

FINAL APPROVED 2014 BUDGET  
(With partial reserve funding)

SANDPIPER CONDOMINIUM  
PROPOSED BUDGET 2014

	Approved Budget 2013	YTD 2013 Sep-13	Proposed 2014 Partial Reserve Funding	Proposed 2014 Full Reserve Funding
<b><u>INCOME:</u></b>				
4020 - MAINTENANCE FEES	\$614,880	\$461,160.00	\$624,960.00	\$952,326.08
4060 - LATE CHARGES	\$600	\$198	\$400.00	\$400.00
4080 - TRANSFER FEES	\$150	\$400	\$150.00	\$150.00
4090 - TELEPHONE FEES	\$800	\$284.64	\$400.00	\$400.00
4100 - INTEREST OPERATING ACCOUNT	\$50	\$16.85	\$50.00	\$50.00
4350 - INT ALLOCATED TO RESERVES	\$250	\$250	\$250.00	\$250.00
4400 - UNIT 107 INCOME	\$32,000	\$24,751.90	\$32,000.00	\$32,000.00
4500 - OFFICE RENT/SALARY	\$20,000	\$23,324	\$33,600.00	\$33,600.00
<b>TOTAL: 4000</b>	<b>\$53,850</b>	<b>\$49,225</b>	<b>\$66,850.00</b>	<b>\$66,850.00</b>
<b>TOTAL INCOME:</b>	<b>\$668,730</b>	<b>\$510,385.00</b>	<b>\$691,810.00</b>	<b>\$1,019,176.08</b>
<b><u>EXPENSES:</u></b>				
<b><u>5000 - BUILDING MAINTENANCE</u></b>				
5010 - BUILDING MAINTENANCE	\$12,000	8,628	\$13,700.00	\$13,700.00
5011 - BUILDING MAINTENANCE (LABOR)	\$15,000	\$14,274.54	\$16,200.00	\$16,200.00
5012 - BUILDING MAINTENANCE (2014 PROJECTS)			\$30,535.00	\$30,535.00
5090 - ELEVATOR TELEPHONE	1,000	\$825.84	\$1,200.00	\$1,200.00
5095 - ELEVATOR CONTRACT/MAINTENANCE	\$14,000	\$7,624.03	\$12,200.00	\$12,200.00
5120 - ASSOCIATION EMPLOYEES	\$32,500	\$17,542.07	\$32,500.00	\$32,500.00
5240 - INTERIOR PEST CONTROL	\$3,600	\$1,000.00	\$3,000.00	\$3,000.00
5260 - WATER/SEWER	\$9,587	\$6,747.16	\$8,000.00	\$8,000.00
5280 - TRASH REMOVAL	\$8,000	\$6,652.23	\$8,000.00	\$8,000.00
5300 - UTILITIES ELECTRIC	\$22,000	\$16,504.79	\$21,000.00	\$21,000.00
5350 - FIRE ALARM/INSPECTION/MAINT	\$8,300	\$11,700.00	\$10,000.00	\$10,000.00
5351 - FIRE ALARM MONITORING	\$3,400	\$3,400.00	\$3,400.00	\$3,400.00
5400 - CABLE SERVICE	\$35,100	\$22,010.94	\$37,000.00	\$37,000.00
<b>TOTAL 5000 - BUILDING MAINTENANCE</b>	<b>\$161,087</b>	<b>\$116,910</b>	<b>\$196,735.00</b>	<b>\$196,735.00</b>
<b><u>6000 - GROUND MAINTENANCE</u></b>				
6040 - CONTRACTED LAWN SERVICE	\$14,400	\$11,360	\$14,400.00	\$14,400.00
6041 - GROUNDS MAINTENANCE	\$12,000	\$2,733.93	\$3,000.00	\$3,000.00
6080 - LAWN SPRAYING	\$3,600	\$1,200	\$3,600.00	\$3,600.00
6140 - WATER-IRRIGATION	\$9,000	\$11,709	\$9,000.00	\$9,000.00
<b>TOTAL 6000 - GROUNDS MAINTENANCE</b>	<b>\$39,000</b>	<b>\$27,002.93</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>
<b><u>7000 - POOL/CLUBHOUSE EXPENSE</u></b>				
7040 - POOL MAINTENANCE	\$3,000	\$3,610	\$2,500.00	\$2,500.00
7060 - POOL CHEMICALS/SUPPLIES	\$8,000	\$4,902.80	\$7,000.00	\$7,000.00
7070 - POOL HEATING	\$8,000	\$9,815.50	\$10,000.00	\$10,000.00
<b>TOTAL 7000 - POOL/CLUBHOUSE EXPENSE</b>	<b>\$19,000</b>	<b>\$18,328.30</b>	<b>\$19,500.00</b>	<b>\$19,500.00</b>

