

DATE PREPARED: NOVEMBER 21, 2019

**SANDPIPER ISLE CONDOMINIUM
COMMONS APPROVED BUDGET
FOR THE PERIOD JANUARY 1,
2020 THRU DECEMBER 31, 2020**

of Units: 100

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/2019 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 161,333	\$ 80,667	\$ 242,000	\$ 242,000	\$ 0	\$ 242,000	
6020 Reserve Assessment Income	\$ 10,500	\$ 3,500	\$ 14,000	\$ 14,000	\$ -	\$ 18,000	
6060 Bank Interest - Operating	\$ 956	\$ -	\$ 956	\$ -	\$ 956	\$ -	
6290 Miscellaneous Income	\$ 253	\$ -	\$ 253	\$ -	\$ 253	\$ -	
Total Operating & Reserve Income	\$ 173,042	\$ 84,167	\$ 257,209	\$ 256,000	\$ 1,209	\$ 260,000	

TOTAL INCOME	\$ 173,042	\$ 84,167	\$ 257,209	\$ 256,000	\$ 1,209	\$ 260,000	
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OPERATING EXPENSE

ADMINISTRATIVE							
7010 Legal	\$ 200	\$ -	\$ 200	\$ 2,000	\$ (1,800)	\$ 2,000	
7020 Filing Fees - State of Florida	\$ 61	\$ 400	\$ 461	\$ 461	\$ 0	\$ 461	
7030 Accounting Fees	\$ 250	\$ -	\$ 250	\$ 5,000	\$ (4,750)	\$ 5,000	
7050 Management Fees	\$ 12,000	\$ 6,000	\$ 18,000	\$ 18,000	\$ -	\$ 18,360	
7060 Professional Fees	\$ -	\$ 1,380	\$ 1,380	\$ 3,190	\$ (1,810)	\$ 1,380	
7110 Licenses, Taxes, & Fees	\$ 540	\$ -	\$ 540	\$ 125	\$ 415	\$ 125	
7140 Office Expense	\$ 1,440	\$ -	\$ 1,440	\$ 2,160	\$ (720)	\$ 2,208	
7170 Misc Administrative Expense	\$ 877	\$ 439	\$ 1,316	\$ 2,500	\$ (1,184)	\$ 1,500	
7172 Website Expense	\$ 327	\$ -	\$ 327	\$ 600	\$ (273)	\$ 600	
7220 Social Committee	\$ -	\$ -	\$ -	\$ 250	\$ (250)	\$ 250	
7190 Master Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Administrative Expense	\$ 15,695	\$ 8,219	\$ 23,914	\$ 34,286	\$ (10,373)	\$ 31,884	

INSURANCE							
7510 Insurance - General Liability	\$ 11,787	\$ 5,892	\$ 17,679	\$ 12,562	\$ 5,117	\$ 19,457	
Total Insurance Expense	\$ 11,787	\$ 5,892	\$ 17,679	\$ 12,562	\$ 5,117	\$ 19,457	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/2019 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
UTILITIES							
7620 Water - Irrigation	\$ 1,962	\$ 980.95	\$ 2,943	\$ 2,500	\$ 443	\$ 3,000	
7630 Sewer & Water	\$ 3,318	\$ 1,659.20	\$ 4,978	\$ 2,500	\$ 2,478	\$ 4,200	
7640 Electricity	\$ 8,232	\$ 4,116.19	\$ 12,349	\$ 13,900	\$ (1,551)	\$ 13,000	
7650 Telephone	\$ 270	\$ 160	\$ 430	\$ 1,000	\$ (570)	\$ 490	
7680 Gas	\$ -	\$ -	\$ -	\$ 600	\$ (600)	\$ 600	
Total Utilities Expense	\$ 13,783	\$ 6,916	\$ 20,699	\$ 20,500	\$ 199	\$ 21,290	

