Sandpiper 20 Year Reserve Schedule

2015-2034

Year Item	QKBKS Acct	Description	2014	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023	10 2024	11 2025	12 2026	13 2027	14 2028	15 2029	16 2030	17 2031	18 2032	19 2033	20 2034	20 year Total
1	2208	A/C Unit Club Room		7500													7520							15020
2	2255	Asphalt Overlay						8404																8404
3	2255	Asphalt/Sealcoat/Rejuvenation			1810				1810				1810				1810				1810			9050
4	2379	Balconies, Resurfacing			57715														57715					115430
5	2383	Common Area Steel Doors		3875	0								20800											24675
6		DEFERRED MAINTENANCE ELIMINATED																						0
7	2357	Domestic Water Pump/Equipment								16000														16000
8	2279	Elevator Modernization, Hyraulic																					225000	225000
9	2314	Fire Alarm System Modernization																					88200	88200
10	2315	Fire Pump/Equipment							20800															20800
11	2381	Interior Renovations, Common Area					28000															28000		56000
12	2381	Kitchen Interiors															10400							10400
13	2230	Paint/Waterproof/Stucco Repair		15000	176400							176400							176400					544200
14	2232	Painting, Perimeter Wall			10422							10422							10422					31266
15	2231	Painting, Stairs										12090												12090
16	2298	Pergola, Restoration			21330																		21330	42660
17	2286	Pool Deck Brick Pavers						24235										93492						117727
18	2287	Pool Deck/Common Area Furniture																					24235	24235
19	2290	Pool Equipment										8000										8000		16000
20	2308	Pool Heaters, Propane								4500								4500						9000
21	2288	Pool, Interior Resurfacing															67961							67961
22	2380	Railings Repair/Replacement		12285															287096					299381
23	2291	Restroom Interiors															15600							15600
24	2291	Restroom Interiors, Ground																						0
25	2212	Roofing, Flat/Membrane										149940												149940
26	2210	Roofing, Metal															76830							76830
27	2297	Seawall, Restoration																						0
28	2299	Shuffleboard Court, Resurfacing					1300							1300							1300			3900
29	2300	Tennis Court, Fencing and Gate								10022														10022
30	2300	Tennis Court, Resurfacing, Asphalt											4000			4000							4000	12000
31	2301	Trash Chute																15600						15600
32	2231	Walkways, Resurfacing										91520												91520
33		WINDOWS AND DOORS ELIMINATED																						0
		Total Annual Expenditure		38660	267677	0	29300	32639	22610	30522	0	448372	26610	1300	0	4000	180121	113592	531633	0	3110	36000	362765	2128911
		Reserve Contribution, Annual		91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	91675	
		Reserve Balance 12/31 before current yr's interest	0.00	431580.00	259628.73	354780.02	420244.45	483171.02	556772.55	623147.95	720748.66	370800.77	441357.27	535820.51	632401.84	725942.49	644317.54	629285.94	195730.39	291562.48	382584.73	441642.75	174690.81	
		Interest		4050.73	3476.30	3089.43	3890.57	4536.53	5222.40	5925.71	6749.11	5491.49	4088.25	4906.33	5865.64	6821.05	6885.41	6402.44	4157.09	2457.25	3383.02	4138.05	3102.36	
		Reserve Balance 12/31 with interest	378565	435630.73	263105.02	357869.45	424135.02	487707.55	561994.95	629073.66	727497.77	376292.27	445445.51	540726.84	638267.49	732763.54	651202.94	635688.39	199887.48	294019.73	385967.75	445780.81	177793.16	
		Reserve Contribution per unit per month (83 units)		92.04																				
		Interest rate	1.00%																					

Note: the 2015 waterproofing expense include payments to Best Painting and also stucco repairs