

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION 2017 BUDGET

	2014		2015		2016		2017			
	Approved	Actual	Approved	Actual	Approved	Actual	Approved	Thru Apr	Estimated	
Accounts										
Condo Fees	\$ 252,000	\$ 252,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 80,000	\$ 240,000	<i>Cost</i>
Misc Income (Refunds, Fees & Fines)		\$ 2,616		\$ 22,057		\$ 72,920		\$ 1,420	\$ 1,420	<i>per unit</i>
TOTAL INCOME	\$ 252,000	\$ 254,616	\$ 240,000	\$ 262,057	\$ 240,000	\$ 312,920	\$ 240,000	\$ 81,420	\$ 241,420	<i>per month</i>
Accounting Fees	\$ 2,250	\$ 2,150	\$ 2,300	\$ 2,200	\$ 2,600	\$ 2,600	\$ 2,700	\$ 2,700	\$ 2,700	\$ 2.25
Administration Expense	\$ 916	\$ 648	\$ 700	\$ 652	\$ 700	\$ 685	\$ 700	\$ 180	\$ 700	\$ 0.58
Insurance	\$ 34,169	\$ 34,054	\$ 34,700	\$ 35,065	\$ 36,650	\$ 35,890	\$ 35,505	\$ 17,910	\$ 35,505	\$ 29.59
Insurance Expense/Deductible				\$ 17,778	\$ -	\$ 69,863	\$ -	\$ -	\$ -	\$ -
Grounds Maintenance - Contract	\$ 23,000	\$ 23,000	\$ 23,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 24,000	\$ -	\$ 24,000	\$ 20.00
Grounds Maintenance - Non-Contract	\$ 1,550	\$ 600	\$ 1,600	\$ 400	\$ 1,600	\$ 100	\$ 1,000	\$ 450	\$ 1,000	\$ 0.83
Snow Plowing - Contract	\$ 32,000	\$ 32,000	\$ 32,000	\$ 30,920	\$ 26,000	\$ 26,000	\$ 26,000	\$ 18,720	\$ 26,000	\$ 21.67
Snow Plowing - Non-Contract	\$ 7,500	\$ 4,095	\$ 7,500	\$ 10,855	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ 6.67
Legal/Collection Fees	\$ 800	\$ 338	\$ 800	\$ 2,245	\$ 800	\$ 365	\$ 500	\$ 845	\$ 845	\$ 0.42
Management Fees	\$ 22,575	\$ 22,795	\$ 22,600	\$ 22,795	\$ 23,706	\$ 23,706	\$ 23,706	\$ 7,902	\$ 23,706	\$ 19.76
Pest Control	\$ 1,000	\$ 949	\$ 1,000	\$ 1,577	\$ 1,000	\$ 4,610	\$ 3,000	\$ 169	\$ 3,000	\$ 2.50
Repairs/Maintenance	\$ 15,000	\$ 11,132	\$ 14,800	\$ 6,229	\$ 18,344	\$ 7,006	\$ 13,834	\$ 1,337	\$ 13,834	\$ 11.53
Ice Dam			\$ -	\$ 9,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Maintenance	\$ 1,700	\$ 1,900	\$ 2,000	\$ 1,900	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ 2.08
Paint	\$ 16,000	\$ 15,585	\$ 8,000	\$ 7,675	\$ 8,000	\$ 13,137	\$ 10,000	\$ -	\$ 10,000	\$ 8.33
Septic Tank and Pumps	\$ 3,000	\$ 1,448	\$ 3,000	\$ 5,640	\$ 3,000	\$ 2,969	\$ 3,000	\$ 953	\$ 3,000	\$ 2.50
Taxes	\$ 80	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ 200	\$ 73	\$ 200	\$ 0.17
Electric (pumps and street lights)	\$ 3,000	\$ 2,812	\$ 3,000	\$ 2,969	\$ 3,200	\$ 3,066	\$ 3,360	\$ 1,138	\$ 3,360	\$ 2.80
Natural Gas (generator)	\$ 500	\$ 640	\$ 700	\$ 740	\$ 900	\$ 828	\$ 945	\$ 278	\$ 945	\$ 0.79
Water (outside spigots)	\$ 760	\$ 986	\$ 1,000	\$ 1,039	\$ 1,000	\$ 1,248	\$ 1,050	\$ 215	\$ 1,050	\$ 0.88
OPERATING EXPENSES	\$ 165,800	\$ 155,132	\$ 158,800	\$ 182,288	\$ 160,000	\$ 214,074	\$ 160,000	\$ 52,871	\$ 160,345	\$ 133.33
Reserve Deposits	\$ 86,200	\$ 86,200	\$ 81,200	\$ 81,200	\$ 80,000	\$ 80,000	\$ 80,000	\$ 19,500	\$ 80,000	\$ 66.67
TOTAL EXPENSES	\$ 252,000	\$ 241,332	\$ 240,000	\$ 263,488	\$ 240,000	\$ 294,074	\$ 240,000	\$ 72,371	\$ 240,345	\$ 200.00
Surplus/(Deficit)	\$ -	\$ 13,285	\$ -	\$ (1,431)	\$ -	\$ 18,846	\$ -	\$ 9,049	\$ 1,075	
Condo Fee Per Unit =	\$ 210		\$ 200		\$ 200		\$ 200			
Budget Excess Transfer to Reserves		\$ 24,739		\$ 1,000		\$ 12,000				

Approved by the Board of Directors on: November 16, 2016