

SANDPIPER ISLE CONDO ASSOCIATION
 APPROVED - COMMONS
 FOR THE PERIOD: JANUARY 2017-DECEMBER 2017
 COMMON UNITS: 100

100

2016 Budget	8/31/2016 Actual	Estimate thru 12/16	Account	Description	2017 Budget	Per Month	Per Unit
206,815.00	138,133.44	207,200.16	06310-000	Maintenance Fees-Commons	231,394.00	19,282.83	192.83
14,000.00	10,500.00	14,000.00	06315-000	Reserve Income-Commons	14,000.00	1,166.67	11.67
	250.00	250.00	06317-000	Application Fee-Commons		0.00	-
	270.12	405.18	06910-000	Interest Income-Commons		0.00	-
220,815.00	149,153.56	221,855.34		Total Revenue	245,394.00	20,449.50	204.50
17,304.00	11,536.00	17,304.00	07010-000	Management Contract	17,304.00	1,442.00	14.42
4,500.00	330.00	330.00	07030-000	Legal	4,500.00	375.00	3.75
3,500.00	1,405.22	2,607.83	07040-000	Office Expense	2,600.00	216.67	2.17
600.00	400.00	600.00	07042-000	Docuware	600.00	50.00	0.50
400.00	400.00	400.00	07045-000	Corporate Fees	400.00	33.33	0.33
525.00	1,014.50	1,014.50	07046-000	Taxes/Licenses/Fees	525.00	43.75	0.44
16,312.00	10,184.69	15,277.01	07070-000	Insurance Property-Commons	15,935.00	1,327.92	13.28
43,141.00	25,270.41	37,533.34		Total Administrative	41,864.00	3,488.67	34.89
4,800.00	3,200.00	4,800.00	08046-000	Janitorial Service & Supplies	4,800.00	400.00	4.00
12,500.00	8,081.56	12,122.34	08050-000	Building Maintenance- Commons	12,500.00	1,041.67	10.42
11,000.00	-	-	08030-000	Special Projects	15,000.00	1,250.00	12.50
225.00	55.00	55.00	08051-000	Fire Extinguishers/Commons	225.00	18.75	0.19
525.00	4,333.51	4,333.51	08055-000	Fire Equip-Insp/Repair	525.00	43.75	0.44
50,520.00	33,680.00	50,520.00	08060-000	Landscape Contract	50,520.00	4,210.00	42.10
2,000.00	4,811.12	7,216.68	08062-000	Misc. Grounds Maintenance	2,000.00	166.67	1.67
15,500.00	7,006.41	10,509.62	08065-000	Plant Replace	40,000.00	3,333.33	33.33
14,000.00	-	7,000.00	08066-000	Mulch	14,000.00	1,166.67	11.67
10,000.00	450.00	13,000.00	08067-000	Tree Trim	10,000.00	833.33	8.33
5,700.00	4,000.00	6,000.00	08070-000	Pool Contract	6,000.00	500.00	5.00
5,000.00	3,253.00	4,879.50	08071-000	Pool/Spa/Fitness Maintenance	5,000.00	416.67	4.17
1,500.00	265.00	397.50	08075-000	Pest Control-Commons	500.00	41.67	0.42
5,000.00	2,820.35	4,230.53	08081-000	Irrigation Repairs/Parts-Comm	5,000.00	416.67	4.17
3,500.00	1,160.00	2,500.00	08085-000	Fountain Maintenance & Repair	3,500.00	291.67	2.92
141,770.00	73,115.95	127,564.67		Total Maintenance	169,570.00	14,130.83	141.31
700.00	429.77	529.77	08505-000	LP Gas	600.00	50.00	0.50
3,500.00	2,585.82	3,878.73	08510-000	Water & Sewer Commons	4,000.00	333.33	3.33
2,000.00	917.34	1,376.01	08515-000	Irrigation Water-Bayside Impr	1,500.00	125.00	1.25
14,000.00	7,732.11	11,598.17	08520-000	Electricity Commons	12,000.00	1,000.00	10.00
864.00	630.19	950.19	08525-000	Cable	960.00	80.00	0.80
840.00	577.59	877.59	08530-000	Telephone- Commons	900.00	75.00	0.75
21,904.00	12,872.82	19,210.46		Total Utility Expenses	19,960.00	1,663.33	16.63
206,815.00	111,259.18	184,308.47		Total Operating Expenses	231,394.00	19,282.83	192.83
14,000.00	10,500.00	14,000.00	09000-000	Reserve Funding Commons	14,000.00	1,166.67	11.67
220,815.00	121,759.18	198,308.47		Total Expenses	245,394.00	20,449.50	204.50

