

DATE PREPARED: DECEMBER 6, 2018

**SANDPIPER ISLE CONDOMINIUM
COMMONS APPROVED BUDGET
FOR THE PERIOD JANUARY 1,
2019 THRU DECEMBER 31, 2019**

of Units: 100

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 157,333	\$ 78,561	\$ 235,894	\$ 235,894	\$ 0	\$ 242,000	
6020 Reserve Assessment Income	\$ 10,500	\$ 3,500	\$ 14,000	\$ 14,000	\$ -	\$ 14,000	
6060 Bank Interest - Operating	\$ 917	\$ -	\$ 917	\$ -	\$ 917	\$ -	
6290 Miscellaneous Income	\$ 103	\$ -	\$ 103	\$ -	\$ 103	\$ -	
Total Operating & Reserve Income	\$ 168,854	\$ 82,061	\$ 250,915	\$ 249,894	\$ 1,021	\$ 256,000	

TOTAL INCOME	\$ 168,854	\$ 82,061	\$ 250,915	\$ 249,894	\$ 1,021	\$ 256,000	
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OPERATING EXPENSE

ADMINISTRATIVE							
7010 Legal	\$ 206	\$ -	\$ 206	\$ 4,500	\$ (4,294)	\$ 2,000	
7020 Filing Fees - State of Florida	\$ 461	\$ -	\$ 461	\$ 400	\$ 61	\$ 461	
7030 Accounting Fees	\$ 250	\$ -	\$ 250	\$ -	\$ 250	\$ 5,000	
7050 Management Fees	\$ 12,000	\$ 6,000	\$ 18,000	\$ 17,820	\$ 180	\$ 18,000	
7060 Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,190	
7070 Miscellaneous Bank Charges	\$ 74	\$ -	\$ 74	\$ -	\$ 74	\$ -	
7110 Licenses, Taxes, & Fees	\$ -	\$ -	\$ -	\$ 525	\$ (525)	\$ 125	
7140 Office Expense	\$ 1,440	\$ 720	\$ 2,160	\$ 2,600	\$ (440)	\$ 2,160	
7170 Misc Administrative Expense	\$ 2,477	\$ -	\$ 2,477	\$ -	\$ 2,477	\$ 2,500	
7172 Website Expense	\$ 79	\$ -	\$ 79	\$ -	\$ 79	\$ 600	
7174 Docuware	\$ -	\$ -	\$ -	\$ 600	\$ (600)	\$ -	
7220 Social Committee	\$ -	\$ -	\$ -	\$ 250	\$ (250)	\$ 250	
Total Administrative Expense	\$ 16,988	\$ 6,720	\$ 23,708	\$ 26,695	\$ (2,987)	\$ 34,286	

INSURANCE							
7510 Insurance - General Liability	\$ 10,492	\$ 3,988	\$ 14,480	\$ 16,229	\$ (1,749)	\$ 12,562	
Total Insurance Expense	\$ 10,492	\$ 3,988	\$ 14,480	\$ 16,229	\$ (1,749)	\$ 12,562	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
UTILITIES							
7620 Water - Irrigation	\$ 1,545	\$ 772.39	\$ 2,317	\$ 1,500	\$ 817	\$ 2,500	
7630 Sewer & Water	\$ 1,453	\$ 726.34	\$ 2,179	\$ 4,000	\$ (1,821)	\$ 2,500	
7640 Electricity	\$ 7,915	\$ 3,957.39	\$ 11,872	\$ 13,100	\$ (1,228)	\$ 13,900	
7650 Telephone	\$ 786	\$ 304	\$ 1,090	\$ 300	\$ 790	\$ 1,000	
7670 Cable	\$ -	\$ -	\$ -	\$ 600	\$ (600)	\$ -	
7680 Gas	\$ -	\$ -	\$ -	\$ 600	\$ (600)	\$ 600	
Total Utilities Expense	\$ 11,698	\$ 5,760	\$ 17,458	\$ 20,100	\$ (2,642)	\$ 20,500	

