

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION 2013 BUDGET (Approved by the Board of Directors October 17 2012)

	2011		2012			2013	
	Approved	Actual	Approved	Thru Oct	Projected	Approved	
Accounts							
Condo Fees	\$ 312,000	\$ 312,000	\$ 312,000	\$ 260,750	\$ 312,000	\$ 312,000	<i>Cost</i>
Misc Income (Refunds, Fees & Fines)		\$ 723		\$ 20,003	\$ 20,003		<i>per unit</i>
TOTAL INCOME	\$ 312,000	\$ 312,723	\$ 312,000	\$ 280,753	\$ 332,003	\$ 312,000	<i>per month</i>
Accounting Fees	\$ 4,600	\$ 3,649	\$ 3,650	\$ 3,350	\$ 3,500	\$ 3,700	\$ 3.08
Administration Expense	\$ 2,600	\$ 2,928	\$ 3,000	\$ 843	\$ 1,000	\$ 1,000	\$ 0.83
Bad Debt Write-Offs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 32,000	\$ 30,375	\$ 31,875	\$ 25,734	\$ 31,875	\$ 34,169	\$ 27.85
Grounds Maintenance	\$ 19,055	\$ 19,055	\$ 19,055	\$ 16,673	\$ 19,055	\$ 19,055	\$ 15.88
Fertilizer	\$ 5,000	\$ 4,784	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ 4.17
Snow Plowing - Contract	\$ 35,000	\$ 32,070	\$ 32,000	\$ 26,040	\$ 32,000	\$ 32,000	\$ 26.67
Snow Plowing - Non-Contract	\$ -	\$ 9,290	\$ 9,500	\$ -	\$ -	\$ 7,500	\$ 6.25
Legal/Collection Fees	\$ 500	\$ 615	\$ 300	\$ 5,034	\$ 5,500	\$ 4,300	\$ 3.58
Management Fees	\$ 20,212	\$ 20,214	\$ 20,835	\$ 18,265	\$ 20,835	\$ 20,900	\$ 17.42
Pest Control	\$ 1,000	\$ 755	\$ 1,000	\$ 724	\$ 1,200	\$ 1,000	\$ 0.83
Repairs/Maintenance	\$ 19,000	\$ 9,044	\$ 17,569	\$ 4,945	\$ 17,328	\$ 15,750	\$ 13.75
Asphalt Maintenance			\$ 2,000	\$ -	\$ 600	\$ 1,000	\$ 0.83
Paint	\$ 8,000	\$ 6,840	\$ 8,000	\$ 7,165	\$ 8,000	\$ 8,000	\$ 6.67
Patio Door Replacement				\$ 2,700	\$ 2,700		
Window Replacement				\$ 9,995	\$ 9,995		
Septic Tank and Pumps	\$ 3,000	\$ 1,471	\$ 3,000	\$ 4,107	\$ 4,500	\$ 3,000	\$ 2.50
Taxes	\$ 400	\$ 259	\$ -	\$ 98	\$ 98	\$ 80	\$ 0.07
Electric	\$ 2,400	\$ 2,678	\$ 2,400	\$ 2,212	\$ 2,400	\$ 2,930	\$ 2.44
Gas	\$ 600	\$ (658)	\$ 500	\$ 277	\$ 500	\$ 500	\$ 0.42
Water/Sewer	\$ 1,000	\$ 977	\$ 700	\$ 611	\$ 611	\$ 500	\$ 0.42
OPERATING EXPENSES	\$ 154,367	\$ 144,346	\$ 160,384	\$ 128,775	\$ 161,697	\$ 160,384	\$ 133.65
Reserve Deposits	\$ 101,017	\$ 101,117	\$ 95,000	\$ 73,000	\$ 95,000	\$ 95,000	\$ 79.17
Asphalt Loan	\$ 56,616	\$ 56,616	\$ 56,616	\$ 47,180	\$ 56,616	\$ 56,616	\$ 47.18
Excess Transfer				\$ 1,000	\$ 1,000		
TOTAL EXPENSES	\$ 312,000	\$ 302,079	\$ 312,000	\$ 249,955	\$ 314,313	\$ 312,000	\$ 260.00
Surplus/(Deficit)	\$ -	\$ 10,644	\$ -	\$ 30,798	\$ 17,690	\$ -	
Condo Fee Per Unit =	\$ 260		\$ 260			\$ 260	