AMENITIES							
7810 Amenities Center Repair	\$ 1,535	\$ (1,535)	\$ -	\$ -	\$ -	\$ -	
7820 Amenities Center Supplies	\$ 218	\$ (218)	\$ -	\$ -	\$ -	\$ -	
8010 Pool/Spa Maintenance Contract	\$ 5,480	\$ 2,740	\$ 8,220	\$ 8,220	\$ -	\$ 8,460	
8020 Pool/Spa Repairs	\$ 3,885	\$ 1,200	\$ 5,085	\$ 5,000	\$ 85	\$ 5,000	
8030 Pool/Spa Permits	\$ 250	\$ -	\$ 250	\$ -	\$ 250	\$ 250	
8060 Fitness Maintenance Commons	\$ -	\$ -	\$ -	\$ 1,500	\$ (1,500)	\$ 1,500	
8090 Misc Pool/Spa Expense	\$ 64	\$ 218	\$ 281	\$ 1,000	\$ (719)	\$ 1,000	
Total Amenities Center Expense	\$ 11,432	\$ 2,405	\$ 13,836	\$ 15,720	\$ (1,884)	\$ 16,210	

MAINTENANCE							
8110 Building Repair	\$ 1,766	\$ 2,418.32	\$ 4,185	\$ 5,000	\$ (815)	\$ -	
8140 Pressure Washing	\$ -	\$ -	\$ -	\$ 1,000	\$ (1,000)	\$ -	
8160 Elevator Inspection & Permit	\$ 150	\$ (150)	\$ -	\$ -	\$ -	\$ -	
8180 Fire Equipment	\$ 56	\$ -	\$ 56	\$ 300	\$ (244)	\$ -	
8182 Fire Alarm Monitoring	\$ 374	\$ (374)	\$ -	\$ -	\$ -	\$ -	
8280 Special Projects	\$ 14,592	\$ -	\$ 14,592	\$ 9,310	\$ 5,282	\$ 10,000	
8200 Fountain Maintenance	\$ 5,264	\$ -	\$ 5,264	\$ 3,500	\$ 1,764	\$ 3,500	
8210 Pump House Maint Commons	\$ 35	\$ -	\$ 35	\$ -	\$ 35	\$ -	
8230 Janitorial Services	\$ 4,320	\$ 2,160	\$ 6,480	\$ 6,480	\$ -	\$ 6,480	
8290 Misc Maintenance Expense	\$ 395	\$ -	\$ 395	\$ 1,058	\$ (663)	\$ 895	
Total Maintenance Expense	\$ 26,952	\$ 4,055	\$ 31,006	\$ 26,648	\$ 4,358	\$ 20,875	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/2019 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
LANDSCAPING							
8310 Landscape Maintenance Contract	\$ 34,896	\$ 17,448	\$ 52,344	\$ 52,344	\$ -	\$ 52,344	
8320 Plants/Shrubs/Sod	\$ 15,998	\$ 10,000	\$ 25,998	\$ 40,000	\$ (14,002)	\$ 40,000	
8330 Mulch	\$ 7,425	\$ 6,000	\$ 13,425	\$ 14,000	\$ (575)	\$ 14,000	
8350 Irrigation Repairs	\$ 2,551	\$ 1,275.28	\$ 3,826	\$ 5,000	\$ (1,174)	\$ 5,000	
8410 Tree Trimming	\$ 2,935	\$ -	\$ 2,935	\$ 15,000	\$ (12,065)	\$ 15,000	
8490 Misc Landscaping	\$ 1,504	\$ 1,500	\$ 3,004	\$ 3,000	\$ 4	\$ 3,000	
Total Landscaping Expense	\$ 65,308	\$ 36,223	\$ 101,532	\$ 129,344	\$ (27,812)	\$ 129,344	
PEST CONTROL							
8520 Building Pest Control	\$ 2,940	\$ -	\$ 2,940	\$ 2,940	\$ -	\$ 2,940	
Total Pest Control Expense	\$ 2,940	\$ -	\$ 2,940	\$ 2,940	\$ -	\$ 2,940	
ASSOC SPECIFIC							
8900 Prior Year (Surplus)/Deficit	\$ 1,239	\$ -	\$ 1,239	\$ -	\$ 1,239	\$ -	
Total Assoc. Specific Expense	\$ 1,239	\$ -	\$ 1,239	\$ -	\$ 1,239	\$ -	
OTHER							
8890 Miscellaneous/Contingency	\$ 63	\$ -	\$ 63	\$ -	\$ 63	\$ -	
Total Other Expense	\$ 63	\$ -	\$ 63	\$ -	\$ 63	\$ -	
TOTAL OPERATING EXPENSE	\$ 149,198	\$ 63,710	\$ 212,908	\$ 242,000	\$ (29,092)	\$ 242,000	
NET OPERATING EXPENSE	\$ 149,198	\$ 63,710	\$ 212,908	\$ 242,000	\$ (29,092)	\$ 242,000	
RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled Commons	\$ 10,500	\$ 3,500	\$ 14,000	\$ 14,000	\$ -	\$ 18,000	
Total Reserve Contribution	\$ 10,500	\$ 3,500	\$ 14,000	\$ 14,000	\$ -	\$ 18,000	
TOTAL OPERATING & RESERVE	\$ 159,698	\$ 67,210	\$ 226,908	\$ 256,000	\$ (29,092)	\$ 260,000	
NET OPERATING & RESERVE	\$ 159,698	\$ 67,210	\$ 226,908	\$ 256,000	\$ (29,092)	\$ 260,000	
NET SURPLUS (DEFICIT)	\$ 13,344	\$ 16,957	\$ 30,301	\$ -	\$ 30,301	\$ 0	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/2019 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
RESERVE EQUITY							
5190 Reserves - Pooled	\$ 59,447	\$ 3,500	\$ 62,947	XXXXXX	XXXXXX	\$ 18,000	
5490 Reserves -Unallocated Interest	\$ 7,805	\$ 3,903	\$ 11,708	XXXXXX	XXXXXX	\$ -	
5492 Reserves - Change Investment	\$ 705	\$ -	\$ 705	XXXXXX	XXXXXX	\$ -	
Total Reserve Contribution	XXXXXX	\$ 7,403	XXXXXX	\$ -	\$ -	\$ 18,000	
Total Reserve Equity	\$ 67,957	XXXXXX	\$ 75,360	XXXXXX	XXXXXX	XXXXXX	