AMENITIES							
7810 Amenities Center Repair	\$ 180	\$ (180)	\$ -	\$ -	\$ -	\$ -	
7820 Amenities Center Supplies	\$ 283	\$ (283)	\$ -	\$ -	\$ -	\$ -	
7830 Amenities Janitorial Services	\$ 576	\$ (576)	\$ -	\$ -	\$ -	\$ -	
7990 Misc Amenities Center Expense	\$ 210	\$ -	\$ 210	\$ -	\$ 210	\$ -	
8010 Pool/Spa Maintenance Contract	\$ 4,410	\$ 2,660	\$ 7,070	\$ 6,000	\$ 1,070	\$ 8,220	
8020 Pool/Spa Repairs	\$ 5,370	\$ -	\$ 5,370	\$ -	\$ 5,370	\$ 5,000	
8030 Pool/Spa Permits	\$ 250	\$ -	\$ 250	\$ -	\$ 250	\$ -	
8060 Fitness Maintenance Commons	\$ 928	\$ 463.86	\$ 1,392	\$ 6,000	\$ (4,608)	\$ 1,500	
8090 Misc Pool/Spa Expense	\$ 372	\$ -	\$ 372	\$ -	\$ 372	\$ 1,000	
Total Amenities Center Expense	\$ 12,579	\$ 2,084	\$ 14,663	\$ 12,000	\$ 2,663	\$ 15,720	

MAINTENANCE							
8110 Building Repair	\$ 2,185	\$ 1,556.25	\$ 3,741	\$ 14,500	\$ (10,759)	\$ 5,000	
8140 Pressure Washing	\$ 495	\$ 495	\$ 990	\$ -	\$ 990	\$ 1,000	
8180 Fire Equipment	\$ 60	\$ -	\$ 60	\$ 750	\$ (690)	\$ 300	
8200 Fountain Maintenance	\$ 1,636	\$ 818	\$ 2,454	\$ 3,500	\$ (1,046)	\$ 3,500	
8280 Special Projects	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 9,310	
8230 Janitorial Services	\$ 2,808	\$ 2,285	\$ 5,093	\$ 4,800	\$ 293	\$ 6,480	
8290 Misc Maintenance Expense	\$ 599	\$ -	\$ 599	\$ -	\$ 599	\$ 1,058	
Total Maintenance Expense	\$ 7,782	\$ 20,154	\$ 27,937	\$ 38,550	\$ (10,613)	\$ 26,648	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
LANDSCAPING							
8310 Landscape Maintenance Contract	\$ 33,880	\$ 16,940	\$ 50,820	\$ 50,820	\$ -	\$ 52,344	
8320 Plants/Shrubs/Sod	\$ 24,632	\$ -	\$ 24,632	\$ 40,000	\$ (15,368)	\$ 40,000	
8330 Mulch	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ 14,000	
8350 Irrigation Repairs	\$ 2,849	\$ 1,424.49	\$ 4,273	\$ 5,000	\$ (727)	\$ 5,000	
8410 Tree Trimming	\$ 18,736	\$ -	\$ 18,736	\$ 10,000	\$ 8,736	\$ 15,000	
8490 Misc Landscaping	\$ 6,186	\$ -	\$ 6,186	\$ 2,000	\$ 4,186	\$ 3,000	
Total Landscaping Expense	\$ 86,283	\$ 32,364	\$ 118,648	\$ 121,820	\$ (3,172)	\$ 129,344	

PEST CONTROL							
8520 Building Pest Control	\$ 1,470	\$ 1,470	\$ 2,940	\$ 500	\$ 2,440	\$ 2,940	
Total Pest Control Expense	\$ 1,470	\$ 1,470	\$ 2,940	\$ 500	\$ 2,440	\$ 2,940	

ASSOC SPECIFIC							
8999 Previous Manager Adjustments	\$ (1,152)	\$ -	\$ (1,152)	\$ -	\$ (1,152)	\$ -	
Total Assoc. Specific Expense	\$ (1,152)	\$ -	\$ (1,152)	\$ -	\$ (1,152)	\$ -	

TOTAL OPERATING EXPENSE \$ 146,140 \$ 72,541 \$ 218,681 \$ 235,894 \$ (17,213) \$ 242,000

NET OPERATING EXPENSE \$ 146,140 \$ 72,541 \$ 218,681 \$ 235,894 \$ (17,213) \$ 242,000

RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled Commons	\$ 10,500	\$ 3,500	\$ 14,000	\$ 14,000	\$ -	\$ 14,000	
Total Reserve Contribution	\$ 10,500	\$ 3,500	\$ 14,000	\$ 14,000	\$ -	\$ 14,000	

