

DATE PREPARED: NOVEMBER 12, 2020

**SANDPIPER ISLE CONDOMINIUM  
COMMONS APPROVED BUDGET  
FOR THE PERIOD JANUARY 1,  
2021 THRU DECEMBER 31, 2021**

# of Units: 100

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/2020 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>OPERATING &amp; RESERVE INCOME</b>							
6010 Owner Maintenance Income	\$ 161,333	\$ 80,667	\$ 242,000	\$ 242,000	\$ 0	\$ 242,000	
6020 Reserve Assessment Income	\$ 13,500	\$ 4,500	\$ 18,000	\$ 18,000	\$ -	\$ 19,600	
6060 Bank Interest - Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6290 Miscellaneous Income	\$ 251	\$ -	\$ 251	\$ -	\$ 251	\$ -	
<b>Total Operating &amp; Reserve Income</b>	<b>\$ 175,084</b>	<b>\$ 85,167</b>	<b>\$ 260,251</b>	<b>\$ 260,000</b>	<b>\$ 251</b>	<b>\$ 261,600</b>	

<b>TOTAL INCOME</b>	<b>\$ 175,084</b>	<b>\$ 85,167</b>	<b>\$ 260,251</b>	<b>\$ 260,000</b>	<b>\$ 251</b>	<b>\$ 261,600</b>	
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**OPERATING EXPENSE**

<b>ADMINISTRATIVE</b>							
7010 Legal	\$ 852	\$ -	\$ 852	\$ 2,000	\$ (1,149)	\$ 2,000	
7020 Filing Fees - State of Florida	\$ 61	\$ 400	\$ 461	\$ 461	\$ 0	\$ 461	
7030 Accounting Fees	\$ 250	\$ -	\$ 250	\$ 5,000	\$ (4,750)	\$ 250	
7050 Management Fees	\$ 12,240	\$ 6,120	\$ 18,360	\$ 18,360	\$ -	\$ 18,720	2% increase
7060 Professional Fees	\$ -	\$ 1,380	\$ 1,380	\$ 1,380	\$ -	\$ 1,380	
7110 Licenses, Taxes, & Fees	\$ -	\$ -	\$ -	\$ 125	\$ (125)	\$ -	
7140 Office Expense	\$ 1,472	\$ 736	\$ 2,208	\$ 2,208	\$ -	\$ 2,280	3% increase
7170 Misc Administrative Expense	\$ 652	\$ 326	\$ 979	\$ 1,500	\$ (521)	\$ 1,200	
7172 Website Expense	\$ 636	\$ -	\$ 636	\$ 600	\$ 36	\$ 700	
7220 Social Committee	\$ 66	\$ -	\$ 66	\$ 250	\$ (184)	\$ 250	
<b>Total Administrative Expense</b>	<b>\$ 16,229</b>	<b>\$ 8,962</b>	<b>\$ 25,191</b>	<b>\$ 31,884</b>	<b>\$ (6,693)</b>	<b>\$ 27,241</b>	

<b>INSURANCE</b>							
7510 Insurance - General Liability	\$ 11,906	\$ 5,956	\$ 17,862	\$ 19,457	\$ (1,595)	\$ 21,500	Anticipate 20% increase
<b>Total Insurance Expense</b>	<b>\$ 11,906</b>	<b>\$ 5,956</b>	<b>\$ 17,862</b>	<b>\$ 19,457</b>	<b>\$ (1,595)</b>	<b>\$ 21,500</b>	

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/2020 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>UTILITIES</b>							
7620 Water - Irrigation	\$ 1,099	\$ 549.26	\$ 1,648	\$ 3,000	\$ (1,352)	\$ 2,000	
7630 Sewer & Water	\$ 1,794	\$ 896.97	\$ 2,691	\$ 4,200	\$ (1,509)	\$ 2,800	
7640 Electricity	\$ 7,029	\$ 3,514.30	\$ 10,543	\$ 13,000	\$ (2,457)	\$ 11,000	
7650 Telephone	\$ 309	\$ -	\$ 309	\$ 490	\$ (182)	\$ 500	
7680 Gas	\$ -	\$ -	\$ -	\$ 600	\$ (600)	\$ 250	
<b>Total Utilities Expense</b>	<b>\$ 10,230</b>	<b>\$ 4,961</b>	<b>\$ 15,190</b>	<b>\$ 21,290</b>	<b>\$ (6,100)</b>	<b>\$ 16,550</b>	

<b>AMENITIES</b>							
7810 Amenities Center Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7820 Amenities Center Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8010 Pool/Spa Maintenance Contract	\$ 5,640	\$ 2,820	\$ 8,460	\$ 8,460	\$ -	\$ 8,700	
8020 Pool/Spa Repairs	\$ 908	\$ -	\$ 908	\$ 5,000	\$ (4,092)	\$ 3,000	
8030 Pool/Spa Permits	\$ 250	\$ -	\$ 250	\$ 250	\$ -	\$ 250	
8060 Fitness Maintenance Commons	\$ 171	\$ 85.35	\$ 256	\$ 1,500	\$ (1,244)	\$ 1,500	
8090 Misc Pool/Spa Expense	\$ -	\$ -	\$ -	\$ 1,000	\$ (1,000)	\$ 1,000	
<b>Total Amenities Center Expense</b>	<b>\$ 7,194</b>	<b>\$ 2,905</b>	<b>\$ 10,100</b>	<b>\$ 16,210</b>	<b>\$ (6,110)</b>	<b>\$ 14,450</b>	

<b>MAINTENANCE</b>							
8110 Building Repair	\$ 7,765	\$ 3,882.33	\$ 11,647	\$ -	\$ 11,647	\$ 10,000	
8140 Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8160 Elevator Inspection & Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8180 Fire Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8182 Fire Alarm Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8280 Special Projects	\$ -	\$ -	\$ -	\$ 10,000	\$ (10,000)	\$ 10,000	
8200 Fountain Maintenance	\$ 960	\$ -	\$ 960	\$ 3,500	\$ (2,540)	\$ 3,500	
8210 Pump House Maint Commons	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8230 Janitorial Services	\$ 3,780	\$ 2,700	\$ 6,480	\$ 6,480	\$ -	\$ 7,500	
8290 Misc Maintenance Expense	\$ 521	\$ -	\$ 521	\$ 895	\$ (374)	\$ 900	
<b>Total Maintenance Expense</b>	<b>\$ 13,101</b>	<b>\$ 6,582</b>	<b>\$ 19,683</b>	<b>\$ 20,875</b>	<b>\$ (1,192)</b>	<b>\$ 31,900</b>	