**8000 - MANAGEMENT/ADMINISTRATIVE**

8012 - PAYROLL OFFICE PERSONNEL	\$34,000	\$18,946.43	\$34,000.00	\$34,000.00
8013 - PAYROLL TAXES	\$4,950	\$3,712.50	\$4,950.00	\$4,950.00
8020 - PROPERTY MANAGER SALARY	\$55,000	\$37,433.91	\$55,000.00	\$55,000.00
8040 - POSTAGE	\$1,000	\$1,296.49	\$1,000.00	\$1,000.00
8050 - UNIT 107 MAINTENANCE FEE	\$7,320	\$3,660	\$7,320.00	\$7,320.00
8051 - UNIT 107 MAINTENANCE	\$1,500	\$1,394.50	\$1,800.00	\$1,800.00
8060 - COPY/PRINTING/SUPPLIES	\$1,500	\$521.22	\$1,500.00	\$1,500.00
8064 - OFFICE COMPUTER	\$250	\$449.29	\$300.00	\$300.00
8080 - ACCOUNTING	\$17,000	\$14,411.43	\$17,000.00	\$17,000.00
8081 - UNIT 107 PROPERTY TAXES	\$8,400	\$8,400	\$8,000.00	\$8,000.00
8100 - LEGAL	\$2,500	\$339.88	\$5,000.00	\$5,000.00
8120 - PROPERTY INSURANCE	\$46,000	\$9,410.25	\$91,375.00	\$91,375.00
8122 - FLOOD INSURANCE	\$12,000	\$6,866.25	\$14,000.00	\$14,000.00
8124 - WIND INSURANCE/GEN LIABILITY	\$95,000	\$68,526.62	\$42,431.00	\$42,431.00
8160 - TELEPHONE/FAX	\$13,000	\$15,736.79	\$16,000.00	\$16,000.00
8161 - INTERNET SERVICE	\$4,600	\$3,058.25	\$4,600.00	\$4,600.00
8190 - UNSCHEDULED EXPENSES	\$15,000	\$9,750.49	\$29,600.00	\$29,600.00
8300 - GROUP HEALTH INSURANCE	\$8,100	\$6,325	\$8,100.00	\$8,100.00
8390 - UNIFORM BUSINESS REPORT	\$63	\$61.25	\$63.00	\$63.00
8440 - SECURITY	\$4,000	\$3,341.38	\$2,200.00	\$2,200.00
8442 - DUES/LICENSE/PERMITS	\$1,000	\$500	\$1,000.00	\$1,000.00
8460 - BUREAU/CONDOMINIUM FEES	\$336	\$369.60	\$336.00	\$336.00
8500 - PRIOR YEAR LOAN FROM RESERVES	\$15,000		\$0.00	\$0.00

TOTAL 8000 - MANAGEMENT/ADMIN:	\$348,143	\$213,215.04	\$345,575.00	\$345,575.00
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TOTAL OPERATING EXPENSE:	\$568,730	\$411,757.66	\$591,810.00	\$591,810.00
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TOTAL RESERVE CONTRIBUTION:	\$100,000		\$100,000.00	\$427,366.08
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TOTAL EXPENSE:	\$668,730		\$691,810.00	\$1,019,176.08
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2014 PROPOSED MONTHLY MAINTENANCE FEE WITH FULL RESERVE FUNDING:	\$944.80
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Full reserve funding \$423.97/unit/month	\$427,366.08
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2014 PROPOSED MONTHLY MAINTENANCE FEE WITH PARTIAL RESERVE FUNDING:	\$620.00
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Partial reserve funding \$99.20/unit/month	\$100,000.00
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FS 718.112: 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

**SANDPIPER CONDOMINIUM**

- 1. CAPITAL EXPENDITURES FROM RESERVE FUNDS**
- 2. BUILDING MAINTENANCE EXPENDITURES FROM OPERATING BUDGET**

2014

**1. CAPITAL EXPENDITURES FROM RESERVE FUNDS**

estimated cost

RAILINGS/DOORS	19,000
SPALLING REPAIR	23,000
SECURITY GATES FOR PARKING LOT	42,500
1ST FL BATHROOMS	42,500
POOL PUMPS	2,500

**TOTAL AMOUNT: 129,500**

**2. BUILDING MAINTENANCE EXPENDITURES FROM OPERATING BUDGET**

FIRE EXIT SIGNS	1,080
3RD FLOOR SAUNA	500
SECURITY CAMERAS/ (4)GATE LOCKS	8,200
OFFICE FURNITURE/FLOOR	3,255
UMBRELLAS/STANDS	7,500
TELEPHONE SYSTEM	10,000

**TOTAL AMOUNT: \$30,535**

**\* BUILDING MAINTENANCE IS UNDER LINE #5010**



Sandpiper Condominium  
Long Term Replacement and Maintenance Reserves

10 year plan

Item #	Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	10 YEAR TOTAL
1	Seal and stripe asphalt		\$ 15,000								\$ 15,000	\$ 30,000
2	Resurface swimming pools	\$ 45,000										\$ 45,000
3	Replace pool pumps			\$ 2,500								\$ 2,500
4	Replace pool filters			\$ 1,000								\$ 1,000
5	Replace pool heater		\$ 3,000									\$ 3,000
6	Replace flat roofs						\$ 80,000				\$ 300,000	\$ 300,000
7	Recast walkway and stair waterproofing					\$ 200,000						\$ 200,000
8	Paint and caulk building exterior											\$ 7,000
9	Rebuild firepump				\$ 7,000				\$ 25,000			\$ 25,000
10	Replace common area A/C									\$ 33,000		\$ 33,000
11	Replace domestic water booster pump						\$ 2,500					\$ 2,500
12	Replace carpet office	\$ 2,000						\$ 10,000				\$ 12,000
13	Replace common area steel doors		\$ 10,000									\$ 10,000
14	Replace wood pergola structure				\$ 3,000							\$ 3,000
15	Resurface tennis court/putting green								\$ 15,000			\$ 15,000
<b>Total Expenditure</b>		<b>\$ 47,000</b>	<b>\$ 28,000</b>	<b>\$ 3,500</b>	<b>\$ 10,000</b>	<b>\$ 200,000</b>	<b>\$ 82,500</b>	<b>\$ 10,000</b>	<b>\$ 40,000</b>	<b>\$ 33,000</b>	<b>\$ 315,000</b>	<b>\$ 769,000</b>