TOTAL OPERATING & RESERVE \$ 156,640 \$ 76,041 \$ 232,681 \$ 249,894 \$ (17,213) \$ 256,000

NET OPERATING & RESERVE \$ 156,640 \$ 76,041 \$ 232,681 \$ 249,894 \$ (17,213) \$ 256,000

NET SURPLUS (DEFICIT)	\$ 12,213	\$ 6,020	\$ 18,233	\$ -	\$ 18,233	\$ (0)	
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RESERVE EQUITY							
5190 Reserves - Pooled	\$ 56,381	\$ 3,500	\$ 59,881	XXXXXX	XXXXXX	\$ 14,000	
Total Reserve Contribution	XXXXXX	\$ 3,500	XXXXXX	\$ -	\$ -	\$ 14,000	
Total Reserve Equity	\$ 56,381	XXXXXX	\$ 59,881	XXXXXX	XXXXXX	XXXXXX	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 100 UNITS	2018	2019	2018 Annual Per Unit	2019 Annual Per Unit	2018 Quarterly Assessment	2019 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 235,894	\$ 242,000	\$ 2,359	\$ 2,420	\$ 590	\$ 605	
TOTAL RESERVE EXPENSE	\$ 14,000	\$ 14,000	\$ 140	\$ 140	\$ 35	\$ 35	
TOTAL	\$ 249,894	\$ 256,000	\$ 2,499	\$ 2,560	\$ 625	\$ 640	

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: DECEMBER 6, 2018

**SANDPIPER ISLE CONDOMINIUM
CONDO 1 APPROVED BUDGET FOR
THE PERIOD JANUARY 1, 2019
THRU DECEMBER 31, 2019**

of Units: 18

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 51,205	\$ 25,589	\$ 76,794	\$ 76,794	\$ 0	\$ 75,744	
6020 Reserve Assessment Income	\$ 19,398	\$ 6,466	\$ 25,864	\$ 25,864	\$ (0)	\$ 25,848	
6090 Commons Fees	\$ 33,750	\$ 11,250	\$ 45,000	\$ 45,000	\$ -	\$ 46,080	
6040 Late Charges	\$ 50	\$ -	\$ 50	\$ -	\$ 50	\$ -	
6290 Miscellaneous Income	\$ 512	\$ -	\$ 512	\$ -	\$ 512	\$ -	
Total Operating & Reserve Income	\$ 104,915	\$ 43,305	\$ 148,220	\$ 147,658	\$ 562	\$ 147,672	

TOTAL INCOME	\$ 104,915	\$ 43,305	\$ 148,220	\$ 147,658	\$ 562	\$ 147,672	
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OPERATING EXPENSE

ADMINISTRATIVE							
7191 Commons Fees	\$ 33,750	\$ 11,250	\$ 45,000	\$ 45,000	\$ -	\$ 46,080	
Total Administrative Expense	\$ 33,750	\$ 11,250	\$ 45,000	\$ 45,000	\$ -	\$ 46,080	

INSURANCE							
7510 Insurance - General Liability	\$ 7,972	\$ 3,986	\$ 11,957	\$ 21,052	\$ (9,095)	\$ 13,153	
Total Insurance Expense	\$ 7,972	\$ 3,986	\$ 11,957	\$ 21,052	\$ (9,095)	\$ 13,153	

UTILITIES							
7630 Sewer & Water	\$ 7,161	\$ 3,580.65	\$ 10,742	\$ 10,000	\$ 742	\$ 11,000	
7640 Electricity	\$ 1,299	\$ 649.72	\$ 1,949	\$ 2,200	\$ (251)	\$ 2,200	
7650 Telephone	\$ 169	\$ 212.00	\$ 381	\$ -	\$ 381	\$ 700	
7660 Trash Removal	\$ 1,587	\$ 793.59	\$ 2,381	\$ 2,500	\$ (119)	\$ 2,500	
Total Utilities Expense	\$ 10,217	\$ 5,236	\$ 15,453	\$ 14,700	\$ 753	\$ 16,400	

