



**MEMORANDUM**

**TO:** All Homeowners  
Tideview Estates Condominium Association

**FROM:** Tobin Watterson, Association Manager

**RE:** 2023 Approved Budget

**DATE:** December 28, 2022

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Please find enclosed the Approved 2023 Association Budget.

**Effective January 1, 2023 the condo fee will increase to \$220.00 per month, per unit.**

For those enrolled with ACH, please note the amount debited from your account will reflect the current fee. However, if you make your payments using a third-party vendor (your banks bill pay, TownSq, etc) you will need to update that information to reflect the above amount.

A Special meeting was held at 5:30PM on December 5, 2022 at the Dover Library, Dover, NH. There were no dissenting opinions on the condo fee increase.

The Board of Directors and The Evergreen Management Group would like to thank you for your support in 2022 and we are looking forward to another successful year in 2023.

I hope you have a safe and warm New Year!

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION BUDGET				
	2022			2023
	Approved	10.31.2022	Projected	APPROVED
Accounts				\$ 220
Condo Fees	\$ 252,000	\$ 210,000	\$ 252,000	\$ 264,000
Misc Income (Refunds, Fees & Fines)	\$ -	\$ 2,175	\$ 2,700	\$ -
TOTAL INCOME	\$ 252,000	\$ 212,175	\$ 253,300	\$ 264,000
Accounting Fees	\$ 3,000	\$ 2,363	\$ 3,000	\$ 3,400
Administration Expense	\$ 800	\$ 1,783	\$ 2,500	\$ 2,500
Reserve Study	\$ -	\$ -	\$ -	\$ 7,000
Insurance	\$ 40,385	\$ 26,025	\$ 40,385	\$ 41,598
Grounds Maintenance - Contract	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000
Grounds Maintenance - Non-Contract	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Fertilizer/Grub Control	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Snow Plowing - Contract	\$ 26,000	\$ 16,640	\$ 26,000	\$ 33,000
Snow Plowing - Non-Contract	\$ -	\$ -	\$ -	\$ -
Legal/Collection Fees	\$ 1,200	\$ 7,118	\$ 7,400	\$ 1,500
Management Fees	\$ 26,602	\$ 22,222	\$ 26,602	\$ 26,602
Misc Expense	\$ 5,000	\$ -	\$ -	\$ -
Pest Control	\$ 2,000	\$ 2,023	\$ 2,100	\$ 2,500
Repairs/Maintenance	\$ 10,313	\$ 6,574	\$ 7,000	\$ 8,000
Asphalt Maintenance	\$ 7,000	\$ -	\$ -	\$ 7,000
Paint	\$ 10,000	\$ -	\$ 6,500	\$ 10,000
Septic Tank and Pumps	\$ 2,000	\$ 678	\$ 800	\$ 800
Taxes	\$ 100	\$ -	\$ 100	\$ 100
Electric (pumps and street lights)	\$ 2,500	\$ 2,305	\$ 2,800	\$ 3,400
Natural Gas (generator)	\$ 900	\$ 1,104	\$ 1,400	\$ 1,700
Water (outside spigots)	\$ 200	\$ 500	\$ 750	\$ 900
OPERATING EXPENSES	\$ 172,000	\$ 113,335	\$ 161,337	\$ 184,000
Reserve Deposits	\$ 80,000	\$ 56,700	\$ 80,000	\$ 80,000
TOTAL EXPENSES	\$ 252,000	\$ 170,035	\$ 241,337	\$ 264,000
Surplus/(Deficit)	\$ -	\$ 42,140	\$ 11,963	\$ -
Condo Fee Per Unit =	\$ 210			\$ 220