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/2020 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>LANDSCAPING</b>							
8310 Landscape Maintenance Contract	\$ 34,896	\$ 17,448	\$ 52,344	\$ 52,344	\$ -	\$ 52,344	
8320 Plants/Shrubs/Sod	\$ 7,026	\$ 28,000	\$ 35,026	\$ 40,000	\$ (4,974)	\$ 40,000	
8330 Mulch	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ 14,000	
8350 Irrigation Repairs	\$ 1,975	\$ 987.29	\$ 2,962	\$ 5,000	\$ (2,038)	\$ 5,000	
8410 Tree Trimming	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 8,000	
8490 Misc Landscaping	\$ 6,184	\$ 1,700	\$ 7,884	\$ 3,000	\$ 4,884	\$ 8,000	
<b>Total Landscaping Expense</b>	<b>\$ 50,080</b>	<b>\$ 77,135</b>	<b>\$ 127,216</b>	<b>\$ 129,344</b>	<b>\$ (2,128)</b>	<b>\$ 127,344</b>	
<b>PEST CONTROL</b>							
8520 Building Pest Control	\$ 2,940	\$ -	\$ 2,940	\$ 2,940	\$ -	\$ 2,940	
<b>Total Pest Control Expense</b>	<b>\$ 2,940</b>	<b>\$ -</b>	<b>\$ 2,940</b>	<b>\$ 2,940</b>	<b>\$ -</b>	<b>\$ 2,940</b>	
<b>ASSOC SPECIFIC</b>							
8900 Prior Year (Surplus)/Deficit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Assoc. Specific Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>OTHER</b>							
8890 Miscellaneous/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75	
<b>Total Other Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 111,680</b>	<b>\$ 106,502</b>	<b>\$ 218,182</b>	<b>\$ 242,000</b>	<b>\$ (23,818)</b>	<b>\$ 242,000</b>	
<b>NET OPERATING EXPENSE</b>	<b>\$ 111,680</b>	<b>\$ 106,502</b>	<b>\$ 218,182</b>	<b>\$ 242,000</b>	<b>\$ (23,818)</b>	<b>\$ 242,000</b>	
<b>RESERVE CONTRIBUTIONS</b>							
9190 Reserves - Pooled Commons	\$ 13,500	\$ -	\$ 13,500	\$ 18,000	\$ (4,500)	\$ 19,600	
<b>Total Reserve Contribution</b>	<b>\$ 13,500</b>	<b>\$ -</b>	<b>\$ 13,500</b>	<b>\$ 18,000</b>	<b>\$ (4,500)</b>	<b>\$ 19,600</b>	
<b>TOTAL OPERATING &amp; RESERVE</b>	<b>\$ 125,180</b>	<b>\$ 106,502</b>	<b>\$ 231,682</b>	<b>\$ 260,000</b>	<b>\$ (28,318)</b>	<b>\$ 261,600</b>	
<b>NET OPERATING &amp; RESERVE</b>	<b>\$ 125,180</b>	<b>\$ 106,502</b>	<b>\$ 231,682</b>	<b>\$ 260,000</b>	<b>\$ (28,318)</b>	<b>\$ 261,600</b>	
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 49,904</b>	<b>\$ (21,335)</b>	<b>\$ 28,570</b>	<b>\$ -</b>	<b>\$ 28,570</b>	<b>\$ -</b>	

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/2020 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>RESERVE EQUITY</b>							
5190 Reserves - Pooled	\$ 65,714	\$ (8,953)	\$ 56,761	XXXXXX	XXXXXX	\$ 19,600	
5490 Reserves -Unallocated Interest	\$ -	\$ -	\$ -	XXXXXX	XXXXXX	\$ -	
5492 Reserves - Change Investment	\$ -	\$ -	\$ -	XXXXXX	XXXXXX	\$ -	
<b>Total Reserve Contribution</b>	XXXXXX	<b>\$ (8,953)</b>	XXXXXX	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,600</b>	
<b>Total Reserve Equity</b>	<b>\$ 65,714</b>	XXXXXX	<b>\$ 56,761</b>	XXXXXX	XXXXXX	XXXXXX	

SUMMARY -- BASED ON 100 UNITS	2020	2021	2020 Annual Per Unit	2021 Annual Per Unit	2020 Quarterly Assessment	2021 Quarterly Assessment	
<b>NET OPERATING EXPENSE</b>	\$ 242,000	\$ 242,000	\$ 2,420	\$ 2,420	\$ 605	\$ 605	
<b>TOTAL RESERVE EXPENSE</b>	\$ 18,000	\$ 19,600	\$ 180	\$ 196	\$ 45	\$ 49	
<b>TOTAL</b>	\$ 260,000	\$ 261,600	\$ 2,600	\$ 2,616	\$ 650	\$ 654	

**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.**

				2021	2022	2023	2024	2025	2026	
Replacement Cost	Estimated Usefull Life	Estimated Life Remaining	Beginning Balance	\$56,761	\$43,358	\$65,050	\$74,111	\$92,294	\$117,022	
			Annual Contribution	\$19,600	\$20,090	\$20,592	\$21,107	\$21,635	\$22,176	
\$60,000	31	30	Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	
\$10,000	5	0		Pavement Resurface	\$10,000	\$0	\$0	\$0	\$0	\$11,593
\$50,000	20	5		Pavement - Mill/Overlay	\$0	\$0	\$0	\$0	\$0	\$57,964
\$13,000	7	2		Painting	\$0	\$0	\$13,792	\$0	\$0	\$0
\$23,000	10	9		Pool Furniture	\$0	\$0	\$0	\$0	\$0	\$0
\$7,000	10	5		Fitness Equipment	\$0	\$0	\$0	\$0	\$0	\$8,115
\$20,000	20	15		Fence	\$0	\$0	\$0	\$0	\$0	\$0
\$20,000	30	20		Pool/Spa Deck	\$0	\$0	\$0	\$0	\$0	\$0
\$20,000	20	15		Pool/Spa Resurface	\$0	\$0	\$0	\$0	\$0	\$0
\$5,000	5	3		Pool Equipment	\$0	\$0	\$0	\$5,464	\$0	\$0
\$25,000	15	15		Fountains	\$25,000	\$0	\$0	\$0	\$0	\$0
\$35,000	20	19		Clubhouse and Gatehous	\$0	\$0	\$0	\$0	\$0	\$0
\$10,000	10	5		Air Conditioners	\$0	\$0	\$0	\$0	\$0	\$11,593
		50								
Inflation =		3.00%	Interest Earned	\$1,997	\$1,602	\$2,260	\$2,540	\$3,093	\$3,843	
Interest =		2.00%	Ending Balance	\$43,358	\$65,050	\$74,111	\$92,294	\$117,022	\$53,777	
Annual Increase =		2.50%								

	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	\$53,777	\$78,461	\$104,463	\$125,502	\$107,140	\$122,381	\$152,155	\$183,475	\$209,061
Annual Contribution	\$22,730	\$23,298	\$23,881	\$24,478	\$25,090	\$25,717	\$26,360	\$27,019	\$27,694
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pavement Resurface	\$0	\$0	\$0	\$0	\$13,439	\$0	\$0	\$0
	Pavement - Mill/Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Painting	\$0	\$0	\$0	\$16,962	\$0	\$0	\$0	\$0
	Pool Furniture	\$0	\$0	\$0	\$30,010	\$0	\$0	\$0	\$0
	Fitness Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Fence	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pool/Spa Deck	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pool/Spa Resurface	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pool Equipment	\$0	\$0	\$6,334	\$0	\$0	\$0	\$0	\$7,343
	Fountains	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Clubhouse and Gatehous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Air Conditioners	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$1,954	\$2,703	\$3,492	\$4,132	\$3,591	\$4,057	\$4,960	\$5,910	\$6,687
Ending Balance	\$78,461	\$104,463	\$125,502	\$107,140	\$122,381	\$152,155	\$183,475	\$209,061	\$243,442