MAINTENANCE							
8110 Building Repair	\$ 6,471	\$ 3,235.65	\$ 9,707	\$ 14,000	\$ (4,293)	\$ 14,000	
8120 Roof Repair	\$ 593	\$ -	\$ 593	\$ -	\$ 593	\$ -	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
8140 Pressure Washing	\$ 450	\$ 450	\$ 900	\$ -	\$ 900	\$ 2,000	
8150 Elevator Contract	\$ 5,760	\$ 2,468	\$ 8,228	\$ 6,500	\$ 1,728	\$ 7,404	
8152 Elevator Repair	\$ 3,229		\$ 3,229	\$ 1,500	\$ 1,729	\$ 2,500	
8182 Fire Alarm Monitoring	\$ -	\$ -	\$ -	\$ 522	\$ (522)	\$ 966	
8180 Fire Equipment	\$ 2,233	\$ -	\$ 2,233	\$ 3,000	\$ (767)	\$ 3,000	
8210 Pump House Maint	\$ -	\$ -	\$ -	\$ 2,700	\$ (2,700)	\$ -	
8280 Special Projects	\$ 1,845	\$ -	\$ 1,845	\$ 4,000	\$ (2,155)	\$ 8,760	
8230 Janitorial Services	\$ 5,016	\$ 1,960	\$ 6,976	\$ 7,800	\$ (824)	\$ 6,480	
8290 Misc Maintenance Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,081	
Total Maintenance Expense	\$ 25,598	\$ 8,114	\$ 33,711	\$ 40,022	\$ (6,311)	\$ 46,191	

PEST CONTROL							
8520 Building Pest Control	\$ -	\$ -	\$ -	\$ 720	\$ (720)	\$ -	Commons Expense
Total Pest Control Expense	\$ -	\$ -	\$ -	\$ 720	\$ (720)	\$ -	

TOTAL OPERATING EXPENSE	\$ 77,536	\$ 28,585	\$ 106,122	\$ 121,494	\$ (15,372)	\$ 121,824
NET OPERATING EXPENSE	\$ 77,536	\$ 28,585	\$ 106,122	\$ 121,494	\$ (15,372)	\$ 121,824

RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled Commons	\$ 19,398	\$ 6,466	\$ 25,864	\$ 25,864	\$ -	\$ 25,848	
Total Reserve Contribution	\$ 19,398	\$ 6,466	\$ 25,864	\$ 25,864	\$ -	\$ 25,848	

TOTAL OPERATING & RESERVE	\$ 96,934	\$ 35,052	\$ 131,986	\$ 147,358	\$ (15,372)	\$ 147,672
NET OPERATING & RESERVE	\$ 96,934	\$ 35,052	\$ 131,986	\$ 147,358	\$ (15,372)	\$ 147,672

NET SURPLUS (DEFICIT)	\$ 7,981	\$ 8,253	\$ 16,234	\$ 300	\$ 15,934	\$ 0
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RESERVE EQUITY							
5190 Reserves - Pooled	\$ 155,757	\$ 6,466	\$ 162,223	XXXXXX	XXXXXX	\$ 25,848	
Total Reserve Contribution	XXXXXX	\$ 6,466	XXXXXX	\$ -	\$ -	\$ 25,848	
Total Reserve Equity	\$ 155,757	XXXXXX	\$ 162,223	XXXXXX	XXXXXX	XXXXXX	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 18 UNITS	2018	2019	2018 Annual Per Unit	2019 Annual Per Unit	2018 Quarterly Assessment	2019 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 76,494	\$ 75,744	\$ 4,250	\$ 4,208	\$ 1,062	\$ 1,052	
COMMONS FEES	\$ 45,000	\$ 46,080	\$ 2,500	\$ 2,560	\$ 625	\$ 640	
TOTAL RESERVE EXPENSE	\$ 25,864	\$ 25,848	\$ 1,437	\$ 1,436	\$ 359	\$ 359	
TOTAL	\$ 147,358	\$ 147,672	\$ 8,187	\$ 8,204	\$ 2,047	\$ 2,051	

