

SANDPIPER OWNERS' ASSOCIATION, INC.

FINANCIAL STATEMENTS

For the One Month and Six Months Ended June 30, 2014

Sandpiper Owners Association, Inc.

Balance Sheet

As of June 30, 2014

| | Jun 30, 14 |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1035 · BB&T-Operating Account | 11,530.03 |
| 1040 · BB&T-Reserve Account | 202,161.37 |
| 1041 · BB&T-Reserve CD 8512 | 70,000.00 |
| 1042 · BB&T-Reserve CD 8520 | 50,000.00 |
| 1043 · BB&T-Reserve CD 8539 | 56,588.50 |
| Total Checking/Savings | 390,279.90 |
| Accounts Receivable | |
| 1210 · Monthly Maintenance | 40.30 |
| 1215 · A/R - Other | 0.33 |
| Total Accounts Receivable | 40.63 |
| Other Current Assets | |
| 1292 · Due to Reserves | 7,501.30 |
| 1309 · Prepaid Insurance | 14,149.44 |
| 1400 · Prepaid Federal Income Tax | 206.00 |
| Total Other Current Assets | 21,856.74 |
| Total Current Assets | 412,177.27 |
| Fixed Assets | |
| 1500 · Property & Equipment | |
| 1510 · Land | 8,936.00 |
| 1520 · Property & Furniture | 67,015.07 |
| 1530 · Unit 107 | 155,714.29 |
| 1605 · Furniture & Equipment | 10,672.51 |
| 1680 · Accumulated Depreciation | (133,001.80) |
| Total 1500 · Property & Equipment | 109,336.07 |
| 1700 · Other Assets- Deposits | |
| 1711 · City of NSB Utilities | 265.00 |
| 1712 · Florida Public Utilities | 1,575.00 |
| Total 1700 · Other Assets- Deposits | 1,840.00 |
| Total Fixed Assets | 111,176.07 |
| TOTAL ASSETS | 523,353.34 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| 2100 · Payroll Taxes | 2,718.42 |
| 2112 · Due to Reserves from Operating | 7,501.30 |
| 2130 · Prepaid Assessments | 50,596.67 |
| Total Other Current Liabilities | 60,816.39 |
| Total Current Liabilities | 60,816.39 |

See Independent Accountant's Compilation Report

Sandpiper Owners Association, Inc.

Balance Sheet

As of June 30, 2014

| | <u>Jun 30, 14</u> |
|--|--------------------------|
| Long Term Liabilities | |
| 2200 · Reserve Fund Balances | |
| 2210 · Major Maint- Metal Roof | 72,520.04 |
| 2212 · Major Maint- Flat Roof | 66,592.30 |
| 2230 · Major Maint- Ext. Paint & Caulk | (13,151.96) |
| 2231 · Major Maint- Paint Walkwy/Stair | 45,735.40 |
| 2255 · Major Maint- Paving | 8,012.48 |
| 2256 · Major Maint- Parking Lot Lights | (869.21) |
| 2288 · Major Maint- Pool Resurfacing | (15,785.55) |
| 2290 · Major Maint- Pool/Filters | 904.05 |
| 2298 · Major Maint- Pergola Repair | 1,752.85 |
| 2308 · Major Maint- Pool Heater/Pump | 10,099.99 |
| 2315 · Major Maint- Fire Pump | 2,424.15 |
| 2317 · Major Maint- Air Conditioning | 4,621.28 |
| 2357 · Major Maint- Water Booster Pump | 8,136.77 |
| 2379 · Major Maint- Balcony Seal Tile | 2,787.51 |
| 2380 · Major Maint-Repl Alum Railings | 39,059.54 |
| 2381 · Major Maint-Office Carpeting | 67.25 |
| 2382 · Major Maint-Windows and Doors | 138,892.94 |
| 2383 · Major Maint-Com Area Steel Door | 20,642.68 |
| 2384 · Major Maint-Resurace Tennis Crt | (6,193.59) |
| 2385 · Major Maint-Deferred Maint | 2.25 |
| Total 2200 · Reserve Fund Balances | <u>386,251.17</u> |
| Total Long Term Liabilities | <u>386,251.17</u> |
| Total Liabilities | 447,067.56 |
| Equity | |
| 2650 · Operating Fund Balance | 116,068.41 |
| Net Income | (39,782.63) |
| Total Equity | <u>76,285.78</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>523,353.34</u></u> |

Sandpiper Owners Association, Inc.