SANDPIPER ISLE CONDO ASSOCIATION
 APPROVED BUDGET - SANDPIPER 1
 FOR THE PERIOD: JANUARY 2017-DECEMBER 2017
 SANDPIPER 1: 18

2016 Budget	8/31/2016 Actual	Estimate thru 12/16	Account	Description	2017 Budget	Per Month	Per Unit
121,847.52	81,248.00	121,872.00	06310-001	Maintenance Fees	122,609.80	10,217.48	567.64
24,000.00	18,000.00	24,000.00	06315-001	Reserve Income	25,000.00	2,083.33	115.74
	50.00	50.00	06317-001	Application Fee		0.00	-
	-	-	06340-001	Late Fees		0.00	-
145,847.52	99,298.00	145,922.00		Total Revenue	147,609.80	12,300.82	683.38
39,816.00	26,544.00	39,816.00	07025-001	Common Fees	44,208.00	3,684.00	204.67
150.00	150.00	150.00	07046-001	Taxes/Licenses/Fees	150.00	12.50	0.69
24,596.00	13,455.20	20,182.80	07070-001	Insurance Property	20,687.00	1,723.92	95.77
64,562.00	40,149.20	60,148.80		Total Administrative	65,045.00	5,420.42	301.13
3,000.00	4,620.98	6,161.30	08020-001	Elevator Contract	6,161.28	513.44	28.52
4,000.00	497.00	745.50	08025-001	Elevatoar Maintenance	1,500.00	125.00	6.94
4,000.00	-	-	08030-001	Special Projects	4,000.00	333.33	18.52
9,000.00	5,700.00	8,300.00	08047-001	Janitorial Service	7,800.00	650.00	36.11
14,000.00	6,619.28	9,928.92	08050-001	Building Maintenance	14,000.00	1,166.67	64.81
3,000.00	2,526.28	2,526.28	08055-001	Fire Extinguishers/Sprinklers	3,000.00	250.00	13.89
521.52	521.52	521.52	08057-001	Fire Alarm Monitoring	521.52	43.46	2.41
2,700.00	7,464.68	11,197.02	08058-001	Pump House Maint	3,150.00	262.50	14.58
120.00	-	-	08060-001	Container Gardening	1,500.00	125.00	6.94
720.00	480.00	720.00	08075-001	Pest Control-	720.00	60.00	3.33
41,061.52	28,429.74	40,100.54		Total Maintenance	42,352.80	3,529.40	196.08
11,000.00	6,439.20	9,658.80	08510-001	Water & Sewer	10,000.00	833.33	46.30
2,200.00	1,349.87	2,024.81	08520-001	Electricity	2,200.00	183.33	10.19
3,024.00	2,006.80	3,010.20	08540-001	Trash	3,012.00	251.00	13.94
16,224.00	9,795.87	14,693.81		Total Utility Expenses	15,212.00	1,267.67	70.43
121,847.52	78,374.81	114,943.15		Total Operating Expenses	122,609.80	10,217.48	567.64
24,000.00	18,000.00	24,000.00	09000-001	Reserve Funding	25,000.00	2,083.33	115.74
145,847.52	96,374.81	138,943.15		Total Expenses	147,609.80	12,300.82	683.38
2,026				Quarterly Maintenance	2,051		

SANDPIPER ISLE CONDO ASSOCIATION
 APPROVED BUDGET - SANDPIPER 2
 FOR THE PERIOD: JANUARY 2017-DECEMBER 2017
 SANDPIPER 2 : 32