	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	\$243,442	\$136,225	\$148,983	\$183,724	\$211,751	\$148,204	\$131,065	\$168,411	\$207,712
Annual Contribution	\$28,387	\$29,096	\$29,824	\$30,569	\$31,334	\$32,117	\$32,920	\$33,743	\$34,586
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pavement Resurface	\$15,580	\$0	\$0	\$0	\$0	\$18,061	\$0	\$0
	Pavement - Mill/Overlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Painting	\$0	\$20,861	\$0	\$0	\$0	\$0	\$0	\$25,657
	Pool Furniture	\$0	\$0	\$0	\$0	\$40,331	\$0	\$0	\$0
	Fitness Equipment	\$10,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Fence	\$31,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pool/Spa Deck	\$0	\$0	\$0	\$0	\$0	\$36,122	\$0	\$0
	Pool/Spa Resurface	\$31,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pool Equipment	\$0	\$0	\$0	\$8,512	\$0	\$0	\$0	\$9,868
	Fountains	\$38,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Clubhouse and Gatehous	\$0	\$0	\$0	\$0	\$61,373	\$0	\$0	\$0
	Air Conditioners	\$15,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$7,729	\$4,523	\$4,917	\$5,970	\$6,823	\$4,928	\$4,426	\$5,558	\$6,750
Ending Balance	\$136,225	\$148,983	\$183,724	\$211,751	\$148,204	\$131,065	\$168,411	\$207,712	\$213,524

	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	\$213,524	\$255,913	\$139,251	\$181,233	\$225,420	\$260,461	\$254,785
Annual Contribution	\$35,451	\$36,337	\$37,246	\$38,177	\$39,131	\$40,110	\$41,112
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$145,636
	Pavement Resurface	\$0	\$20,938	\$0	\$0	\$0	\$24,273
	Pavement - Mill/Overlay	\$0	\$104,689	\$0	\$0	\$0	\$0
	Painting	\$0	\$0	\$0	\$0	\$0	\$31,554
	Pool Furniture	\$0	\$0	\$0	\$0	\$0	\$54,201
	Fitness Equipment	\$0	\$14,656	\$0	\$0	\$0	\$0
	Fence	\$0	\$0	\$0	\$0	\$0	\$0
	Pool/Spa Deck	\$0	\$0	\$0	\$0	\$0	\$0
	Pool/Spa Resurface	\$0	\$0	\$0	\$0	\$0	\$0
	Pool Equipment	\$0	\$0	\$0	\$0	\$11,440	\$0
	Fountains	\$0	\$0	\$0	\$0	\$0	\$60,682
	Clubhouse and Gatehous	\$0	\$0	\$0	\$0	\$0	\$0
	Air Conditioners	\$0	\$20,938	\$0	\$0	\$0	\$0
Interest Earned	\$6,937	\$8,222	\$4,736	\$6,010	\$7,350	\$8,415	\$8,260
Ending Balance	\$255,913	\$139,251	\$181,233	\$225,420	\$260,461	\$254,785	\$42,013



DATE PREPARED: NOVEMBER 12, 2020

**SANDPIPER ISLE CONDOMINIUM  
CONDO 1 APPROVED BUDGET  
FOR THE PERIOD JANUARY 1,  
2021 THRU DECEMBER 31, 2021**

# of Units: 18

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>OPERATING &amp; RESERVE INCOME</b>							
6010 Owner Maintenance Income	\$ 54,768	\$ 27,384	\$ 82,152	\$ 82,152	\$ -	\$ 80,352	
6020 Reserve Assessment Income	\$ 18,036	\$ 6,012	\$ 24,048	\$ 24,048	\$ -	\$ 30,960	
6090 Commons Fees	\$ 35,100	\$ 11,700	\$ 46,800	\$ 46,800	\$ -	\$ 47,088	
6210 Transfer Fees	\$ 1,200	\$ -	\$ 1,200	\$ -	\$ 1,200	\$ -	
6290 Miscellaneous Income	\$ 1,122	\$ -	\$ 1,122	\$ -	\$ 1,122	\$ -	
<b>Total Operating &amp; Reserve Income</b>	<b>\$ 110,226</b>	<b>\$ 45,096</b>	<b>\$ 155,322</b>	<b>\$ 153,000</b>	<b>\$ 2,322</b>	<b>\$ 158,400</b>	

<b>TOTAL INCOME</b>	<b>\$ 110,226</b>	<b>\$ 45,096</b>	<b>\$ 155,322</b>	<b>\$ 153,000</b>	<b>\$ 2,322</b>	<b>\$ 158,400</b>	
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**OPERATING EXPENSE**

<b>ADMINISTRATIVE</b>							
7191 Commons Fees	\$ 35,100	\$ 11,700	\$ 46,800	\$ 46,800	\$ -	\$ 47,088	
<b>Total Administrative Expense</b>	<b>\$ 35,100</b>	<b>\$ 11,700</b>	<b>\$ 46,800</b>	<b>\$ 46,800</b>	<b>\$ -</b>	<b>\$ 47,088</b>	

<b>INSURANCE</b>							
7510 Insurance - General Liability	\$ 20,116	\$ 10,060	\$ 30,176	\$ 26,800	\$ 3,376	\$ 36,200	Anticipate 20% increase
<b>Total Insurance Expense</b>	<b>\$ 20,116</b>	<b>\$ 10,060</b>	<b>\$ 30,176</b>	<b>\$ 26,800</b>	<b>\$ 3,376</b>	<b>\$ 36,200</b>	

<b>UTILITIES</b>							
7630 Sewer & Water	\$ 6,734	\$ 3,366.80	\$ 10,100	\$ 11,000	\$ (900)	\$ 11,000	
7640 Electricity	\$ 1,490	\$ 744.77	\$ 2,234	\$ 2,200	\$ 34	\$ 2,300	
7650 Telephone	\$ 522	\$ 261.13	\$ 783	\$ 700	\$ 83	\$ 800	
7660 Trash Removal	\$ 1,712	\$ 856.18	\$ 2,569	\$ 2,500	\$ 69	\$ 2,700	
<b>Total Utilities Expense</b>	<b>\$ 10,458</b>	<b>\$ 5,229</b>	<b>\$ 15,687</b>	<b>\$ 16,400</b>	<b>\$ (713)</b>	<b>\$ 16,800</b>	

<b>MAINTENANCE</b>							
8110 Building Repair	\$ 3,813	\$ 1,906.60	\$ 5,720	\$ 10,000	\$ (4,280)	\$ 7,000	

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
8140 Pressure Washing	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	
8150 Elevator Contract	\$ 4,305	\$ 2,156	\$ 6,461	\$ 7,404	\$ (943)	\$ 7,000	
8152 Elevator Repair	\$ -	\$ 1,000	\$ 1,000	\$ 2,500	\$ (1,500)	\$ 1,000	
8160 Elevator Inspection & Permit	\$ 75	\$ -	\$ 75	\$ -	\$ 75	\$ 75	
8180 Fire Equipment	\$ 7,823	\$ 1,500	\$ 9,323	\$ 3,500	\$ 5,823	\$ 6,000	
8182 Fire Alarm Monitoring	\$ -	\$ 780	\$ 780	\$ 966	\$ (186)	\$ 780	FFS
8210 Pump House Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8280 Special Projects	\$ -	\$ -	\$ -	\$ 5,000	\$ (5,000)	\$ -	Being reserved for
8230 Janitorial Services	\$ 4,832	\$ 2,416	\$ 7,248	\$ 6,480	\$ 768	\$ 7,248	
8290 Misc Maintenance Expense	\$ -	\$ -	\$ -	\$ 1,102	\$ (1,102)	\$ 5	
<b>Total Maintenance Expense</b>	<b>\$ 20,848</b>	<b>\$ 11,759</b>	<b>\$ 32,607</b>	<b>\$ 38,952</b>	<b>\$ (6,345)</b>	<b>\$ 31,108</b>	

**TOTAL OPERATING EXPENSE**                    \$    86,522    \$    38,747    \$    125,270    \$    128,952    \$    (3,682)    \$    131,196