Statement of Revenues and Expenses- Actual to Budget

June 2014

| | Jun 14 | Budget | \$ Over Budget | Jan - Jun 14 | YTD Budget | \$ Over Budget | Annual Budget |
|---|-------------------|------------------|-------------------|--------------------|-------------------|--------------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 4020 · Maintenance Fees | 52,080.00 | 52,080.00 | 0.00 | 312,480.00 | 312,480.00 | 0.00 | 624,960.00 |
| 4060 · Late Charge | (428.47) | 33.33 | (461.80) | 121.67 | 199.98 | (78.31) | 400.00 |
| 4080 · Transfer Fees | 0.00 | 50.00 | (50.00) | 150.00 | 100.00 | 50.00 | 150.00 |
| 4090 · Telephone Income | 0.00 | 100.00 | (100.00) | 0.00 | 200.00 | (200.00) | 400.00 |
| 4100 · Interest- Operating Accounts | 0.83 | 4.16 | (3.33) | 7.42 | 25.00 | (17.58) | 50.00 |
| 4350 · Interest- Reserves | 8.50 | 20.83 | (12.33) | 555.08 | 125.02 | 430.06 | 250.00 |
| 4400 · Rental Income-Unit 107 | 6,820.00 | 2,666.67 | 4,153.33 | 22,235.00 | 15,999.98 | 6,235.02 | 32,000.00 |
| 4500 · Office Rent/Salary | 1,420.00 | 2,800.00 | (1,380.00) | 12,728.00 | 16,800.00 | (4,072.00) | 33,600.00 |
| 4999 · Miscellaneous Income | 383.33 | 0.00 | 383.33 | 2,295.00 | 0.00 | 2,295.00 | 0.00 |
| Total Income | 60,284.19 | 57,754.99 | 2,529.20 | 350,572.17 | 345,929.98 | 4,642.19 | 691,810.00 |
| Gross Profit | 60,284.19 | 57,754.99 | 2,529.20 | 350,572.17 | 345,929.98 | 4,642.19 | 691,810.00 |
| Expense | | | | | | | |
| 5000 · Building Maintenance | | | | | | | |
| 5010 · Building Maintenance- Supplies | 1,124.47 | 1,141.66 | (17.19) | 7,393.87 | 6,850.00 | 543.87 | 13,700.00 |
| 5011 · Building Maintenance- Labor | 1,800.00 | 1,350.00 | 450.00 | 10,374.00 | 8,100.00 | 2,274.00 | 16,200.00 |
| 5012 · 2014 Bldg Maint Projects | 975.00 | 2,544.58 | (1,569.58) | 9,644.10 | 15,267.52 | (5,623.42) | 30,535.00 |
| 5089 · Elevator Telephone | 93.58 | 100.00 | (6.42) | 561.48 | 600.00 | (38.52) | 1,200.00 |
| 5095 · Elevator Contract | 327.12 | 1,016.67 | (689.55) | 15,510.85 | 6,099.98 | 9,410.87 | 12,200.00 |
| 5120 · Association Employees | 2,600.00 | 2,708.33 | (108.33) | 16,363.75 | 16,250.02 | 113.73 | 32,500.00 |
| 5240 · Interior Pest Control | 250.00 | 250.00 | 0.00 | 1,500.00 | 1,500.00 | 0.00 | 3,000.00 |
| 5260 · Water/Sewer | 839.35 | 666.66 | 172.69 | 4,840.54 | 4,000.00 | 840.54 | 8,000.00 |
| 5280 · Trash Removal | 2,277.11 | 666.66 | 1,610.45 | 4,540.35 | 4,000.00 | 540.35 | 8,000.00 |