SUMMARY -- BASED ON 100 UNITS	2019	2020	2019 Annual Per Unit	2020 Annual Per Unit	2019 Quarterly Assessment	2020 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 242,000	\$ 242,000	\$ 2,420	\$ 2,420	\$ 605	\$ 605	
TOTAL RESERVE EXPENSE	\$ 14,000	\$ 18,000	\$ 140	\$ 180	\$ 35	\$ 45	
TOTAL	\$ 256,000	\$ 260,000	\$ 2,560	\$ 2,600	\$ 640	\$ 650	

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

DATE PREPARED: NOVEMBER 21, 2019

**SANDPIPER ISLE CONDOMINIUM
CONDO 1 APPROVED BUDGET FOR
THE PERIOD JANUARY 1, 2020
THRU DECEMBER 31, 2020**

of Units: 18

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 50,496	\$ 25,248	\$ 75,744	\$ 75,744	\$ -	\$ 82,152	
6020 Reserve Assessment Income	\$ 19,386	\$ 6,462	\$ 25,848	\$ 25,848	\$ -	\$ 24,048	
6090 Commons Fees	\$ 34,560	\$ 11,520	\$ 46,080	\$ 46,080	\$ -	\$ 46,800	
6210 Transfer Fees	\$ 150	\$ -	\$ 150	\$ -	\$ 150	\$ -	
6290 Miscellaneous Income	\$ 704	\$ -	\$ 704	\$ -	\$ 704	\$ -	
Total Operating & Reserve Income	\$ 105,296	\$ 43,230	\$ 148,526	\$ 147,672	\$ 854	\$ 153,000	

TOTAL INCOME	\$ 105,296	\$ 43,230	\$ 148,526	\$ 147,672	\$ 854	\$ 153,000	
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OPERATING EXPENSE

ADMINISTRATIVE							
7191 Commons Fees	\$ 34,560	\$ 11,520	\$ 46,080	\$ 46,080	\$ -	\$ 46,800	
Total Administrative Expense	\$ 34,560	\$ 11,520	\$ 46,080	\$ 46,080	\$ -	\$ 46,800	

INSURANCE							
7510 Insurance - General Liability	\$ 15,524	\$ 7,762	\$ 23,286	\$ 13,153	\$ 10,133	\$ 26,800	
Total Insurance Expense	\$ 15,524	\$ 7,762	\$ 23,286	\$ 13,153	\$ 10,133	\$ 26,800	