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: DECEMBER 6, 2018

**SANDPIPER ISLE CONDOMINIUM
CONDO 2 APPROVED BUDGET FOR
THE PERIOD JANUARY 1, 2019
THRU DECEMBER 31, 2019**

of Units: 32

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 46,719	\$ 25,589	\$ 72,308	\$ 70,031	\$ 2,277	\$ 68,096	
6020 Reserve Assessment Income	\$ 30,001	\$ 6,466	\$ 36,467	\$ 40,000	\$ (3,533)	\$ 40,064	
6090 Commons Fees	\$ 60,000	\$ 20,000	\$ 80,000	\$ 80,000	\$ -	\$ 81,920	
6210 Transfer Fees	\$ 450	\$ -	\$ 450	\$ -	\$ 450	\$ -	
6290 Miscellaneous Income	\$ 1,201	\$ -	\$ 1,201	\$ -	\$ 1,201	\$ -	
Total Operating & Reserve Income	\$ 138,371	\$ 52,055	\$ 190,426	\$ 190,031	\$ 395	\$ 190,080	

TOTAL INCOME	\$ 138,371	\$ 52,055	\$ 190,426	\$ 190,031	\$ 395	\$ 190,080	
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OPERATING EXPENSE

ADMINISTRATIVE							
7191 Commons Fees	\$ 60,000	\$ 20,000	\$ 80,000	\$ 80,000	\$ -	\$ 81,920	
Total Administrative Expense	\$ 60,000	\$ 20,000	\$ 80,000	\$ 80,000	\$ -	\$ 81,920	

INSURANCE							
7510 Insurance - General Liability	\$ 14,172	\$ 5,248	\$ 19,420	\$ 23,481	\$ (4,061)	\$ 21,500	
Total Insurance Expense	\$ 14,172	\$ 5,248	\$ 19,420	\$ 23,481	\$ (4,061)	\$ 21,500	

UTILITIES							
7630 Sewer & Water	\$ 10,921	\$ 5,460.31	\$ 16,381	\$ 14,200	\$ 2,181	\$ 17,000	
7640 Electricity	\$ 637	\$ 318.70	\$ 956	\$ 900	\$ 56	\$ 990	
Total Utilities Expense	\$ 11,558	\$ 5,779	\$ 17,337	\$ 15,100	\$ 2,237	\$ 17,990	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
MAINTENANCE							
8110 Building Repair	\$ 6,339	\$ 3,169.64	\$ 9,509	\$ 21,000	\$ (11,491)	\$ 21,000	
8140 Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	
8180 Fire Equipment	\$ -	\$ -	\$ -	\$ 700	\$ (700)	\$ 700	
8280 Special Projects	\$ -	\$ -	\$ -	\$ 5,000	\$ (5,000)	\$ 3,000	
8230 Janitorial Services	\$ 453	\$ 450	\$ 903	\$ 3,100	\$ (2,197)	\$ 1,840	
8290 Misc Maintenance Expense	\$ 1,327	\$ -	\$ 1,327	\$ -	\$ 1,327	\$ 66	
Total Maintenance Expense	\$ 8,119	\$ 3,620	\$ 11,739	\$ 29,800	\$ (18,061)	\$ 28,606	

PEST CONTROL							
8520 Building Pest Control	\$ -	\$ -	\$ -	\$ 1,650	\$ (1,650)	\$ -	
Total Pest Control Expense	\$ -	\$ -	\$ -	\$ 1,650	\$ (1,650)	\$ -	

TOTAL OPERATING EXPENSE \$ 93,849 \$ 34,647 \$ 128,496 \$ 150,031 \$ (21,535) \$ 150,016

NET OPERATING EXPENSE \$ 93,849 \$ 34,647 \$ 128,496 \$ 150,031 \$ (21,535) \$ 150,016

RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled Commons	\$ 30,001	\$ 9,999	\$ 40,000	\$ 40,000	\$ -	\$ 40,064	
Total Reserve Contribution	\$ 30,001	\$ 9,999	\$ 40,000	\$ 40,000	\$ -	\$ 40,064	