| 5300 · Electric Power | 1,982.81 | 1,750.00 | 232.81 | 16,405.81 | 10,500.00 | 5,905.81 | 21,000.00 |
| 5350 · Fire Alarm Maintenance | 0.00 | 833.33 | (833.33) | 2,297.45 | 5,000.00 | (2,702.55) | 10,000.00 |
| 5352 · Fire Alarm Monitoring | 0.00 | 283.33 | (283.33) | 814.74 | 1,700.00 | (885.26) | 3,400.00 |
| 5400 · Cable Service | 3,412.68 | 3,083.33 | 329.35 | 19,914.58 | 18,500.00 | 1,414.58 | 37,000.00 |
| Total 5000 · Building Maintenance | 15,682.12 | 16,394.55 | (712.43) | 110,161.52 | 98,367.52 | 11,794.00 | 196,735.00 |
| 6000 · Grounds Maintenance | | | | | | | |
| 6040 · Contracted Lawn Service | 3,135.00 | 1,200.00 | 1,935.00 | 10,585.00 | 7,200.00 | 3,385.00 | 14,400.00 |
| 6041 · Grounds Maintenance- Supplies | 270.59 | 250.00 | 20.59 | 1,096.49 | 1,500.00 | (403.51) | 3,000.00 |
| 6080 · Lawn Spraying | 300.00 | 300.00 | 0.00 | 900.00 | 1,800.00 | (900.00) | 3,600.00 |
| 6140 · Water-Irrigation | 1,582.12 | 750.00 | 832.12 | 6,936.20 | 4,500.00 | 2,436.20 | 9,000.00 |
| Total 6000 · Grounds Maintenance | 5,287.71 | 2,500.00 | 2,787.71 | 19,517.69 | 15,000.00 | 4,517.69 | 30,000.00 |
| 7000 · Pool & Clubhouse Expense | | | | | | | |
| 7040 · Contracted Pool Service | 5,275.00 | 208.33 | 5,066.67 | 7,375.00 | 1,250.00 | 6,125.00 | 2,500.00 |
| 7060 · Chemicals/Supplies | 0.00 | 583.33 | (583.33) | 5,396.58 | 3,500.00 | 1,896.58 | 7,000.00 |
| 7070 · Pool Heating (Gas) | 199.94 | 833.33 | (633.39) | 11,943.63 | 5,000.02 | 6,943.61 | 10,000.00 |
| 7080 · Pool Equipment Repair | 0.00 | 0.00 | 0.00 | 5,575.00 | 0.00 | 5,575.00 | 0.00 |
| 7220 · Furniture Maintenance | 1,955.87 | 0.00 | 1,955.87 | 1,955.87 | 0.00 | 1,955.87 | 0.00 |
| Total 7000 · Pool & Clubhouse Expense | 7,430.81 | 1,624.99 | 5,805.82 | 32,246.08 | 9,750.02 | 22,496.06 | 19,500.00 |
| 8000 · Management & Administrative | | | | | | | |
| 8012 · Payroll Office Personnel | 3,112.00 | 2,833.33 | 278.67 | 19,738.25 | 17,000.00 | 2,738.25 | 34,000.00 |
| 8013 · Payroll Taxes | 803.09 | 412.50 | 390.59 | 4,660.92 | 2,475.00 | 2,185.92 | 4,950.00 |
| 8020 · Management Fee | 4,708.16 | 4,583.33 | 124.83 | 20,400.44 | 27,499.98 | (7,099.54) | 55,000.00 |
| 8040 · Postage | 148.04 | 83.33 | 64.71 | 700.71 | 500.00 | 200.71 | 1,000.00 |
| 8050 · Unit 107 Monthly Assessment | 620.00 | 610.00 | 10.00 | 3,720.00 | 3,660.00 | 60.00 | 7,320.00 |