UTILITIES							
7630 Sewer & Water	\$ 6,719	\$ 3,359.44	\$ 10,078	\$ 11,000	\$ (922)	\$ 11,000	
7640 Electricity	\$ 1,308	\$ 654.13	\$ 1,962	\$ 2,200	\$ (238)	\$ 2,200	
7650 Telephone	\$ 565	\$ -	\$ 565	\$ 700	\$ (135)	\$ 700	
7660 Trash Removal	\$ 1,503	\$ 751.41	\$ 2,254	\$ 2,500	\$ (246)	\$ 2,500	
Total Utilities Expense	\$ 10,095	\$ 4,765	\$ 14,860	\$ 16,400	\$ (1,540)	\$ 16,400	

MAINTENANCE							
8110 Building Repair	\$ 1,371	\$ 685.68	\$ 2,057	\$ 14,000	\$ (11,943)	\$ 10,000	
8140 Pressure Washing	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
8150 Elevator Contract	\$ 4,116	\$ 3,288	\$ 7,404	\$ 7,404	\$ -	\$ 7,404	
8152 Elevator Repair	\$ 3,850	\$ -	\$ 3,850	\$ 2,500	\$ 1,350	\$ 2,500	
8182 Fire Alarm Monitoring	\$ -	\$ 966	\$ 966	\$ 966	\$ -	\$ 966	
8180 Fire Equipment	\$ 7,670	\$ -	\$ 7,670	\$ 3,000	\$ 4,670	\$ 3,500	
8280 Special Projects	\$ -	\$ -	\$ -	\$ 8,760	\$ (8,760)	\$ 5,000	
8230 Janitorial Services	\$ 4,832	\$ 1,648	\$ 6,480	\$ 6,480	\$ -	\$ 6,480	
8290 Misc Maintenance Expense	\$ 231	\$ -	\$ 231	\$ 1,081	\$ (850)	\$ 1,102	
Total Maintenance Expense	\$ 22,070	\$ 8,588	\$ 30,658	\$ 46,191	\$ (15,533)	\$ 38,952	

TOTAL OPERATING EXPENSE \$ 82,249 \$ 32,635 \$ 114,883 \$ 121,824 \$ (6,941) \$ 128,952

NET OPERATING EXPENSE \$ 82,249 \$ 32,635 \$ 114,883 \$ 121,824 \$ (6,941) \$ 128,952

RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled	\$ 19,386	\$ 6,462	\$ 25,848	\$ 25,848	\$ -	\$ 24,048	
Total Reserve Contribution	\$ 19,386	\$ 6,462	\$ 25,848	\$ 25,848	\$ -	\$ 24,048	

TOTAL OPERATING & RESERVE \$ 101,635 \$ 39,097 \$ 140,731 \$ 147,672 \$ (6,941) \$ 153,000

NET OPERATING & RESERVE \$ 101,635 \$ 39,097 \$ 140,731 \$ 147,672 \$ (6,941) \$ 153,000

NET SURPLUS (DEFICIT) \$ 3,661 \$ 4,133 \$ 7,794 \$ - \$ 7,794 \$ -

RESERVE EQUITY							
5190 Reserves - Pooled	\$ 151,010	\$ 6,462	\$ 157,472	XXXXXX	XXXXXX	\$ 24,048	
Total Reserve Contribution	XXXXXX	\$ 6,462	XXXXXX	\$ -	\$ -	\$ 24,048	
Total Reserve Equity	\$ 151,010	XXXXXX	\$ 157,472	XXXXXX	XXXXXX	XXXXXX	

SUMMARY -- BASED ON 18 UNITS	2019	2020	2019 Annual Per Unit	2020 Annual Per Unit	2019 Quarterly Assessment	2020 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 75,744	\$ 82,152	\$ 4,208	\$ 4,564	\$ 1,052	\$ 1,141	
COMMONS FEES	\$ 46,080	\$ 46,800	\$ 2,560	\$ 2,600	\$ 640	\$ 650	
TOTAL RESERVE EXPENSE	\$ 25,848	\$ 24,048	\$ 1,436	\$ 1,336	\$ 359	\$ 334	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
TOTAL	\$ 147,672	\$ 153,000	\$ 8,204	\$ 8,500	\$ 2,051	\$ 2,125	3.6% increase

