Over	162.26	174.22	110.44	82.71	88.09	67.82	102.09	44.86	75.49	25.89	103.94	49.55	127.77

TIDEVIEW CONDOMINIUM ASSOCIATION 2007 BUDGET

	2004	2005	2006	2006	2007	2008		
Accounts	Budget	Budget	Budget	Projected	Approved	Draft	Cost	Cost
Misc Income (Late fees, fines, etc.)	144,000	162,000	186,000	186,000	222,000	228,000	per unit	per unit
TOTAL INCOME	\$144,000	\$162,000	\$186,000	\$186,000	\$222,000	\$228,000	per month	per month
Accounting Fees	500	500	500	400	500	500	\$0.42	\$0.42
Administrative Expense	2,020	2,000	2,000	2,200	2,210	2,300	\$1.84	\$1.92
Insurance	14,500	24,000	24,000	26,000	32,500	29,000	\$27.08	\$24.17
Grounds Maintenance	22,000	22,000	24,000	24,000	24,000	24,000	\$20.00	\$20.00
Fertilizer	3,700	3,700	3,900	3,961	4,000	4,000	\$3.33	\$3.33
Snow Plowing	17,500	17,500	17,500	16,864	18,500	18,500	\$15.42	\$15.42
Legal	500	500	500	500	500	500	\$0.42	\$0.42
Management Fees	17,970	17,970	18,688	18,688	18,690	19,440	\$15.58	\$16.20
Pest Control	360	1,400	1,400	440	1,400	1,960	\$1.17	\$1.63
Repairs/Maintenance	19,500	21,130	18,012	18,000	20,000	20,000	\$16.67	\$16.67
Asphalt Maintenance	1,000	3,000	3,000	0	3,000	3,000	\$2.50	\$2.50
Paint					9,600	9,600	\$8.00	\$8.00
Septic Tank & Pumps	1,500	1,500	1,500	2,735	1,700	1,900	\$1.42	\$1.58
Taxes	1,700	0	0	415	500	0	\$0.42	\$0.00
Electric	2,000	2,000	2,000	2,300	2,500	2,500	\$2.08	\$2.08
Gas	250	300	500	100	500	500	\$0.42	\$0.42
Water/Sewer	1,000	1,500	1,500	1,500	1,500	1,500	\$1.25	\$1.25
Door Replacements				9,000	0	0	\$0.00	\$0.00
OPERATING EXPENSES	\$106,000	\$119,000	\$119,000	\$127,103	\$144,600	\$139,200	\$118.00	\$116.00
Reserve Deposits	38,000	43,000	67,000	67,000	80,400	88,800	\$67.00	\$74.00
TOTAL EXPENSES	\$144,000	\$162,000	\$186,000	\$194,103	\$222,000	\$228,000	\$185.00	\$190.00
Surplus/deficit	\$0	\$0	\$0	-\$8,103	\$0	\$0		\$0

Condo Fee Per Unit = \$120 \$135 \$155 \$185 \$190