TOTAL OPERATING & RESERVE \$ 123,850 \$ 44,646 \$ 168,496 \$ 190,031 \$ (21,535) \$ 190,080

NET OPERATING & RESERVE \$ 123,850 \$ 44,646 \$ 168,496 \$ 190,031 \$ (21,535) \$ 190,080

NET SURPLUS (DEFICIT)	\$ 14,521	\$ 7,409	\$ 21,931	\$ -	\$ 21,931	\$ -	
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RESERVE EQUITY							
5190 Reserves - Pooled	\$ 302,006	\$ 9,999	\$ 312,005	XXXXXX	XXXXXX	\$ 40,064	
Total Reserve Contribution	XXXXXX	\$ 9,999	XXXXXX	\$ -	\$ -	\$ 40,064	
Total Reserve Equity	\$ 302,006	XXXXXX	\$ 312,005	XXXXXX	XXXXXX	XXXXXX	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 32 UNITS	2018	2019	2018 Annual Per Unit	2019 Annual Per Unit	2018 Quarterly Assessment	2019 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 70,031	\$ 68,096	\$ 2,188	\$ 2,128	\$ 547	\$ 532	
COMMONS FEES	\$ 80,000	\$ 81,920	\$ 2,500	\$ 2,560	\$ 625	\$ 640	
TOTAL RESERVE EXPENSE	\$ 40,000	\$ 40,064	\$ 1,250	\$ 1,252	\$ 313	\$ 313	
TOTAL	\$ 190,031	\$ 190,080	\$ 5,938	\$ 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: DECEMBER 6, 2018

**SANDPIPER ISLE CONDOMINIUM
CONDO 3 APPROVED BUDGET FOR
THE PERIOD JANUARY 1, 2019
THRU DECEMBER 31, 2019**

of Units: 20

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 31,919	\$ 15,896	\$ 47,815	\$ 47,815	\$ 0	\$ 49,680	
6020 Reserve Assessment Income	\$ 18,751	\$ 6,249	\$ 25,000	\$ 25,000	\$ (0)	\$ 25,040	
6090 Commons Fees	\$ 37,500	\$ 12,500	\$ 50,000	\$ 50,000	\$ -	\$ 51,200	
6210 Transfer Fees	\$ 300	\$ -	\$ 300	\$ -	\$ 300	\$ -	
6290 Miscellaneous Income	\$ 310	\$ -	\$ 310	\$ -	\$ 310	\$ -	
Total Operating & Reserve Income	\$ 88,780	\$ 34,645	\$ 123,425	\$ 122,815	\$ 610	\$ 125,920	

TOTAL INCOME	\$ 88,780	\$ 34,645	\$ 123,425	\$ 122,815	\$ 610	\$ 125,920	
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OPERATING EXPENSE

ADMINISTRATIVE							
7191 Commons Fees	\$ 37,500	\$ 12,500	\$ 50,000	\$ 50,000	\$ -	\$ 51,200	
Total Administrative Expense	\$ 37,500	\$ 12,500	\$ 50,000	\$ 50,000	\$ -	\$ 51,200	

INSURANCE							
7510 Insurance - General Liability	\$ 8,857	\$ 4,428	\$ 13,285	\$ 13,765	\$ (480)	\$ 14,612	Anticipate 10% increase
Total Insurance Expense	\$ 8,857	\$ 4,428	\$ 13,285	\$ 13,765	\$ (480)	\$ 14,612	

UTILITIES							
7630 Sewer & Water	\$ 6,470	\$ 3,234.98	\$ 9,705	\$ 10,000	\$ (295)	\$ 10,000	
7640 Electricity	\$ 375	\$ 187.46	\$ 562	\$ 600	\$ (38)	\$ 600	
Total Utilities Expense	\$ 6,845	\$ 3,422	\$ 10,267	\$ 10,600	\$ (333)	\$ 10,600	

MAINTENANCE							
8110 Building Repair	\$ 1,251	\$ 625.39	\$ 1,876	\$ 14,000	\$ (12,124)	\$ 14,000	
8140 Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	
8182 Fire Alarm Monitoring	\$ -	\$ -	\$ -	\$ 1,042	\$ (1,042)	\$ -	Included in 8180
8180 Fire Equipment	\$ 6,604	\$ -	\$ 6,604	\$ 1,500	\$ 5,104	\$ 5,000	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
8210 Pump House Maint	\$ -	\$ -	\$ -	\$ 3,000	\$ (3,000)	\$ -	Included in 8180
8280 Special Projects	\$ -	\$ -	\$ -	\$ 2,000	\$ (2,000)	\$ 2,740	Power Washing
8230 Janitorial Services	\$ 671	\$ 450	\$ 1,121	\$ 1,008	\$ 113	\$ 1,200	
8290 Misc Maintenance Expense	\$ 437	\$ -	\$ 437	\$ -	\$ 437	\$ -	
Total Maintenance Expense	\$ 8,962	\$ 1,075	\$ 10,038	\$ 22,550	\$ (12,512)	\$ 24,440	