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

DATE PREPARED: NOVEMBER 21, 2019

**SANDPIPER ISLE CONDOMINIUM
CONDO 2 APPROVED BUDGET FOR
THE PERIOD JANUARY 1, 2020
THRU DECEMBER 31, 2020**

of Units: 32

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 45,397	\$ 22,699	\$ 68,096	\$ 68,096	\$ 0	\$ 66,816	
6020 Reserve Assessment Income	\$ 30,048	\$ 10,016	\$ 40,064	\$ 40,064	\$ -	\$ 40,064	
6090 Commons Fees	\$ 61,440	\$ 20,480	\$ 81,920	\$ 81,920	\$ -	\$ 83,200	
6210 Transfer Fees	\$ 800	\$ -	\$ 800	\$ -	\$ 800	\$ -	
6290 Miscellaneous Income	\$ 1,566	\$ -	\$ 1,566	\$ -	\$ 1,566	\$ -	
Total Operating & Reserve Income	\$ 139,302	\$ 53,195	\$ 192,497	\$ 190,080	\$ 2,417	\$ 190,080	

TOTAL INCOME	\$ 139,302	\$ 53,195	\$ 192,497	\$ 190,080	\$ 2,417	\$ 190,080	
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OPERATING EXPENSE

ADMINISTRATIVE							
7191 Commons Fees	\$ 61,440	\$ 20,480	\$ 81,920	\$ 81,920	\$ -	\$ 83,200	
Total Administrative Expense	\$ 61,440	\$ 20,480	\$ 81,920	\$ 81,920	\$ -	\$ 83,200	

INSURANCE							
7510 Insurance - General Liability	\$ 13,621	\$ 6,812	\$ 20,433	\$ 21,500	\$ (1,067)	\$ 23,500	
Total Insurance Expense	\$ 13,621	\$ 6,812	\$ 20,433	\$ 21,500	\$ (1,067)	\$ 23,500	

UTILITIES							
7630 Sewer & Water	\$ 10,592	\$ 5,296.05	\$ 15,888	\$ 17,000	\$ (1,112)	\$ 16,500	
7640 Electricity	\$ 606	\$ 303.19	\$ 910	\$ 990	\$ (80)	\$ 1,000	
Total Utilities Expense	\$ 11,198	\$ 5,599	\$ 16,798	\$ 17,990	\$ (1,192)	\$ 17,500	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
MAINTENANCE							
8110 Building Repair	\$ 7,149	\$ 3,574.63	\$ 10,724	\$ 21,000	\$ (10,276)	\$ 15,000	
8140 Pressure Washing	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	
8180 Fire Equipment	\$ 337	\$ -	\$ 337	\$ 700	\$ (363)	\$ 1,200	
8280 Special Projects	\$ 6,381	\$ 4,941	\$ 11,322	\$ 3,000	\$ 8,322	\$ 5,000	
8230 Janitorial Services	\$ 960	\$ 880	\$ 1,840	\$ 1,840	\$ -	\$ 1,840	
8290 Misc Maintenance Expense	\$ 65	\$ -	\$ 65	\$ 66	\$ (1)	\$ 776	
Total Maintenance Expense	\$ 14,892	\$ 11,396	\$ 26,288	\$ 28,606	\$ (2,318)	\$ 25,816	

PEST CONTROL							
8520 Building Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Pest Control Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

TOTAL OPERATING EXPENSE \$ 101,670 \$ 44,287 \$ 145,957 \$ 150,016 \$ (4,059) \$ 150,016

NET OPERATING EXPENSE \$ 101,670 \$ 44,287 \$ 145,957 \$ 150,016 \$ (4,059) \$ 150,016

RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled Commons	\$ 30,048	\$ -	\$ 30,048	\$ 40,064	\$ (10,016)	\$ 40,064	
Total Reserve Contribution	\$ 30,048	\$ -	\$ 30,048	\$ 40,064	\$ (10,016)	\$ 40,064	