Prior Year Surplus/(Deficit)							
5510 Prior Year Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,256	Can use this amount for 3-4 years before surplus will be depleted
<b>Total Prior Year Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,256</b>	

**NET OPERATING EXPENSE**                    \$    86,522    \$    38,747    \$    125,270    \$    128,952    \$    (3,682)    \$    125,940

RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled	\$ 18,036	\$ 6,012	\$ 24,048	\$ 24,048	\$ -	\$ 30,960	
<b>Total Reserve Contribution</b>	<b>\$ 18,036</b>	<b>\$ 6,012</b>	<b>\$ 24,048</b>	<b>\$ 24,048</b>	<b>\$ -</b>	<b>\$ 30,960</b>	

**TOTAL OPERATING & RESERVE**            \$    104,558    \$    44,759    \$    149,318    \$    153,000    \$    (3,682)    \$    162,156  
**NET OPERATING & RESERVE**            \$    104,558    \$    44,759    \$    149,318    \$    153,000    \$    (3,682)    \$    156,900

<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 5,668</b>	<b>\$ 337</b>	<b>\$ 6,005</b>	<b>\$ -</b>	<b>\$ 6,005</b>	<b>\$ 1,500</b>	
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RESERVE EQUITY							
5190 Reserves - Pooled	\$ 132,503	\$ (113,687)	\$ 18,816	XXXXXX	XXXXXX	\$ 30,960	Using SA
<b>Total Reserve Contribution</b>	<b>XXXXXX</b>	<b>\$ (113,687)</b>	<b>XXXXXX</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,960</b>	
<b>Total Reserve Equity</b>	<b>\$ 132,503</b>	<b>XXXXXX</b>	<b>\$ 18,816</b>	<b>XXXXXX</b>	<b>XXXXXX</b>	<b>XXXXXX</b>	

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>SUMMARY -- BASED ON 18 UNITS</b>	<b>2020</b>	<b>2021</b>	<b>2020 Annual Per Unit</b>	<b>2021 Annual Per Unit</b>	<b>2020 Quarterly Assessment</b>	<b>2021 Quarterly Assessment</b>	
<b>NET OPERATING EXPENSE</b>	\$ 82,152	\$ 78,852	\$ 4,564	\$ 4,381	\$ 1,141	\$ 1,095	
<b>COMMONS FEES</b>	\$ 46,800	\$ 47,088	\$ 2,600	\$ 2,616	\$ 650	\$ 654	
<b>TOTAL RESERVE EXPENSE</b>	\$ 24,048	\$ 30,960	\$ 1,336	\$ 1,720	\$ 334	\$ 430	
<b>TOTAL</b>	\$ 153,000	\$ 156,900	\$ 8,500	\$ 8,717	\$ 2,125	\$ 2,179	3.5% increase, reserves & insurance

**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.**

				2021	2022	2023	2024	2025	2026
Replacement Cost	Estimated Usefull Life	Estimated Life Remaining	Beginning Balance	\$18,816	\$50,805	(\$10,174)	\$22,633	\$57,301	\$93,911
			Annual Contribution	\$30,960	\$31,780	\$32,623	\$33,487	\$34,375	\$35,285
\$242,000	31	30	Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0
\$92,000	7	1		Painting	\$0	\$94,760	\$0	\$0	\$0
\$25,000	40	35		Pavers	\$0	\$0	\$0	\$0	\$0
\$40,000	10	9		Building Repairs	\$0	\$0	\$0	\$0	\$0
\$150,000	25	24		Elevators	\$0	\$0	\$0	\$0	\$0
\$33,088	20	15			\$0	\$0	\$0	\$0	\$0
		50							
Inflation =		3.00%	Interest Earned	\$1,029	\$2,001	\$184	\$1,181	\$2,235	\$3,347
Interest =		2.00%	Ending Balance	\$50,805	(\$10,174)	\$22,633	\$57,301	\$93,911	\$132,543
Annual Increase =		2.65%							

	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	\$132,543	\$173,283	\$216,219	\$144,901	\$136,822	\$181,745	\$229,097	\$278,981	\$331,501
Annual Contribution	\$36,221	\$37,180	\$38,166	\$39,177	\$40,215	\$41,281	\$42,375	\$43,498	\$44,650
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Painting	\$0	\$0	\$116,543	\$0	\$0	\$0	\$0	\$0
	Pavers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$52,191	\$0	\$0	\$0	\$0
	Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$4,520	\$5,756	\$7,059	\$4,935	\$4,708	\$6,072	\$7,509	\$9,022	\$10,615
Ending Balance	\$173,283	\$216,219	\$144,901	\$136,822	\$181,745	\$229,097	\$278,981	\$331,501	\$386,766

	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	\$386,766	\$250,007	\$305,261	\$363,438	\$424,660	\$418,912	\$484,500	\$553,461	\$449,651
Annual Contribution	\$45,834	\$47,048	\$48,295	\$49,575	\$50,889	\$52,237	\$53,622	\$55,042	\$56,501
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Painting	\$143,333	\$0	\$0	\$0	\$0	\$0	\$176,282	\$0
	Pavers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$0	\$70,140	\$0	\$0	\$0
	Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$51,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$12,290	\$8,206	\$9,882	\$11,647	\$13,503	\$13,351	\$15,339	\$17,429	\$14,337
Ending Balance	\$250,007	\$305,261	\$363,438	\$424,660	\$418,912	\$484,500	\$553,461	\$449,651	\$520,489

	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	\$520,489	\$290,053	\$359,183	\$431,988	\$508,621	\$589,241	\$362,944
Annual Contribution	\$57,998	\$59,535	\$61,113	\$62,733	\$64,395	\$66,101	\$67,853
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$587,398
	Painting	\$0	\$0	\$0	\$0	\$216,804	\$0
	Pavers	\$0	\$0	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$0	\$94,263	\$0
	Elevators	\$304,919	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$16,485	\$9,595	\$11,692	\$13,901	\$16,225	\$18,669	\$11,906
Ending Balance	\$290,053	\$359,183	\$431,988	\$508,621	\$589,241	\$362,944	(\$144,694)

DATE PREPARED: NOVEMBER 12, 2020

**SANDPIPER ISLE CONDOMINIUM  
CONDO 2 APPROVED BUDGET  
FOR THE PERIOD JANUARY 1,  
2021 THRU DECEMBER 31, 2021**

# of Units: 32

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>OPERATING &amp; RESERVE INCOME</b>							
6010 Owner Maintenance Income	\$ 44,544	\$ 22,272	\$ 66,816	\$ 66,816	\$ -	\$ 69,504	
6020 Reserve Assessment Income	\$ 30,048	\$ 10,016	\$ 40,064	\$ 40,064	\$ -	\$ 30,976	
6090 Commons Fees	\$ 62,400	\$ 20,800	\$ 83,200	\$ 83,200	\$ -	\$ 83,712	
6040 Late Charges	\$ 50	\$ -	\$ 50	\$ -	\$ 50	\$ -	
6210 Transfer Fees	\$ 100	\$ -	\$ 100	\$ -	\$ 100	\$ -	
6290 Miscellaneous Income	\$ 1,598	\$ -	\$ 1,598	\$ -	\$ 1,598	\$ -	
<b>Total Operating &amp; Reserve Income</b>	<b>\$ 138,740</b>	<b>\$ 53,088</b>	<b>\$ 191,828</b>	<b>\$ 190,080</b>	<b>\$ 1,748</b>	<b>\$ 184,192</b>	