2016 Budget	8/31/2016 Actual	Estimate thru 12/16	Account	Description	2017 Budget	Per Month	Per Unit
144,468.00	96,389.28	144,583.92	06310-002	Maintenance Fees	148,016.00	12,334.67	385.46
35,000.00	26,250.00	35,000.00	06315-002	Reserve Income	35,000.00	2,916.67	91.15
	-	-	06317-002	Application Fee		0.00	-
	-	-	06360-002	Owners Interest Income		0.00	-
	-	-	06340-002	Late Fees		0.00	-
179,468.00	122,639.28	179,583.92		Total Revenue	183,016.00	15,251.33	476.60
70,784.00	47,189.36	70,784.04	07025-002	Common Fees	78,592.00	6,549.33	204.67
27,434.00	15,007.76	22,511.76	07070-002	Insurance Property	23,074.00	1,922.83	60.09
98,218.00	62,197.12	93,295.80		Total Administrative	101,666.00	8,472.17	264.76
21,000.00	11,037.63	16,556.45	08050-002	Building Maintenance	21,000.00	1,750.00	54.69
5,000.00	-	-	08030-002	Special Projects	5,000.00	416.67	13.02
3,000.00	2,100.74	3,151.11	08047-002	Janitorial Service	3,100.00	258.33	8.07
700.00	-	-	08055-002	Fire Extinguishers/Sprinklers	700.00	58.33	1.82
1,650.00	1,100.00	1,650.00	08075-002	Pest Control	1,650.00	137.50	4.30
31,350.00	14,238.37	21,357.56		Total Maintenance	31,450.00	2,620.83	81.90
14,000.00	9,280.34	13,920.51	08510-002	Water & Sewer	14,000.00	1,166.67	36.46
900.00	569.78	854.67	08520-002	Electricity	900.00	75.00	2.34
14,900.00	9,850.12	14,775.18		Total Utility Expenses	14,900.00	1,241.67	38.80
144,468.00	86,285.61	129,428.54		Total Operating Expenses	148,016.00	12,334.67	385.46
35,000.00	26,250.00	35,000.00	09000-002	Reserve Funding	35,000.00	2,916.67	91.15
179,468.00	112,535.61	164,428.54		Total Expenses	183,016.00	15,251.33	476.60
1,403				Quarterly Maintenance	1,430		

SANDPIPER ISLE CONDO ASSOCIATION
 APPROVE BUDGET - SANDPIPER 3
 FOR THE PERIOD: JANUARY 2017-DECEMBER 2017
 SANDPIPER 3: 20

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2016 Budget	8/31/2016 Actual	Estimate thru 12/16	Account	Description	2017 Budget	Per Month	Per Unit
88,491.52	59,013.28	88,519.92	06310-003	Maintenance Fees	92,963.00	7,746.92	387.35
25,000.00	18,750.00	25,000.00	06315-003	Reserve Income	25,000.00	2,083.33	104.17
	-	-	06340-003	Late Fees		0.00	-
	-	-	06360-003	Owners Interest Income		0.00	-
	-	-	06910-003	Interest Income		0.00	-
113,491.52	77,763.28	113,519.92		Total Revenue	117,963.00	9,830.25	491.51
44,240.00	29,493.36	44,240.04	07025-003	Common Fees	49,120.00	4,093.33	204.67
16,082.00	8,797.68	13,903.08	07070-003	Insurance Property	13,526.00	1,127.17	56.36
60,322.00	38,291.04	58,143.12		Total Administrative	62,646.00	5,220.50	261.03
9,000.00	6,545.00	9,817.50	08050-003	Building Maintenance	9,000.00	750.00	37.50
1,000.00	-	-	08030-003	Special Projects	2,000.00	166.67	8.33
650.00	525.19	740.55	08047-003	Janitorial Service	775.00	64.58	3.23
2,500.00	2,125.50	2,125.50	08055-003	Fire Extinguishers/Sprinklers	2,500.00	208.33	10.42
519.52	1,043.04	1,043.04	08057-003	Fire Alarm Monitoring	1,042.00	86.83	4.34
3,000.00	8,294.21	12,441.32	08058-003	Pump House Maintenance	3,500.00	291.67	14.58
900.00	780.00	1,080.00	08075-003	Pest Control	900.00	75.00	3.75
17,569.52	19,312.94	27,247.91		Total Maintenance	19,717.00	1,643.08	82.15
10,000.00	6,585.07	9,877.61	08510-003	Water & Sewer	10,000.00	833.33	41.67
600.00	344.57	516.86	08520-003	Electricity	600.00	50.00	2.50
10,600.00	6,929.64	10,394.46		Total Utility Expenses	10,600.00	883.33	44.17
88,491.52	64,533.62	95,785.49		Total Operating Expenses	92,963.00	7,746.92	387.35
25,000.00	18,750.00	25,000.00	09000-003	Reserve Funding	25,000.00	2,083.33	104.17
113,491.52	83,283.62	120,785.49		Total Expenses	117,963.00	9,830.25	491.51
1,419				Quarterly Maintenance	1,475		