TOTAL OPERATING & RESERVE \$ 131,718 \$ 44,287 \$ 176,005 \$ 190,080 \$ (14,075) \$ 190,080

NET OPERATING & RESERVE \$ 131,718 \$ 44,287 \$ 176,005 \$ 190,080 \$ (14,075) \$ 190,080

NET SURPLUS (DEFICIT)	\$ 7,584	\$ 8,908	\$ 16,492	\$ -	\$ 16,492	\$ -	
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RESERVE EQUITY							
5190 Reserves - Pooled	\$ 343,515	\$ -	\$ 343,515	XXXXXX	XXXXXX	\$ 40,064	
Total Reserve Contribution	XXXXXX	\$ -	XXXXXX	\$ -	\$ -	\$ 40,064	
Total Reserve Equity	\$ 343,515	XXXXXX	\$ 343,515	XXXXXX	XXXXXX	XXXXXX	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 32 UNITS	2019	2020	2019 Annual Per Unit	2020 Annual Per Unit	2019 Quarterly Assessment	2020 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 68,096	\$ 66,816	\$ 2,128	\$ 2,088	\$ 532	\$ 522	
COMMONS FEES	\$ 81,920	\$ 83,200	\$ 2,560	\$ 2,600	\$ 640	\$ 650	
TOTAL RESERVE EXPENSE	\$ 40,064	\$ 40,064	\$ 1,252	\$ 1,252	\$ 313	\$ 313	
TOTAL	\$ 190,080	\$ 190,080	\$ 5,940	\$ 5,940	\$ 1,485	\$ 1,485	

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

DATE PREPARED: NOVEMBER 21, 2019

**SANDPIPER ISLE CONDOMINIUM
CONDO 3 APPROVED BUDGET FOR
THE PERIOD JANUARY 1, 2020
THRU DECEMBER 31, 2020**

of Units: 20

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 33,120	\$ 16,560	\$ 49,680	\$ 49,680	\$ -	\$ 48,880	
6020 Reserve Assessment Income	\$ 18,780	\$ 6,260	\$ 25,040	\$ 25,040	\$ -	\$ 25,040	
6090 Commons Fees	\$ 38,400	\$ 12,800	\$ 51,200	\$ 51,200	\$ -	\$ 52,000	
6210 Transfer Fees	\$ 50	\$ -	\$ 50	\$ -	\$ 50	\$ -	
6290 Miscellaneous Income	\$ 818	\$ -	\$ 818	\$ -	\$ 818	\$ -	
Total Operating & Reserve Income	\$ 91,168	\$ 35,620	\$ 126,788	\$ 125,920	\$ 868	\$ 125,920	

TOTAL INCOME	\$ 91,168	\$ 35,620	\$ 126,788	\$ 125,920	\$ 868	\$ 125,920	
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OPERATING EXPENSE

ADMINISTRATIVE							
7191 Commons Fees	\$ 38,400	\$ 12,800	\$ 51,200	\$ 51,200	\$ -	\$ 52,000	
Total Administrative Expense	\$ 38,400	\$ 12,800	\$ 51,200	\$ 51,200	\$ -	\$ 52,000	

INSURANCE							
7510 Insurance - General Liability	\$ 7,999	\$ 4,000	\$ 11,999	\$ 14,612	\$ (2,613)	\$ 13,800	
Total Insurance Expense	\$ 7,999	\$ 4,000	\$ 11,999	\$ 14,612	\$ (2,613)	\$ 13,800	

UTILITIES							
7630 Sewer & Water	\$ 6,414	\$ 3,206.79	\$ 9,620	\$ 10,000	\$ (380)	\$ 10,000	
7640 Electricity	\$ 363	\$ 181.75	\$ 545	\$ 600	\$ (55)	\$ 600	
Total Utilities Expense	\$ 6,777	\$ 3,389	\$ 10,166	\$ 10,600	\$ (434)	\$ 10,600	

MAINTENANCE							
8110 Building Repair	\$ 1,375	\$ 687.33	\$ 2,062	\$ 14,000	\$ (11,938)	\$ 10,000	
8140 Pressure Washing	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	
8182 Fire Alarm Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8180 Fire Equipment	\$ 4,172	\$ 1,500	\$ 5,672	\$ 5,000	\$ 672	\$ 6,000	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
8210 Pump House Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8280 Special Projects	\$ -	\$ -	\$ -	\$ 2,740	\$ (2,740)	\$ 3,000	
8230 Janitorial Services	\$ 600	\$ 600	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	
8290 Misc Maintenance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Maintenance Expense	\$ 6,146	\$ 4,287	\$ 10,434	\$ 24,440	\$ (14,006)	\$ 21,700	