<b>TOTAL INCOME</b>	<b>\$ 138,740</b>	<b>\$ 53,088</b>	<b>\$ 191,828</b>	<b>\$ 190,080</b>	<b>\$ 1,748</b>	<b>\$ 184,192</b>	
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**OPERATING EXPENSE**

<b>ADMINISTRATIVE</b>							
7191 Commons Fees	\$ 62,400	\$ 20,800	\$ 83,200	\$ 83,200	\$ -	\$ 83,712	
<b>Total Administrative Expense</b>	<b>\$ 62,400</b>	<b>\$ 20,800</b>	<b>\$ 83,200</b>	<b>\$ 83,200</b>	<b>\$ -</b>	<b>\$ 83,712</b>	

<b>INSURANCE</b>							
7510 Insurance - General Liability	\$ 17,653	\$ 8,828	\$ 26,481	\$ 23,500	\$ 2,981	\$ 31,778	20% increase anticipate
<b>Total Insurance Expense</b>	<b>\$ 17,653</b>	<b>\$ 8,828</b>	<b>\$ 26,481</b>	<b>\$ 23,500</b>	<b>\$ 2,981</b>	<b>\$ 31,778</b>	

<b>UTILITIES</b>							
7630 Sewer & Water	\$ 10,767	\$ 5,383.64	\$ 16,151	\$ 16,500	\$ (349)	\$ 16,500	
7640 Electricity	\$ 613	\$ 306.58	\$ 920	\$ 1,000	\$ (80)	\$ 1,000	
<b>Total Utilities Expense</b>	<b>\$ 11,380</b>	<b>\$ 5,690</b>	<b>\$ 17,071</b>	<b>\$ 17,500</b>	<b>\$ (429)</b>	<b>\$ 17,500</b>	



Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>MAINTENANCE</b>							
8110 Building Repair	\$ 7,361	\$ 3,680.58	\$ 11,042	\$ 15,000	\$ (3,958)	\$ 13,000	
8140 Pressure Washing	\$ 3,312	\$ -	\$ 3,312	\$ 2,000	\$ 1,312	\$ 4,000	
8180 Fire Equipment	\$ -	\$ -	\$ -	\$ 1,200	\$ (1,200)	\$ 1,200	
8280 Special Projects	\$ 9,338	\$ -	\$ 9,338	\$ 5,000	\$ 4,338	\$ -	Included in reserves
8230 Janitorial Services	\$ 640	\$ 640	\$ 1,280	\$ 1,840	\$ (560)	\$ 1,500	
8290 Misc Maintenance Expense	\$ -	\$ -	\$ -	\$ 776	\$ (776)	\$ 500	
<b>Total Maintenance Expense</b>	<b>\$ 20,651</b>	<b>\$ 4,321</b>	<b>\$ 24,972</b>	<b>\$ 25,816</b>	<b>\$ (844)</b>	<b>\$ 20,200</b>	

<b>ASSOC SPECIFIC</b>							
8900 Prior Year (Surplus)/Deficit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	
<b>Total Assoc. Specific Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	

<b>OTHER</b>							
8890 Miscellaneous/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26	
<b>Total Other Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26</b>	

<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 112,085</b>	<b>\$ 39,639</b>	<b>\$ 151,724</b>	<b>\$ 150,016</b>	<b>\$ 1,708</b>	<b>\$ 153,216</b>	
<b>NET OPERATING EXPENSE</b>	<b>\$ 112,085</b>	<b>\$ 39,639</b>	<b>\$ 151,724</b>	<b>\$ 150,016</b>	<b>\$ 1,708</b>	<b>\$ 153,216</b>	

<b>RESERVE CONTRIBUTIONS</b>							
9190 Reserves - Pooled Commons	\$ 30,048	\$ 10,016	\$ 40,064	\$ 40,064	\$ -	\$ 30,976	
<b>Total Reserve Contribution</b>	<b>\$ 30,048</b>	<b>\$ 10,016</b>	<b>\$ 40,064</b>	<b>\$ 40,064</b>	<b>\$ -</b>	<b>\$ 30,976</b>	

<b>TOTAL OPERATING &amp; RESERVE</b>	<b>\$ 142,133</b>	<b>\$ 49,655</b>	<b>\$ 191,788</b>	<b>\$ 190,080</b>	<b>\$ 1,708</b>	<b>\$ 184,192</b>	
<b>NET OPERATING &amp; RESERVE</b>	<b>\$ 142,133</b>	<b>\$ 49,655</b>	<b>\$ 191,788</b>	<b>\$ 190,080</b>	<b>\$ 1,708</b>	<b>\$ 184,192</b>	

<b>NET SURPLUS (DEFICIT)</b>	<b>\$ (3,393)</b>	<b>\$ 3,433</b>	<b>\$ 40</b>	<b>\$ -</b>	<b>\$ 40</b>	<b>\$ 0</b>	
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<b>RESERVE EQUITY</b>							
5190 Reserves - Pooled	\$ 387,593	\$ (104,943)	\$ 282,650	XXXXXX	XXXXXX	\$ 30,976	
<b>Total Reserve Contribution</b>	<b>XXXXXX</b>	<b>\$ (104,943)</b>	<b>XXXXXX</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,976</b>	

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
Total Reserve Equity	\$ 387,593	XXXXXX	\$ 282,650	XXXXXX	XXXXXX	XXXXXX	

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 32 UNITS	2020	2021	2020 Annual Per Unit	2021 Annual Per Unit	2020 Quarterly Assessment	2021 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 66,816	\$ 69,504	\$ 2,088	\$ 2,172	\$ 522	\$ 543	
COMMONS FEES	\$ 83,200	\$ 83,712	\$ 2,600	\$ 2,616	\$ 650	\$ 654	
TOTAL RESERVE EXPENSE	\$ 40,064	\$ 30,976	\$ 1,252	\$ 968	\$ 313	\$ 242	
TOTAL	\$ 190,080	\$ 184,192	\$ 5,940	\$ 5,756	\$ 1,485	\$ 1,439	

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.

				2021	2022	2023	2024	2025	2026
Replacement Cost	Estimated Usefull Life	Estimated Life Remaining	Beginning Balance	\$282,650	\$322,570	\$282,074	\$323,568	\$367,134	\$412,852
\$630,000	31	30	Annual Contribution	\$30,976	\$31,750	\$32,544	\$33,358	\$34,192	\$35,047
\$80,000	7	1	Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0
\$50,000	30	25		Painting	\$0	\$82,400	\$0	\$0	\$0
\$40,000	10	9		Pavers/Concrete	\$0	\$0	\$0	\$0	\$0
				Building Repairs	\$0	\$0	\$0	\$0	\$0
		50							
Inflation =		3.00%	Interest Earned	\$8,944	\$10,153	\$8,950	\$10,207	\$11,527	\$12,911
Interest =		2.00%	Ending Balance	\$322,570	\$282,074	\$323,568	\$367,134	\$412,852	\$460,810
Annual Increase =		2.50%							

	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	\$460,810	\$511,096	\$563,802	\$517,682	\$520,286	\$576,141	\$634,678	\$696,003	\$760,224
Annual Contribution	\$35,923	\$36,821	\$37,741	\$38,685	\$39,652	\$40,643	\$41,659	\$42,701	\$43,768
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Painting	\$0	\$0	\$101,342	\$0	\$0	\$0	\$0	\$0
	Pavers/Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$52,191	\$0	\$0	\$0	\$0
Interest Earned	\$14,363	\$15,885	\$17,480	\$16,111	\$16,203	\$17,894	\$19,665	\$21,521	\$23,463
Ending Balance	\$511,096	\$563,802	\$517,682	\$520,286	\$576,141	\$634,678	\$696,003	\$760,224	\$827,456