SANDPIPER ISLE CONDO ASSOCIATION
 APPROVED BUDGET - SANDPIPER 4
 FOR THE PERIOD: JANUARY 2017-DECEMBER 2017
 SANDPIPER 4: 30

2016 Budget	8/31/2016 Actual	Estimate thru 12/16	Account	Description	2017 Budget	Per Month	Per Unit
131,414.56	87,680.00	131,520.00	06310-004	Maintenance Fees	133,984.56	11,165.38	372.18
27,000.00	20,250.00	27,000.00	06315-004	Reserve Income	27,000.00	2,250.00	75.00
	-	-	06340-004	Late Fees		0.00	-
	-	-	06360-004	Owners Interest Income		0.00	-
	-	-	06910-004	Interest Income		0.00	-
158,414.56	107,930.00	158,520.00		Total Revenue	160,984.56	13,415.38	447.18
66,360.00	44,240.00	66,360.00	07025-004	Common Fees	73,680.00	6,140.00	204.67
23,650.00	12,937.68	19,406.52	07070-004	Insurance Property	19,892.00	1,657.67	55.26
90,010.00	57,177.68	85,766.52		Total Administrative	93,572.00	7,797.67	259.92
9,000.00	2,150.20	3,225.30	08050-004	Building Maintenance	9,000.00	750.00	25.00
3,000.00	2,202.00	2,202.00	08030-004	Special Projects	3,000.00	250.00	8.33
1,000.00	787.78	1,110.82	08047-004	Janitorial Service	1,158.00	96.50	3.22
3,000.00	1,694.22	1,694.22	08055-004	Fire Extinguishers/Sprinklers	2,000.00	166.67	5.56
1,564.56	1,564.56	1,564.56	08057-004	Fire Alarm Monitoring	1,564.56	130.38	4.35
4,500.00	12,441.31	18,661.97	08058-004	Pump House Maint	5,250.00	437.50	14.58
1,140.00	760.00	1,140.00	08075-004	Pest Control	1,140.00	95.00	3.17
23,204.56	21,600.07	29,598.87		Total Maintenance	23,112.56	1,926.05	64.20
15,500.00	10,474.52	15,711.78	08510-004	Water & Sewer	15,500.00	1,291.67	43.06
2,700.00	1,150.78	1,726.17	08520-004	Electricity	1,800.00	150.00	5.00
18,200.00	11,625.30	17,437.95		Total Utility Expenses	17,300.00	1,441.67	48.06
131,414.56	90,403.05	132,803.34		Total Operating Expenses	133,984.56	11,165.38	372.18
27,000.00	20,250.00	27,000.00	09000-004	Reserve Funding	27,000.00	2,250.00	75.00
158,414.56	110,653.05	159,803.34		Total Expenses	160,984.56	13,415.38	447.18
1,321				Quarterly Maintenance	1,342		

Sandpiper Isles
Schedule of Reserves for Capital Expenditures and Deferred Maintenance
Commons
For the Period of January 1-December 31

Commons	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Roofs - Commons and Pool Hse						\$0				33,122				
Paving and Resealing	1,108			9,173	(980)					11,041				
Painting				8,915		-					13,500			
Pool Furniture, Fence, Fitness Equip		\$4,320	\$8,663	9,352			12,735			13,514			14,341	
Pool, Spa and Deck		\$25,713			4,600				10,000					
Fountain							15,000							15,000
Clubhouse and Gate House						35,000								
Air Conditioners														9,560
Uninsured Loss														
Total	1,108	30,033	8,663	27,441	3,620	35,000	27,735	0	10,000	57,677	13,500	0	14,341	24,560
Beginning Balance	65,877	79,235	60,883	63,799	49,992	61,122	41,039	28,535	43,391	48,693	8,477	11,231	27,568	30,054
Unallocated Interest	3,750	681	579	634	750	917	1,231	856	1,302	1,461	254	337	827	902
Contributions	10,715	11,000	11,000	13,000	14,000	14,000	14,000	14,000	14,000	16,000	16,000	16,000	16,000	16,000
Ending Balance	79,235	60,883	63,799	49,992	61,122	41,039	28,535	43,391	48,693	8,477	11,231	27,568	30,054	22,395