PEST CONTROL							
8520 Building Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Pest Control Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

OTHER							
8890 Miscellaneous/Contingency	\$ -	\$ -	\$ -	\$ 28	\$ (28)	\$ 2,780	
Total Other Expense	\$ -	\$ -	\$ -	\$ 28	\$ (28)	\$ 2,780	

TOTAL OPERATING EXPENSE	\$ 59,323	\$ 24,476	\$ 83,799	\$ 100,880	\$ (17,081)	\$ 100,880	
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NET OPERATING EXPENSE	\$ 59,323	\$ 24,476	\$ 83,799	\$ 100,880	\$ (17,081)	\$ 100,880	
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RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled Commons	\$ 18,780	\$ -	\$ 18,780	\$ 25,040	\$ (6,260)	\$ 25,040	
Total Reserve Contribution	\$ 18,780	\$ -	\$ 18,780	\$ 25,040	\$ (6,260)	\$ 25,040	

TOTAL OPERATING & RESERVE	\$ 78,103	\$ 24,476	\$ 102,579	\$ 125,920	\$ (23,341)	\$ 125,920	
NET OPERATING & RESERVE	\$ 78,103	\$ 24,476	\$ 102,579	\$ 125,920	\$ (23,341)	\$ 125,920	

NET SURPLUS (DEFICIT)	\$ 13,065	\$ 11,144	\$ 24,209	\$ -	\$ 24,209	\$ -	
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RESERVE EQUITY							
5190 Reserves - Pooled	\$ -	\$ -	\$ -	XXXXXX	XXXXXX	\$ 25,040	
Total Reserve Contribution	XXXXXX	\$ -	XXXXXX	\$ -	\$ -	\$ 25,040	
Total Reserve Equity	\$ -	XXXXXX	\$ -	XXXXXX	XXXXXX	XXXXXX	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 20 UNITS	2019	2020	2019 Annual Per Unit	2020 Annual Per Unit	2019 Quarterly Assessment	2020 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 49,680	\$ 48,880	\$ 2,484	\$ 2,444	\$ 621	\$ 611	
COMMONS FEES	\$ 51,200	\$ 52,000	\$ 2,560	\$ 2,600	\$ 640	\$ 650	
TOTAL RESERVE EXPENSE	\$ 25,040	\$ 25,040	\$ 1,252	\$ 1,252	\$ 313	\$ 313	
TOTAL	\$ 125,920	\$ 125,920	\$ 6,296	\$ 6,296	\$ 1,574	\$ 1,574	

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

DATE PREPARED: NOVEMBER 21, 2019

**SANDPIPER ISLE CONDOMINIUM
CONDO 4 APPROVED BUDGET FOR
THE PERIOD JANUARY 1, 2020
THRU DECEMBER 31, 2020**

of Units: 30

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 46,000	\$ 23,000	\$ 69,000	\$ 69,000	\$ -	\$ 67,800	
6020 Reserve Assessment Income	\$ 20,250	\$ 6,750	\$ 27,000	\$ 27,000	\$ -	\$ 27,000	
6090 Commons Fees	\$ 57,600	\$ 19,200	\$ 76,800	\$ 76,800	\$ -	\$ 78,000	
6210 Transfer Fees	\$ 1,350	\$ -	\$ 1,350	\$ -	\$ 1,350	\$ -	
6290 Miscellaneous Income	\$ 586	\$ -	\$ 586	\$ -	\$ 586	\$ -	
Total Operating & Reserve Income	\$ 125,786	\$ 48,950	\$ 174,736	\$ 172,800	\$ 1,936	\$ 172,800	

TOTAL INCOME	\$ 125,786	\$ 48,950	\$ 174,736	\$ 172,800	\$ 1,936	\$ 172,800	
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OPERATING EXPENSE

ADMINISTRATIVE							
7191 Commons Fees	\$ 57,600	\$ 19,200	\$ 76,800	\$ 76,800	\$ -	\$ 78,000	
Total Administrative Expense	\$ 57,600	\$ 19,200	\$ 76,800	\$ 76,800	\$ -	\$ 78,000	