	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	\$827,456	\$773,178	\$843,047	\$916,179	\$992,701	\$1,002,604	\$1,084,201	\$1,169,535	\$1,105,460
Annual Contribution	\$44,862	\$45,984	\$47,134	\$48,312	\$49,520	\$50,758	\$52,027	\$53,327	\$54,661
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Painting	\$124,637	\$0	\$0	\$0	\$0	\$0	\$153,288	\$0
	Pavers/Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$0	\$70,140	\$0	\$0	\$0
Interest Earned	\$25,497	\$23,885	\$25,998	\$28,210	\$30,524	\$30,839	\$33,306	\$35,886	\$33,984
Ending Balance	\$773,178	\$843,047	\$916,179	\$992,701	\$1,002,604	\$1,084,201	\$1,169,535	\$1,105,460	\$1,194,104

	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	\$1,194,104	\$1,286,795	\$1,278,999	\$1,377,115	\$1,479,669	\$1,586,830	\$1,415,987
Annual Contribution	\$56,027	\$57,428	\$58,863	\$60,335	\$61,843	\$63,390	\$64,974
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$1,529,175
	Painting	\$0	\$0	\$0	\$0	\$188,525	\$0
	Pavers/Concrete	\$0	\$104,689	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$0	\$0	\$94,263
Interest Earned	\$36,664	\$39,465	\$39,253	\$42,218	\$45,318	\$48,556	\$43,454
Ending Balance	\$1,286,795	\$1,278,999	\$1,377,115	\$1,479,669	\$1,586,830	\$1,415,987	(\$4,760)

DATE PREPARED: NOVEMBER 12, 2020

**SANDPIPER ISLE CONDOMINIUM  
CONDO 3 APPROVED BUDGET  
FOR THE PERIOD JANUARY 1,  
2021 THRU DECEMBER 31, 2021**

# of Units: 20

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>OPERATING &amp; RESERVE INCOME</b>							
6010 Owner Maintenance Income	\$ 32,587	\$ 16,293	\$ 48,880	\$ 48,880	\$ -	\$ 50,640	
6020 Reserve Assessment Income	\$ 18,780	\$ 6,260	\$ 25,040	\$ 25,040	\$ -	\$ 19,520	
6090 Commons Fees	\$ 39,000	\$ 13,000	\$ 52,000	\$ 52,000	\$ -	\$ 52,320	
6210 Transfer Fees	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ -	
6290 Miscellaneous Income	\$ 986	\$ -	\$ 986	\$ -	\$ 986	\$ -	
<b>Total Operating &amp; Reserve Income</b>	<b>\$ 91,553</b>	<b>\$ 35,553</b>	<b>\$ 127,106</b>	<b>\$ 125,920</b>	<b>\$ 1,186</b>	<b>\$ 122,480</b>	

<b>TOTAL INCOME</b>	<b>\$ 91,553</b>	<b>\$ 35,553</b>	<b>\$ 127,106</b>	<b>\$ 125,920</b>	<b>\$ 1,186</b>	<b>\$ 122,480</b>	
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**OPERATING EXPENSE**

<b>ADMINISTRATIVE</b>							
7191 Commons Fees	\$ 39,000	\$ 13,000	\$ 52,000	\$ 52,000	\$ -	\$ 52,320	
<b>Total Administrative Expense</b>	<b>\$ 39,000</b>	<b>\$ 13,000</b>	<b>\$ 52,000</b>	<b>\$ 52,000</b>	<b>\$ -</b>	<b>\$ 52,320</b>	

<b>INSURANCE</b>							
7510 Insurance - General Liability	\$ 10,368	\$ 5,184	\$ 15,552	\$ 13,800	\$ 1,752	\$ 18,622	20% increase anticipated
<b>Total Insurance Expense</b>	<b>\$ 10,368</b>	<b>\$ 5,184</b>	<b>\$ 15,552</b>	<b>\$ 13,800</b>	<b>\$ 1,752</b>	<b>\$ 18,622</b>	

<b>UTILITIES</b>							
7630 Sewer & Water	\$ 6,800	\$ 3,400.00	\$ 10,200	\$ 10,000	\$ 200	\$ 10,500	
7640 Electricity	\$ 370	\$ 184.93	\$ 555	\$ 600	\$ (45)	\$ 600	
<b>Total Utilities Expense</b>	<b>\$ 7,170</b>	<b>\$ 3,585</b>	<b>\$ 10,755</b>	<b>\$ 10,600</b>	<b>\$ 155</b>	<b>\$ 11,100</b>	

<b>MAINTENANCE</b>							
8110 Building Repair	\$ 7,361	\$ 3,680.32	\$ 11,041	\$ 10,000	\$ 1,041	\$ 10,000	
8140 Pressure Washing	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	
8182 Fire Alarm Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	



Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
8180 Fire Equipment	\$ 8,006	\$ -	\$ 8,006	\$ 6,000	\$ 2,006	\$ 7,000	
8210 Pump House Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8280 Special Projects	\$ 6,622	\$ -	\$ 6,622	\$ 3,000	\$ 3,622		Included in reserves
8230 Janitorial Services	\$ 600	\$ 600	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	
8290 Misc Maintenance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Maintenance Expense</b>	<b>\$ 22,589</b>	<b>\$ 5,780</b>	<b>\$ 28,370</b>	<b>\$ 21,700</b>	<b>\$ 6,670</b>	<b>\$ 19,700</b>	

PEST CONTROL							
8520 Building Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Pest Control Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

OTHER							
8890 Miscellaneous/Contingency	\$ -	\$ -	\$ -	\$ 2,780	\$ (2,780)	\$ 1,218	
<b>Total Other Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,780</b>	<b>\$ (2,780)</b>	<b>\$ 1,218</b>	

<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 79,127</b>	<b>\$ 27,549</b>	<b>\$ 106,676</b>	<b>\$ 100,880</b>	<b>\$ 5,796</b>	<b>\$ 102,960</b>	
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<b>NET OPERATING EXPENSE</b>	<b>\$ 79,127</b>	<b>\$ 27,549</b>	<b>\$ 106,676</b>	<b>\$ 100,880</b>	<b>\$ 5,796</b>	<b>\$ 102,960</b>	
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RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled	\$ 18,780	\$ 6,260	\$ 25,040	\$ 25,040	\$ -	\$ 19,520	
<b>Total Reserve Contribution</b>	<b>\$ 18,780</b>	<b>\$ 6,260</b>	<b>\$ 25,040</b>	<b>\$ 25,040</b>	<b>\$ -</b>	<b>\$ 19,520</b>	

<b>TOTAL OPERATING &amp; RESERVE</b>	<b>\$ 97,907</b>	<b>\$ 33,809</b>	<b>\$ 131,716</b>	<b>\$ 125,920</b>	<b>\$ 5,796</b>	<b>\$ 122,480</b>	
<b>NET OPERATING &amp; RESERVE</b>	<b>\$ 97,907</b>	<b>\$ 33,809</b>	<b>\$ 131,716</b>	<b>\$ 125,920</b>	<b>\$ 5,796</b>	<b>\$ 122,480</b>	