Commons	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Roofs - Commons and Pool Hse														
Paving and Resealing		12,190						16,000						18,000
Painting	-			16,134							19,281			
Pool Furniture, Fence, Fitness Equip		15,218			16,150			17,138			18,188			19,301
Pool, Spa and Deck		20,000										25,000		
Fountain							15,000							
Clubhouse and Gate House	5,975													
Air Conditioners										11,655				
Uninsured Loss														
Total	5,975	47,408	0	16,134	16,150	0	15,000	33,138	0	11,655	37,469	25,000	0	37,301
Beginning Balance	22,395	33,092	2,677	18,757	19,186	19,612	36,200	38,286	22,297	38,966	44,480	24,345	16,075	32,558
Unallocated Interest	672	993	80	563	576	588	1,086	1,149	669	1,169	1,334	730	482	977
Contributions	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
Ending Balance	33,092	2,677	18,757	19,186	19,612	36,200	38,286	22,297	38,966	44,480	24,345	16,075	32,558	12,233

Sandpiper Isles
Schedule of Reserves for Capital Expenditures and Deferred Maintenance
Sandpiper 1
For the Period of January 1-December 31

Sandpiper 1	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Roofs -				6,050						231,857				
Painting (last done in 2002/2003)			\$66,360	11,124								-	95,807	
Interlocking Pavestone														
Building Repairs														
Elevators														20,000
Fire pump and generator														
Uninsured Loss														
Total	0	0	66,360	17,174	0	0	0	0	0	231,857	0	0	95,807	20,000
Beginning Balance	96,558	118,860	136,735	87,962	94,057	119,468	146,260	175,648	205,917	237,095	37,351	63,471	90,375	22,280
Unallocated Interest	8,658	1,375	1,087	1,269	1,411	1,792	4,388	5,269	6,178	7,113	1,121	1,904	2,711	668
Contributions	13,644	16,500	16,500	22,000	24,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Ending Balance	118,860	136,735	87,962	94,057	119,468	146,260	175,648	205,917	237,095	37,351	63,471	90,375	22,280	27,948

Sandpiper 1	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Roofs														
Painting							114,260							
Interlocking Pavestone			\$30,000											
Building Repairs														
Elevators					40,000									
Fire pump and generator					16,134									
Uninsured Loss														
Total	0	0	30,000	0	56,134	0	114,260	0	0	0	0	0	0	0
Beginning Balance	27,948	53,787	80,400	77,812	105,147	77,167	104,482	18,356	43,907	70,224	97,331	125,251	154,008	183,629
Unallocated Interest	838	1,614	2,412	2,334	3,154	2,315	3,134	551	1,317	2,107	2,920	3,758	4,620	5,509
Contributions	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Ending Balance	53,787	80,400	77,812	105,147	77,167	104,482	18,356	43,907	70,224	97,331	125,251	154,008	183,629	214,138

Sandpiper Isles
Schedule of Reserves for Capital Expenditures and Deferred Maintenance
Sandpiper 2
For the Period of January 1-December 31

Sandpiper 2	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Roofs -						\$0	80,000	\$83,232	\$84,897	\$86,595	\$88,326			\$93,733
Painting (last done in 2010)								57,305						
Paving and Resealing					\$2,000						2,000			
Building Repairs														
Uninsured Loss														
Total	0	0	0	0	2,000	0	80,000	140,537	84,897	86,595	90,326	0	0	93,733
Beginning Balance	131,407	166,071	198,063	230,903	269,318	306,358	345,953	311,332	215,135	171,692	130,247	83,829	126,344	170,134
Unallocated Interest	18,916	1,992	2,840	3,415	4,040	4,595	10,379	9,340	6,454	5,151	3,907	2,515	3,790	5,104
Contributions	15,748	30,000	30,000	35,000	35,000	35,000	35,000	35,000	35,000	40,000	40,000	40,000	40,000	45,000
Ending Balance	166,071	198,063	230,903	269,318	306,358	345,953	311,332	215,135	171,692	130,247	83,829	126,344	170,134	126,505
Sandpiper 2	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Roofs	\$95,000	\$97,000												
Painting			68,485									81,846		
Paving and Resealing		2,000					2,000					2,000		
Building Repairs														
Uninsured Loss														
Total	95,000	99,000	68,485	0	0	0	2,000	0	0	0	0	83,846	0	0
Beginning Balance	126,505	80,300	28,709	6,085	51,268	97,806	145,740	193,112	243,906	296,223	350,110	405,613	378,935	435,303
Unallocated Interest	3,795	2,409	861	183	1,538	2,934	4,372	5,793	7,317	8,887	10,503	12,168	11,368	13,059
Contributions	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Ending Balance	80,300	28,709	6,085	51,268	97,806	145,740	193,112	243,906	296,223	350,110	405,613	378,935	435,303	493,362