INSURANCE							
7510 Insurance - General Liability	\$ 5,230	\$ 2,616	\$ 7,846	\$ 22,000	\$ (14,154)	\$ 9,200	
Total Insurance Expense	\$ 5,230	\$ 2,616	\$ 7,846	\$ 22,000	\$ (14,154)	\$ 9,200	

UTILITIES							
7630 Sewer & Water	\$ 10,557	\$ 5,278.49	\$ 15,835	\$ 16,250	\$ (415)	\$ 16,250	
7640 Electricity	\$ 825	\$ 412.42	\$ 1,237	\$ 1,100	\$ 137	\$ 1,300	
Total Utilities Expense	\$ 11,382	\$ 5,691	\$ 17,073	\$ 17,350	\$ (277)	\$ 17,550	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
MAINTENANCE							
8110 Building Repair	\$ 1,661	\$ 830.46	\$ 2,491	\$ 13,950	\$ (11,459)	\$ 15,000	
8140 Pressure Washing	\$ 1,950	\$ -	\$ 1,950	\$ 2,000	\$ (50)	\$ 4,000	
8180 Fire Equipment	\$ 11,673	\$ 5,836.45	\$ 17,509	\$ 7,500	\$ 10,009	\$ 10,000	
8280 Special Projects	\$ -	\$ -	\$ -	\$ 4,600	\$ (4,600)	\$ 5,100	
8230 Janitorial Services	\$ 900	\$ -	\$ 900	\$ 1,600	\$ (700)	\$ 1,600	
Total Maintenance Expense	\$ 16,184	\$ 6,667	\$ 22,851	\$ 29,650	\$ (6,799)	\$ 35,700	

OTHER							
8890 Miscellaneous/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,350	
Total Other Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,350	

TOTAL OPERATING EXPENSE	\$ 90,396	\$ 34,174	\$ 124,569	\$ 145,800	\$ (21,231)	\$ 145,800	
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NET OPERATING EXPENSE	\$ 90,396	\$ 34,174	\$ 124,569	\$ 145,800	\$ (21,231)	\$ 145,800	
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RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled Commons	\$ 20,250	\$ 6,750	\$ 27,000	\$ 27,000	\$ -	\$ 27,000	
Total Reserve Contribution	\$ 20,250	\$ 6,750	\$ 27,000	\$ 27,000	\$ -	\$ 27,000	

TOTAL OPERATING & RESERVE	\$ 110,646	\$ 40,924	\$ 151,569	\$ 172,800	\$ (21,231)	\$ 172,800	
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NET OPERATING & RESERVE	\$ 110,646	\$ 40,924	\$ 151,569	\$ 172,800	\$ (21,231)	\$ 172,800	
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NET SURPLUS (DEFICIT)	\$ 15,141	\$ 8,026	\$ 23,167	\$ -	\$ 23,167	\$ -	
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RESERVE EQUITY							
5190 Reserves - Pooled	\$ 267,989	\$ 6,750	\$ 274,739	XXXXXX	XXXXXX	\$ 27,000	
Total Reserve Contribution	XXXXXX	\$ 6,750	XXXXXX	\$ -	\$ -	\$ 27,000	
Total Reserve Equity	\$ 267,989	XXXXXX	\$ 274,739	XXXXXX	XXXXXX	XXXXXX	

Description	2019 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/19 PROJECTED BALANCE	APPROVED 2019 BUDGET	VARIANCE PROJECTION VS. BUDGET	2020 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 30 UNITS	2019	2020	2019 Annual Per Unit	2020 Annual Per Unit	2019 Quarterly Assessment	2020 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 69,000	\$ 67,800	\$ 2,300	\$ 2,260	\$ 575	\$ 565	
COMMONS FEES	\$ 76,800	\$ 78,000	\$ 2,560	\$ 2,600	\$ 640	\$ 650	
TOTAL RESERVE EXPENSE	\$ 27,000	\$ 27,000	\$ 900	\$ 900	\$ 225	\$ 225	
TOTAL	\$ 172,800	\$ 172,800	\$ 5,760	\$ 5,760	\$ 1,440	\$ 1,440	

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