| 8051 · Unit 107 Maintenance/Utilities | 839.40 | 150.00 | 689.40 | 8,935.29 | 900.00 | 8,035.29 | 1,800.00 |
| 8060 · Copy/Printing/Supplies | 266.99 | 125.00 | 141.99 | 613.55 | 750.00 | (136.45) | 1,500.00 |
| 8064 · Computer | 0.00 | 25.00 | (25.00) | 1,073.46 | 150.00 | 923.46 | 300.00 |
| 8080 · Accounting | 4,855.70 | 1,416.66 | 3,439.04 | 12,121.70 | 8,500.00 | 3,621.70 | 17,000.00 |
| 8081 · Unit 107 Property Tax | 0.00 | 666.66 | (666.66) | 0.00 | 4,000.00 | (4,000.00) | 8,000.00 |
| 8100 · Legal | 0.00 | 416.66 | (416.66) | 0.00 | 2,500.00 | (2,500.00) | 5,000.00 |
| 8120 · Insurance | 10,238.45 | 7,614.58 | 2,623.87 | 55,160.31 | 45,687.50 | 9,472.81 | 91,375.00 |
| 8122 · Flood Insurance | 0.00 | 1,166.66 | (1,166.66) | 5,828.52 | 7,000.00 | (1,171.48) | 14,000.00 |
| 8124 · Wind Insurance | 0.00 | 3,535.91 | (3,535.91) | 22,088.27 | 21,215.50 | 872.77 | 42,431.00 |
| 8160 · Telephone/Fax | 907.43 | 1,333.33 | (425.90) | 8,022.44 | 8,000.02 | 22.42 | 16,000.00 |
| 8161 · Internet Service | 384.21 | 383.33 | 0.88 | 2,303.14 | 2,300.00 | 3.14 | 4,600.00 |
| 8190 · Miscellaneous | 114.07 | 2,466.67 | (2,352.60) | 415.14 | 14,800.02 | (14,384.88) | 29,600.00 |
| 8230 · Bank Charges | 5.00 | 0.00 | 5.00 | 5.00 | 0.00 | 5.00 | 0.00 |
| 8300 · Group Insurance | 250.00 | 675.00 | (425.00) | 3,875.00 | 4,050.00 | (175.00) | 8,100.00 |
| 8375 · Office Expense | 0.00 | 0.00 | 0.00 | 6,090.59 | 0.00 | 6,090.59 | 0.00 |
| 8390 · Uniform Business Report | 0.00 | 0.00 | 0.00 | 61.25 | 63.00 | (1.75) | 63.00 |
| 8440 · Security | 0.00 | 183.33 | (183.33) | 1,127.21 | 1,099.98 | 27.23 | 2,200.00 |
| 8442 · Dues/Licenses/Permits | 708.19 | 83.33 | 624.86 | 933.19 | 500.00 | 433.19 | 1,000.00 |
| 8460 · Bureau of Condominium Fees | 0.00 | 0.00 | 0.00 | 0.00 | 336.00 | (336.00) | 336.00 |
| Total 8000 · Management & Administrative | 27,960.73 | 28,764.61 | (803.88) | 177,874.38 | 172,987.00 | 4,887.38 | 345,575.00 |
| 8600 · Reserve Allocation | 8,333.33 | 8,333.33 | 0.00 | 50,000.02 | 50,000.02 | 0.00 | 100,000.00 |
| 8605 · Reserve Interest Allocation | 8.50 | 0.00 | 8.50 | 555.11 | 0.00 | 555.11 | 0.00 |
| Total Expense | 64,703.20 | 57,617.48 | 7,085.72 | 390,354.80 | 346,104.56 | 44,250.24 | 691,810.00 |
| Net Ordinary Income | (4,419.01) | 137.51 | (4,556.52) | (39,782.63) | (174.58) | (39,608.05) | 0.00 |
| Net Income | (4,419.01) | 137.51 | (4,556.52) | (39,782.63) | (174.58) | (39,608.05) | 0.00 |