Sandpiper Isles
Schedule of Reserves for Capital Expenditures and Deferred Maintenance
Sandpiper 3
For the Period of January 1-December 31

Sandpiper 3	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Roofs -												\$185,122	\$188,825	
Painting			\$32,080										38,841	
Paving and Resealing					\$0						6,000			
Building Repairs					3,280									
Fire pump & Generator														
Uninsured Loss														
Total	0	0	0	32,080	3,280	0	0	0	0	0	6,000	185,122	227,666	0
Beginning Balance	79,764	94,294	114,445	135,103	126,629	150,248	177,502	207,827	239,062	271,234	309,371	342,652	197,810	6,078
Unallocated Interest	5,899	1,151	1,658	1,606	1,899	2,254	5,325	6,235	7,172	8,137	9,281	10,280	5,934	182
Contributions	8,631	19,000	19,000	22,000	25,000	25,000	25,000	25,000	25,000	30,000	30,000	30,000	30,000	30,000
Ending Balance	94,294	114,445	135,103	126,629	150,248	177,502	207,827	239,062	271,234	309,371	342,652	197,810	6,078	36,260

Sandpiper 3	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Roofs														
Painting							46,418							
Paving and Resealing			6,000						6,000					
Building Repairs														
Fire pump & Generator					19,792									
Uninsured Loss														
Total	0	0	6,000	0	19,792	0	0	46,418	6,000	0	0	0	0	0
Beginning Balance	36,260	67,348	99,368	126,350	160,140	175,152	210,407	246,719	237,703	268,834	306,899	346,106	386,489	428,083
Unallocated Interest	1,088	2,020	2,981	3,790	4,804	5,255	6,312	7,402	7,131	8,065	9,207	10,383	11,595	12,843
Contributions	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Ending Balance	67,348	99,368	126,350	160,140	175,152	210,407	246,719	237,703	268,834	306,899	346,106	386,489	428,083	470,926

Sandpiper Isles
Schedule of Reserves for Capital Expenditures and Deferred Maintenance
Sandpiper 4
For the Period of January 1-December 31

Sandpiper 4	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Roofs -														
Painting			43,000									\$51,389		
Paving and Resealing					\$0						6,000			
Building Repairs					6,000									
Fire pump & Generator														
Uninsured Loss														
Total	0	0	43,000	0	6,000	0	0	0	0	0	6,000	51,389	0	0
Beginning Balance	126,988	141,455	161,075	137,733	166,632	190,132	219,984	253,583	288,191	323,836	360,552	392,368	384,750	428,293
Unallocated Interest	8,220	1,620	1,658	1,899	2,499	2,852	6,600	7,607	8,646	9,715	10,817	11,771	11,543	12,849
Contributions	6,246	18,000	18,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	32,000	32,000	32,000
Ending Balance	141,455	161,075	137,733	166,632	190,132	219,984	253,583	288,191	323,836	360,552	392,368	384,750	428,293	473,141
Sandpiper 4	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Roofs														
Painting				\$237,506		\$242,250		61,415		252,037				
Paving and Resealing		6,000					6,000					6,000		
Building Repairs														
Fire pump & Generator					27,427									
Uninsured Loss														
Total	0	6,000	0	237,506	27,427	242,250	67,415	252,037	0	0	0	6,000	0	0
Beginning Balance	473,141	519,336	560,916	609,743	422,529	439,778	242,722	214,588	989	33,019	66,009	99,990	128,989	164,859
Unallocated Interest	14,194	15,580	16,827	18,292	12,676	13,193	7,282	6,438	30	991	1,980	3,000	3,870	4,946
Contributions	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000
Ending Balance	519,336	560,916	609,743	422,529	439,778	242,722	214,588	989	33,019	66,009	99,990	128,989	164,859	201,805