PEST CONTROL							
8520 Building Pest Control	\$ -	\$ -	\$ -	\$ 900	\$ (900)	\$ -	Commons Expense
Total Pest Control Expense	\$ -	\$ -	\$ -	\$ 900	\$ (900)	\$ -	

OTHER							
8890 Miscellaneous/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28	
Total Other Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28	

TOTAL OPERATING EXPENSE	\$ 62,164	\$ 21,426	\$ 83,590	\$ 97,815	\$ (14,225)	\$ 100,880	
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NET OPERATING EXPENSE	\$ 62,164	\$ 21,426	\$ 83,590	\$ 97,815	\$ (14,225)	\$ 100,880	
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RESERVE CONTRIBUTIONS							
9190 Reserves - Pooled Commons	\$ 18,751	\$ 6,249	\$ 25,000	\$ 25,000	\$ -	\$ 25,040	
Total Reserve Contribution	\$ 18,751	\$ 6,249	\$ 25,000	\$ 25,000	\$ -	\$ 25,040	

TOTAL OPERATING & RESERVE	\$ 80,915	\$ 27,675	\$ 108,590	\$ 122,815	\$ (14,225)	\$ 125,920	
NET OPERATING & RESERVE	\$ 80,915	\$ 27,675	\$ 108,590	\$ 122,815	\$ (14,225)	\$ 125,920	

NET SURPLUS (DEFICIT)	\$ 7,865	\$ 6,970	\$ 14,834	\$ -	\$ 14,834	\$ (0)	
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RESERVE EQUITY							
5190 Reserves - Pooled	\$ 196,970	\$ 6,249	\$ 203,219	XXXXXX	XXXXXX	\$ 25,040	
Total Reserve Contribution	XXXXXX	\$ 6,249	XXXXXX	\$ -	\$ -	\$ 25,040	
Total Reserve Equity	\$ 196,970	XXXXXX	\$ 203,219	XXXXXX	XXXXXX	XXXXXX	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 20 UNITS	2018	2019	2018 Annual Per Unit	2019 Annual Per Unit	2018 Quarterly Assessment	2019 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 47,815	\$ 49,680	\$ 2,391	\$ 2,484	\$ 598	\$ 621	
COMMONS FEES	\$ 50,000	\$ 51,200	\$ 2,500	\$ 2,560	\$ 625	\$ 640	
TOTAL RESERVE EXPENSE	\$ 25,000	\$ 25,040	\$ 1,250	\$ 1,252	\$ 313	\$ 313	
TOTAL	\$ 122,815	\$ 125,920	\$ 6,141	\$ 6,296	\$ 1,535	\$ 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: DECEMBER 6, 2018

**SANDPIPER ISLE CONDOMINIUM
CONDO 4 APPROVED BUDGET FOR
THE PERIOD JANUARY 1, 2019
THRU DECEMBER 31, 2019**

of Units: 30

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 43,840	\$ 21,867	\$ 65,707	\$ 65,707	\$ -	\$ 69,000	
6020 Reserve Assessment Income	\$ 20,250	\$ 6,750	\$ 27,000	\$ 27,000	\$ -	\$ 27,000	
6090 Commons Fees	\$ 56,250	\$ 18,750	\$ 75,000	\$ 75,000	\$ -	\$ 76,800	
6210 Transfer Fees	\$ 400	\$ -	\$ 400	\$ -	\$ 400	\$ -	
6290 Miscellaneous Income	\$ (599)	\$ -	\$ (599)	\$ -	\$ (599)	\$ -	
Total Operating & Reserve Income	\$ 120,141	\$ 47,367	\$ 167,508	\$ 167,707	\$ (199)	\$ 172,800	

TOTAL INCOME	\$ 120,141	\$ 47,367	\$ 167,508	\$ 167,707	\$ (199)	\$ 172,800	
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OPERATING EXPENSE

ADMINISTRATIVE							
7191 Commons Fees	\$ 56,250	\$ 18,750	\$ 75,000	\$ 75,000	\$ -	\$ 76,800	
Total Administrative Expense	\$ 56,250	\$ 18,750	\$ 75,000	\$ 75,000	\$ -	\$ 76,800	