See Independent Accountant's Compilation Report

Sandpiper Owners Association, Inc.

Reserve Activity Report

As of June 30, 2014

| Type | Date | Num | Name | Memo | Split | Debit | Credit | Balance |
|--|------------|-------|------|---------------------------|------------------------------------|-----------|-----------|-------------|
| 2384 · Major Maint-Resurace Tennis Crt | | | | | | | | |
| General Journal | 01/31/2014 | Aje1 | | record reserve allocation | 8600 - Reserve Allocation | | 1,400.00 | (14,593.59) |
| General Journal | 02/28/2014 | Aje2 | | record reserve allocation | 8600 - Reserve Allocation | | 1,400.00 | (13,193.59) |
| General Journal | 03/31/2014 | Aje3 | | record reserve allocation | 8600 - Reserve Allocation | | 1,400.00 | (11,793.59) |
| General Journal | 04/30/2014 | Aje4 | | record reserve allocation | 8600 - Reserve Allocation | | 1,400.00 | (10,393.59) |
| General Journal | 05/31/2014 | Aje7 | | record reserve allocation | 8600 - Reserve Allocation | | 1,400.00 | (8,993.59) |
| General Journal | 06/30/2014 | 13-68 | | record reserve allocation | 8600 - Reserve Allocation | | 1,400.00 | (7,593.59) |
| Total 2384 · Major Maint-Resurace Tennis Crt | | | | | | 0.00 | 8,400.00 | (6,193.59) |
| 2385 · Major Maint-Deferred Maint | | | | | | | | |
| General Journal | 01/31/2014 | 13-80 | | | 8605 - Reserve Interest Allocation | | 12.17 | (21.26) |
| General Journal | 02/28/2014 | 13-84 | | | 8605 - Reserve Interest Allocation | | 11.34 | (9.09) |
| Total 2385 · Major Maint-Deferred Maint | | | | | | 0.00 | 23.51 | 2.25 |
| Total 2200 · Reserve Fund Balances | | | | | | 51,122.34 | 50,555.13 | 386,251.17 |
| TOTAL | | | | | | 51,122.34 | 50,555.13 | 386,251.17 |

Sandpiper Owners Association, Inc.
Statement of Cash Flows
 January through June 2014

| | Jan - Jun 14 |
|--|--------------|
| OPERATING ACTIVITIES | |
| Net Income | (39,782.63) |
| Adjustments to reconcile Net Income to net cash provided by operations: | |
| 1210 · Monthly Maintenance | 8,109.09 |
| 1215 · A/R - Other | (0.33) |
| 1292 · Due to Reserves | (7,501.30) |
| 1309 · Prepaid Insurance | (4,764.11) |
| 1320 · Prepaid Flood Insurance | 5,305.96 |
| 1311 · Workers Comp Insurance | 3,955.74 |
| 2001 · Accounts Payable | (15,516.21) |
| 2130 · Prepaid Assessments | 31,493.60 |
| 2100 · Payroll Taxes | 1,037.06 |
| 2112 · Due to Reserves from Operating | 7,501.30 |
| Net cash provided by Operating Activities | (10,161.83) |
| FINANCING ACTIVITIES | |
| 2200 · Reserve Fund Balances:2230 · Major Maint- Ext. Paint & Caulk | 25,133.24 |
| 2200 · Reserve Fund Balances:2256 · Major Maint- Parking Lot Lights | 143.29 |
| 2200 · Reserve Fund Balances:2288 · Major Maint- Pool Resurfacing | 16,500.00 |
| 2200 · Reserve Fund Balances:2290 · Major Maint- Pool/Filters | (2,550.00) |
| 2200 · Reserve Fund Balances:2379 · Major Maint- Balcony Seal Tile | (17,957.34) |
| 2200 · Reserve Fund Balances:2380 · Major Maint-Repl Alum Railings | (21,660.00) |
| 2200 · Reserve Fund Balances:2381 · Major Maint-Office Carpeting | (944.91) |
| 2200 · Reserve Fund Balances:2382 · Major Maint-Windows and Doors | (7,655.00) |
| 2200 · Reserve Fund Balances:2384 · Major Maint-Resurace Tennis Crt | 8,400.00 |
| 2200 · Reserve Fund Balances:2385 · Major Maint-Deferred Maint | 23.51 |
| Net cash provided by Financing Activities | (567.21) |
| Net cash increase for period | (10,729.04) |
| Cash at beginning of period | 401,008.94 |
| Cash at end of period | 390,279.90 |