Sandpiper Isle Reserve Accounts						
Commons						
Year	opening	contribution	Interest(1)	Expenditures	Purpose	Ending Bal
2012	\$68,605	\$10,715	1,022	1107.5		\$79,234
2013	\$79,234	\$11,000	1,190	\$30,032	Pool Deck, Pool Furniture	\$61,392
2014	\$61,392	\$11,000	\$908	\$4,000	Awning, other pool items	\$69,300
2015	\$69,300	\$11,000	\$1,026	\$0		\$81,326
2016	\$81,326	\$11,000	\$1,207	\$12,000	Pump Hse, Misc struct'rs	\$81,533
2017	\$81,533	\$11,000	\$ 1,210	\$43,500	Roof, Painting	\$50,243
Sandpiper One						
2012	\$103,759	\$13,644	\$1,456	\$0		\$118,859
2013	\$118,859	\$16,500	\$1,375	\$0		\$136,734
2014	\$136,734	\$16,500	\$2,035	\$66,360	Painting	\$88,909
2015	\$88,909	\$16,500	\$2,313			\$107,722
2016	\$107,722	\$16,500	\$1,600	\$0		\$125,822
2017	\$125,822	\$16,500	\$1,871	\$20,000	Elevators	\$124,193
Sandpiper Two						
2012	\$148,292	\$15,748	\$2,039	\$0		\$166,079
2013	\$166,079	\$30,000	\$1,992	\$0		\$198,071
2014	\$198,071	\$30,000	\$2,948	\$0		\$231,019
2015	\$231,019	\$30,000	3,442	\$0		\$264,461
2016	\$264,461	\$30,000	\$3,943	\$2,000	Paving Driveways	\$296,404
2017	\$296,404	\$30,000	\$4,422	\$75,000	Roof, 1 building	\$255,826
Sandpiper Three						
2012	\$84,514	\$8,631	\$1,149	\$0		\$94,295
2013	\$94,295	\$19,000	\$1,151	\$0		\$114,446
2014	\$114,446	\$19,000	\$1,703	\$0		\$135,149
2015	\$135,149	\$19,000	\$2,014	\$35,200	painting	\$120,963
2016	\$120,963	\$19,000	\$1,801	\$6,000	paving driveways	\$135,764
2017	\$135,764	\$19,000	\$2,023	\$0		\$156,787
Sandpiper Four						
2012	\$133,471	\$6,246	\$1,738	\$0		\$141,455
2013	\$141,455	\$18,000	\$1,620	\$0		\$161,075
2014	\$161,075	\$18,000	\$2,396	\$43,400	Painting	\$138,071
2015	\$138,071	\$18,000	\$2,703	\$0		\$158,774
2016	\$158,774	\$18,000	\$2,222	\$6,000	paving driveways	\$172,996
2017	\$172,996	\$18,000	\$2,222			\$193,218
Sandpiper One, Roof Replacement planned for 2021.						
Sandpiper Two, Roof Replacements planned for 2017 through 2027						
Sandpiper Three, Roof Replacements planned for 2023 and 2024						
Sandpiper Four, Roof Replacements planned for 2029, 2030 and 2031						

Sandpiper
Summary of Insurance

Policy	Terms	Premiums	Increase	estimated
Property Sand I	12/15/15-16	20,182.84	504.57	20,687.41
Property Sand II	12/15/15-16	22,511.63	562.79	23,074.42
Property Sand III	12/15/15-16	13,196.47	329.91	13,526.38
Property Sand IV	12/15/15-16	19,406.58	485.16	19,891.74
Property Commons	12/15/15-16	2,328.79	58.22	2,387.01
D&O	12/15/15-16	1,095.00		1,095.00
General Liability	12/15/15-16	4,330.05		4,330.05
Crime	12/15/15-16	1,138.00		1,138.00
Umbrella	12/15/15-16	1,900.00	-	1,900.00
Boiler	12/15/15-16	596.00	-	596.00
Workmans Comp	12/15/15-16	710.00	-	710.00
Group Accident	12/15/15-16	340.00	-	340.00
Mold	12/15/15-16	2,666.19		2,666.19
Pollution	2/1/15-16	773.04		773.04
Total		<u>91,174.59</u>	<u>1,940.66</u>	<u>93,115.25</u>

Commons Total