

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION 2015 BUDGET									
Accounts	2012		2013		2014			2015	
	Approved	Actual	Approved	Actual	Approved	Thru Oct	Estimated	Proposed	
Condo Fees (Actually Paid)	\$ 312,000	\$ 307,461	\$ 312,000	\$ 308,649	\$ 252,000	\$ 205,142	\$ 247,142	\$ 240,000	Cost
Misc Income (Refunds, Fees & Fines)		\$ 20,556		\$ 4,605		\$ 7,233	\$ 2,003		per unit
TOTAL INCOME	\$ 312,000	\$ 328,017	\$ 312,000	\$ 313,254	\$ 252,000	\$ 212,375	\$ 249,145	\$ 240,000	per month
Accounting Fees	\$ 3,650	\$ 3,350	\$ 3,700	\$ 2,250	\$ 2,250	\$ 2,150	\$ 2,150	\$ 2,300	\$ 1.92
Administration Expense	\$ 3,000	\$ 863	\$ 1,000	\$ 1,008	\$ 916	\$ 549	\$ 550	\$ 700	\$ 0.58
Bad Debt Write-Offs	\$ -	\$ 1,259	\$ -	\$ 1,702	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 31,875	\$ 36,922	\$ 34,169	\$ 32,740	\$ 34,169	\$ 28,567	\$ 34,169	\$ 34,700	\$ 28.92
Grounds Maintenance - Contract	\$ 19,055	\$ 19,055	\$ 19,055	\$ 23,000	\$ 23,000	\$ 20,125	\$ 23,000	\$ 23,000	\$ 19.17
Grounds Maintenance - Non-Contract				\$ 2,250	\$ 1,550	\$ 600	\$ 600	\$ 1,600	\$ 1.33
Fertilizer	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Plowing - Contract	\$ 32,000	\$ 31,800	\$ 32,000	\$ 32,000	\$ 32,000	\$ 26,240	\$ 32,000	\$ 32,000	\$ 26.67
Snow Plowing - Non-Contract	\$ 9,500	\$ -	\$ 7,500	\$ 1,610	\$ 7,500	\$ 4,095	\$ 4,095	\$ 7,500	\$ 6.25
Legal/Collection Fees	\$ 300	\$ 5,034	\$ 4,300	\$ 75	\$ 800	\$ -	\$ -	\$ 800	\$ 0.67
Management Fees	\$ 20,835	\$ 21,918	\$ 20,900	\$ 21,918	\$ 22,575	\$ 18,996	\$ 22,575	\$ 22,600	\$ 18.83
Pest Control	\$ 1,000	\$ 1,186	\$ 1,000	\$ 935	\$ 1,000	\$ 850	\$ 1,000	\$ 1,000	\$ 0.83
Repairs/Maintenance	\$ 17,569	\$ 19,882	\$ 15,750	\$ 8,721	\$ 15,000	\$ 9,994	\$ 10,000	\$ 14,800	\$ 12.33
Asphalt Maintenance	\$ 2,000	\$ 562	\$ 1,000	\$ 3,045	\$ 1,700	\$ 1,900	\$ 1,900	\$ 2,000	\$ 1.67
Paint	\$ 8,000	\$ 7,645	\$ 8,000	\$ -	\$ 16,000	\$ 15,585	\$ 16,000	\$ 8,000	\$ 6.67
Septic Tank and Pumps	\$ 3,000	\$ 8,102	\$ 3,000	\$ 1,233	\$ 3,000	\$ 998	\$ 1,500	\$ 3,000	\$ 2.50
Taxes	\$ -	\$ 143	\$ 80	\$ 60	\$ 80	\$ (97)	\$ (97)	\$ 100	\$ 0.08
Electric	\$ 2,400	\$ 2,697	\$ 2,930	\$ 2,988	\$ 3,000	\$ 2,385	\$ 3,000	\$ 3,000	\$ 2.50
Gas	\$ 500	\$ 315	\$ 500	\$ 404	\$ 500	\$ 543	\$ 700	\$ 700	\$ 0.58
Water/Sewer	\$ 700	\$ 937	\$ 500	\$ 960	\$ 760	\$ 667	\$ 1,000	\$ 1,000	\$ 0.83
OPERATING EXPENSES	\$ 160,384	\$ 161,669	\$ 160,384	\$ 136,899	\$ 165,800	\$ 134,145	\$ 154,142	\$ 158,800	\$ 132.33
Reserve Deposits	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 86,200	\$ 92,480	\$ 86,200	\$ 81,200	\$ 67.67
Asphalt Loan	\$ 56,616	\$ 56,616	\$ 56,616	\$ 56,616	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 312,000	\$ 314,285	\$ 312,000	\$ 291,938	\$ 252,000	\$ 226,625	\$ 240,342	\$ 240,000	\$ 200.00
Surplus/(Deficit)	\$ -	\$ 13,732	\$ -	\$ 21,316	\$ -	\$ (14,250)	\$ 8,803	\$ -	
Condo Fee Per Unit =	\$ 260		\$ 260		\$ 210			\$ 200.00	
Budget Excess Transfer to Reserves		\$ 1,000		\$ 3,423	\$ -	\$ 5,900	\$ 24,739		

Approved by the Board of Directors on Wednesday, November 19, 2014