INSURANCE							
7510 Insurance - General Liability	\$ 13,286	\$ 6,643	\$ 19,929	\$ 20,242	\$ (313)	\$ 22,000	
Total Insurance Expense	\$ 13,286	\$ 6,643	\$ 19,929	\$ 20,242	\$ (313)	\$ 22,000	

UTILITIES							
7630 Sewer & Water	\$ 10,518	\$ 5,258.76	\$ 15,776	\$ 15,500	\$ 276	\$ 16,250	
7640 Electricity	\$ 667	\$ 333.43	\$ 1,000	\$ 2,700	\$ (1,700)	\$ 1,100	
Total Utilities Expense	\$ 11,184	\$ 5,592	\$ 16,777	\$ 18,200	\$ (1,423)	\$ 17,350	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
MAINTENANCE							
8110 Building Repair	\$ 7,762	\$ 3,881.23	\$ 11,644	\$ 13,500	\$ (1,856)	\$ 13,950	
8140 Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	
8182 Fire Alarm Monitoring	\$ -	\$ -	\$ -	\$ 1,565	\$ (1,565)	\$ -	
8180 Fire Equipment	\$ 4,839	\$ 2,419.72	\$ 7,259	\$ 2,000	\$ 5,259	\$ 7,500	
8210 Pump House Maint	\$ -	\$ -	\$ -	\$ 4,500	\$ (4,500)	\$ -	
8280 Special Projects	\$ 1,663	\$ -	\$ 1,663	\$ 3,000	\$ (1,337)	\$ 4,600	
8230 Janitorial Services	\$ 1,006	\$ 450	\$ 1,456	\$ 1,560	\$ (104)	\$ 1,600	
8290 Misc Maintenance Expense	\$ 739	\$ -	\$ 739	\$ -	\$ 739	\$ -	
Total Maintenance Expense	\$ 16,010	\$ 6,751	\$ 22,761	\$ 26,125	\$ (3,364)	\$ 29,650	

PEST CONTROL							
8520 Building Pest Control	\$ -	\$ -	\$ -	\$ 1,140	\$ (1,140)	\$ -	
Total Pest Control Expense	\$ -	\$ -	\$ -	\$ 1,140	\$ (1,140)	\$ -	

TOTAL OPERATING EXPENSE \$ 96,730 \$ 37,736 \$ 134,467 \$ 140,707 \$ (6,240) \$ 145,800

NET OPERATING EXPENSE \$ 96,730 \$ 37,736 \$ 134,467 \$ 140,707 \$ (6,240) \$ 145,800

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 \$ 116,980 \$ 44,486 \$ 161,467 \$ 167,707 \$ (6,240) \$ 172,800

NET OPERATING & RESERVE \$ 116,980 \$ 44,486 \$ 161,467 \$ 167,707 \$ (6,240) \$ 172,800

NET SURPLUS (DEFICIT) \$ 3,161 \$ 2,881 \$ 6,041 \$ - \$ 6,041 \$ -

RESERVE EQUITY							
5190 Reserves - Pooled	\$ 239,835	\$ 6,750	\$ 246,585	XXXXXX	XXXXXX	\$ 27,000	
Total Reserve Contribution	XXXXXX	\$ 6,750	XXXXXX	\$ -	\$ -	\$ 27,000	
Total Reserve Equity	\$ 239,835	XXXXXX	\$ 246,585	XXXXXX	XXXXXX	XXXXXX	

Description	2018 YTD BALANCE	FOUR MONTH ESTIMATE	12/31/18 PROJECTED BALANCE	APPROVED 2018 BUDGET	VARIANCE PROJECTION VS. BUDGET	2019 APPROVED BUDGET	NOTES
SUMMARY -- BASED ON 30 UNITS	2018	2019	2018 Annual Per Unit	2019 Annual Per Unit	2018 Quarterly Assessment	2019 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 65,707	\$ 69,000	\$ 2,190	\$ 2,300	\$ 548	\$ 575	
COMMONS FEES	\$ 75,000	\$ 76,800	\$ 2,500	\$ 2,560	\$ 625	\$ 640	
TOTAL RESERVE EXPENSE	\$ 27,000	\$ 27,000	\$ 900	\$ 900	\$ 225	\$ 225	
TOTAL	\$ 167,707	\$ 172,800	\$ 5,590	\$ 5,760	\$ 1,398	\$ 1,440	

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