<b>NET SURPLUS (DEFICIT)</b>	<b>\$ (6,354)</b>	<b>\$ 1,744</b>	<b>\$ (4,610)</b>	<b>\$ -</b>	<b>\$ (4,610)</b>	<b>\$ -</b>	
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RESERVE EQUITY							
5190 Reserves - Pooled	\$ 250,595	\$ (60,661)	\$ 189,934	XXXXXX	XXXXXX	\$ 19,520	Using SA
<b>Total Reserve Contribution</b>	<b>XXXXXX</b>	<b>\$ (60,661)</b>	<b>XXXXXX</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,520</b>	
<b>Total Reserve Equity</b>	<b>\$ 250,595</b>	<b>XXXXXX</b>	<b>\$ 189,934</b>	<b>XXXXXX</b>	<b>XXXXXX</b>	<b>XXXXXX</b>	

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 20 UNITS	2020	2021	2020 Annual Per Unit	2021 Annual Per Unit	2020 Quarterly Assessment	2021 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 48,880	\$ 50,640	\$ 2,444	\$ 2,532	\$ 611	\$ 633	
COMMONS FEES	\$ 52,000	\$ 52,320	\$ 2,600	\$ 2,616	\$ 650	\$ 654	
TOTAL RESERVE EXPENSE	\$ 25,040	\$ 19,520	\$ 1,252	\$ 976	\$ 313	\$ 244	
TOTAL	\$ 125,920	\$ 122,480	\$ 6,296	\$ 6,124	\$ 1,574	\$ 1,531	

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.

				2021	2022	2023	2024	2025	2026
Replacement Cost	Estimated Usefull Life	Estimated Life Remaining	Beginning Balance	\$189,934	\$215,445	\$205,136	\$232,106	\$260,406	\$290,087
			Annual Contribution	\$19,520	\$20,008	\$20,508	\$21,021	\$21,546	\$22,085
\$373,000	31	30	Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0
\$36,000	7	1		Painting	\$0	\$37,080	\$0	\$0	\$0
\$50,000	30	25		Pavers/Concrete	\$0	\$0	\$0	\$0	\$0
\$40,000	10	9		Building Repairs	\$0	\$0	\$0	\$0	\$0
\$37,000	20	15		Pump House	\$0	\$0	\$0	\$0	\$0
		50							
Inflation =		3.00%	Interest Earned	\$5,991	\$6,763	\$6,462	\$7,278	\$8,135	\$9,034
Interest =		2.00%	Ending Balance	\$215,445	\$205,136	\$232,106	\$260,406	\$290,087	\$321,206
Annual Increase =		2.50%							

	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	\$321,206	\$353,819	\$387,985	\$378,161	\$362,058	\$398,282	\$436,227	\$475,959	\$517,550
Annual Contribution	\$22,637	\$23,203	\$23,783	\$24,378	\$24,987	\$25,612	\$26,252	\$26,909	\$27,581
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Painting	\$0	\$0	\$45,604	\$0	\$0	\$0	\$0	\$0
	Pavers/Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$52,191	\$0	\$0	\$0	\$0
	Pump House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Interest Earned	\$9,976	\$10,963	\$11,996	\$11,710	\$11,237	\$12,333	\$13,481	\$14,682
Ending Balance	\$353,819	\$387,985	\$378,161	\$362,058	\$398,282	\$436,227	\$475,959	\$517,550	\$561,072

	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	\$561,072	\$492,867	\$537,066	\$583,325	\$631,726	\$612,211	\$663,043	\$716,212	\$702,827
Annual Contribution	\$28,271	\$28,978	\$29,702	\$30,445	\$31,206	\$31,986	\$32,785	\$33,605	\$34,445
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Painting	\$56,087	\$0	\$0	\$0	\$0	\$0	\$68,980	\$0
	Pavers/Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$0	\$70,140	\$0	\$0	\$0
	Pump House	\$57,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Interest Earned	\$17,256	\$15,221	\$16,557	\$17,956	\$19,420	\$18,846	\$20,383	\$21,990
Ending Balance	\$492,867	\$537,066	\$583,325	\$631,726	\$612,211	\$663,043	\$716,212	\$702,827	\$758,874

	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	\$758,874	\$817,476	\$774,044	\$834,915	\$898,554	\$965,067	\$855,465
Annual Contribution	\$35,306	\$36,189	\$37,094	\$38,021	\$38,972	\$39,946	\$40,945
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$905,369
	Painting	\$0	\$0	\$0	\$0	\$84,836	\$0
	Pavers/Concrete	\$0	\$104,689	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$0	\$0	\$94,263
	Pump House	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$23,296	\$25,067	\$23,778	\$25,618	\$27,541	\$29,551	\$26,278
Ending Balance	\$817,476	\$774,044	\$834,915	\$898,554	\$965,067	\$855,465	\$17,318

DATE PREPARED: NOVEMBER 12, 2020

**SANDPIPER ISLE CONDOMINIUM  
CONDO 4 APPROVED BUDGET  
FOR THE PERIOD JANUARY 1,  
2021 THRU DECEMBER 31, 2021**

# of Units: 30

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>OPERATING &amp; RESERVE INCOME</b>							
6010 Owner Maintenance Income	\$ 45,200	\$ 22,600	\$ 67,800	\$ 67,800	\$ -	\$ 64,440	
6020 Reserve Assessment Income	\$ 20,250	\$ 6,750	\$ 27,000	\$ 27,000	\$ -	\$ 26,040	
6090 Commons Fees	\$ 58,500	\$ 19,500	\$ 78,000	\$ 78,000	\$ -	\$ 78,480	
6030 SpecialAssessment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6035 Developer Guarantee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6040 Late Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6050 Late Payment Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6060 Bank Interest - Operating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6110 Assessments Paid In Advance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6210 Transfer Fees	\$ 250	\$ -	\$ 250	\$ -	\$ 250	\$ -	
6280 Prior Year Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,391	
6290 Miscellaneous Income	\$ 1,597	\$ -	\$ 1,597	\$ -	\$ 1,597	\$ -	
<b>Total Operating &amp; Reserve Income</b>	<b>\$ 125,797</b>	<b>\$ 48,850</b>	<b>\$ 174,647</b>	<b>\$ 172,800</b>	<b>\$ 1,847</b>	<b>\$ 206,351</b>	

<b>TOTAL INCOME</b>	<b>\$ 125,797</b>	<b>\$ 48,850</b>	<b>\$ 174,647</b>	<b>\$ 172,800</b>	<b>\$ 1,847</b>	<b>\$ 206,351</b>	
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**OPERATING EXPENSE**

<b>ADMINISTRATIVE</b>							
7191 Commons Fees	\$ 58,500	\$ 19,500	\$ 78,000	\$ 78,000	\$ -	\$ 78,480	
<b>Total Administrative Expense</b>	<b>\$ 58,500</b>	<b>\$ 19,500</b>	<b>\$ 78,000</b>	<b>\$ 78,000</b>	<b>\$ -</b>	<b>\$ 78,480</b>	

<b>INSURANCE</b>							
7510 Insurance - General Liability	\$ 6,776	\$ 3,388	\$ 10,164	\$ 9,200	\$ 964	\$ 12,200	Anticipate 20% increase
<b>Total Insurance Expense</b>	<b>\$ 6,776</b>	<b>\$ 3,388</b>	<b>\$ 10,164</b>	<b>\$ 9,200</b>	<b>\$ 964</b>	<b>\$ 12,200</b>	

<b>UTILITIES</b>							
7630 Sewer & Water	\$ 11,138	\$ 5,568.84	\$ 16,707	\$ 16,250	\$ 457	\$ 17,000	
7640 Electricity	\$ 1,177	\$ 588.31	\$ 1,765	\$ 1,300	\$ 465	\$ 1,800	

Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
Total Utilities Expense	\$ 12,314	\$ 6,157	\$ 18,471	\$ 17,550	\$ 921	\$ 18,800	



Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
<b>MAINTENANCE</b>							
8110 Building Repair	\$ 2,409	\$ 1,204.27	\$ 3,613	\$ 15,000	\$ (11,387)	\$ 14,000	
8140 Pressure Washing	\$ -	\$ 3,000	\$ 3,000	\$ 4,000	\$ (1,000)	\$ 4,000	
8180 Fire Equipment	\$ 11,720	\$ 1,500.00	\$ 13,220	\$ 10,000	\$ 3,220	\$ 10,000	
8280 Special Projects	\$ -	\$ -	\$ -	\$ 5,100	\$ (5,100)	\$ -	Included in reserves
8230 Janitorial Services	\$ 900	\$ 900	\$ 1,800	\$ 1,600	\$ 200	\$ 1,800	
<b>Total Maintenance Expense</b>	<b>\$ 15,028</b>	<b>\$ 6,604</b>	<b>\$ 21,632</b>	<b>\$ 35,700</b>	<b>\$ (14,068)</b>	<b>\$ 29,800</b>	

<b>ASSOC SPECIFIC</b>							
8610 Roof Loan Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,391	
<b>Total Assoc. Specific Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,391</b>	

<b>OTHER</b>							
8890 Miscellaneous/Contingency	\$ -	\$ -	\$ -	\$ 5,350	\$ (5,350)	\$ 3,640	
<b>Total Other Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,350</b>	<b>\$ (5,350)</b>	<b>\$ 3,640</b>	

<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 92,618</b>	<b>\$ 35,649</b>	<b>\$ 128,268</b>	<b>\$ 145,800</b>	<b>\$ (17,532)</b>	<b>\$ 180,311</b>	
<b>NET OPERATING EXPENSE</b>	<b>\$ 92,618</b>	<b>\$ 35,649</b>	<b>\$ 128,268</b>	<b>\$ 145,800</b>	<b>\$ (17,532)</b>	<b>\$ 180,311</b>	

<b>RESERVE CONTRIBUTIONS</b>							
9190 Reserves - Pooled Commons	\$ 20,250	\$ 6,750	\$ 27,000	\$ 27,000	\$ -	\$ 26,040	
<b>Total Reserve Contribution</b>	<b>\$ 20,250</b>	<b>\$ 6,750</b>	<b>\$ 27,000</b>	<b>\$ 27,000</b>	<b>\$ -</b>	<b>\$ 26,040</b>	

<b>TOTAL OPERATING &amp; RESERVE</b>	<b>\$ 112,868</b>	<b>\$ 42,399</b>	<b>\$ 155,268</b>	<b>\$ 172,800</b>	<b>\$ (17,532)</b>	<b>\$ 206,351</b>	
<b>NET OPERATING &amp; RESERVE</b>	<b>\$ 112,868</b>	<b>\$ 42,399</b>	<b>\$ 155,268</b>	<b>\$ 172,800</b>	<b>\$ (17,532)</b>	<b>\$ 206,351</b>	

<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 12,929</b>	<b>\$ 6,451</b>	<b>\$ 19,379</b>	<b>\$ -</b>	<b>\$ 19,379</b>	<b>\$ -</b>	
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Description	2020 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/20 PROJECTED BALANCE	APPROVED 2020 BUDGET	VARIANCE PROJECTION VS. BUDGET	2021 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 30 UNITS	2020	2021	2020 Annual Per Unit	2021 Annual Per Unit	2020 Quarterly Assessment	2021 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 67,800	\$ 101,831	\$ 2,260	\$ 2,148	\$ 565	\$ 537	* A special mailing will be sent by the
COMMONS FEES	\$ 78,000	\$ 78,480	\$ 2,600	\$ 2,616	\$ 650	\$ 654	Treasurer. A town hall meeting will be held
TOTAL RESERVE EXPENSE	\$ 27,000	\$ 26,040	\$ 900	\$ 868	\$ 225	\$ 217	on November 9, 2020 at 4:00 PM
TOTAL	\$ 172,800	\$ 206,351	\$ 5,760	\$ 5,632	\$ 1,440	\$ 1,408	at the Sandpiper Isle Clubhouse

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.

				2021	2022	2023	2024	2025	2026
Replacement Cost	Estimated Usefull Life	Estimated Life Remaining	Beginning Balance	\$210,847	\$243,603	\$226,502	\$261,066	\$297,361	\$335,456
\$373,000	31	30	Annual Contribution	\$26,040	\$26,691	\$27,358	\$28,042	\$28,743	\$29,462
\$50,000	7	1	Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0
\$75,000	30	25		Painting	\$0	\$51,500	\$0	\$0	\$0
\$60,000	10	9		Pavers/Concrete	\$0	\$0	\$0	\$0	\$0
\$56,000	20	15		Building Repairs	\$0	\$0	\$0	\$0	\$0
				Pump House	\$0	\$0	\$0	\$0	\$0
		50							
Inflation =		3.00%	Interest Earned	\$6,716	\$7,708	\$7,205	\$8,253	\$9,352	\$10,506
Interest =		2.00%	Ending Balance	\$243,603	\$226,502	\$261,066	\$297,361	\$335,456	\$375,424
Annual Increase =		2.50%							

	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	\$375,424	\$417,338	\$461,276	\$443,979	\$412,020	\$458,214	\$506,639	\$557,385	\$610,541
Annual Contribution	\$30,198	\$30,953	\$31,727	\$32,520	\$33,333	\$34,167	\$35,021	\$35,896	\$36,794
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Painting	\$0	\$0	\$63,339	\$0	\$0	\$0	\$0	\$0
	Pavers/Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$78,286	\$0	\$0	\$0	\$0
	Pump House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$11,716	\$12,984	\$14,314	\$13,807	\$12,861	\$14,259	\$15,724	\$17,260	\$18,868
Ending Balance	\$417,338	\$461,276	\$443,979	\$412,020	\$458,214	\$506,639	\$557,385	\$610,541	\$666,203

	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	\$666,203	\$559,324	\$615,340	\$674,018	\$735,461	\$694,568	\$758,714	\$825,868	\$800,341
Annual Contribution	\$37,714	\$38,657	\$39,623	\$40,614	\$41,629	\$42,670	\$43,736	\$44,830	\$45,950
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Painting	\$77,898	\$0	\$0	\$0	\$0	\$0	\$95,805	\$0
	Pavers/Concrete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$0	\$105,210	\$0	\$0	\$0
	Pump House	\$87,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$20,552	\$17,360	\$19,055	\$20,830	\$22,688	\$21,477	\$23,417	\$25,448	\$24,699
Ending Balance	\$559,324	\$615,340	\$674,018	\$735,461	\$694,568	\$758,714	\$825,868	\$800,341	\$870,991

	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	\$870,991	\$944,927	\$865,242	\$941,425	\$1,021,149	\$1,104,552	\$932,555
Annual Contribution	\$47,099	\$48,277	\$49,484	\$50,721	\$51,989	\$53,288	\$54,621
Expenditures	Roofs	\$0	\$0	\$0	\$0	\$0	\$905,369
	Painting	\$0	\$0	\$0	\$0	\$117,828	\$0
	Pavers/Concrete	\$0	\$157,033	\$0	\$0	\$0	\$0
	Building Repairs	\$0	\$0	\$0	\$0	\$0	\$141,394
	Pump House	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$26,836	\$29,072	\$26,700	\$29,004	\$31,414	\$33,936	\$28,796
Ending Balance	\$944,927	\$865,242	\$941,425	\$1,021,149	\$1,104,552	\$932,555	\$110,602