

**SANDPIPER CONDOMINIUM  
PROPOSED BUDGET 2015**

		<u>2014 BUDGET</u>	<u>YTD</u> <u>Jan – Aug 2014</u>	<u>Projected</u> <u>2014</u> <u>Year End</u>	<u>Proposed</u> <u>2015 Partial</u> <u>Reserve Funding</u>	<u>Proposed</u> <u>2015 Full</u> <u>Reserve Funding</u>
<b><u>INCOME</u></b>						
4020	Maintenance Fees	624,960	416,640	624,960	624,960	751,082
4056	Special assessment		63,000	63,000		
4060	Late Charges	400	163	225	200	200
4080	Transfer Fees	150	150	200	150	150
4090	Telephone Fees	400	0	100	100	100
4100	Interest Operating Acct.	50	11	15	25	25
4350	Interest Allocated to Reserves	250	573	625	650	650
4400	Unit 107 Income	32,000	33,052	34,000	32,845	32,845
4500	Office Rent/Salary	33,600	16,392	23,000	26,200	26,200
	<u>Insurance Settlement (Deferred Income)</u>				30,000	30,000
	<b><u>Total Income</u></b>	<b>691,810</b>	<b>529,981</b>	<b>746,125</b>	<b>715,130</b>	<b>841,252</b>
<b>5000 Building Maintenance</b>						
5010	Building Maint – Supplies	13,700	8,807	10,000	10,000	10,000
5011	Building Maint – Labor	16,200	15,533	22,000	0	0
5012	2015 Build Maint Projects	30,535	10,619	12,000	30,000	30,000
5089	Elevator Phone Monitoring	1,200	872	1,200	1,200	1,200
5095	Elevator Contract	12,200	19,394	22,000	24,000	24,000
5120	Association Employees	32,500	22,344	34,000	61,000	61,000
5240	Interior Pest Control	3,000	2,000	3,000	3,000	3,000
5260	Water/Sewer	8,000	7,785	9,000	9,000	9,000
5280	Trash Removal	8,000	6,052	8,500	8,500	8,500
5300	Electric Power	21,000	20,665	24,000	25,000	25,000
5350	Fire Alarm Maintenance	10,000	2,722	5,000	5,000	5,000
5352	Fire Alarm Monitoring	3,400	815	1,500	2,000	2,000
5400	Cable Service	37,000	26,740	40,400	42,400	42,400
5450	Miscellaneous/Contingency	0	0	0	15,000	15,000
<b>5000</b>	<b>Total Building Maint</b>	<b>196,735</b>	<b>144,348</b>	<b>192,600</b>	<b>236,100</b>	<b>236,100</b>
<b>6000 Grounds Maintenance</b>						
6040	Contracted Lawn Service	14,400	13,935	18,750	16,000	16,000
6041	Grounds Maint – Supplies	3,000	2,019	2,400	3,000	3,000
6080	Lawn Spraying	3,600	900	2,000	2,000	2,000
6140	Water - Irrigation	9,000	9,918	11,000	10,000	10,000
<b>6000</b>	<b>Total Grounds Maint</b>	<b>30,000</b>	<b>26,772</b>	<b>34,150</b>	<b>31,000</b>	<b>31,000</b>
<b>7000 Pool &amp; Clubhouse Expense</b>						
7040	Contracted Pool Service	2,500	10,600	15,000	15,000	15,000
7060	Chemicals/Supplies	7,000	5,397	5,500	1,000	1,000
7070	Pool Heating (Gas)	10,000	12,024	12,200	11,000	11,000
7080	Pool Equipment Repair	0	0	0	2,000	2,000
7220	Furniture Maintenance	0	37	75	1,000	1,000

7000	<b>Total Pool &amp; CH Expense</b>	<b>19,500</b>	<b>28,058</b>	<b>32,775</b>	<b>30,000</b>	<b>30,000</b>
8000	<b>Management &amp; Admin</b>					
8012	Payroll – Office Personnel	34,000	24,386	33,750	28,000	28,000
8013	Payroll Taxes	4,950	6,335	9,500	13,000	13,000
8020	Management Fee	55,000	30,172	49,000	56,500	56,500
8040	Postage	1,000	1,110	1,750	1,750	1,750
8050	Unit 107 Monthly Assessment	7,320	5,710	7,440	7,440	7,440
8051	Unit 107 Maint & Utilities	1,800	11,500	12,000	2,400	2,400
8060	Copies/Printing/Supplies	1,500	1,280	1,500	1,500	1,500
8064	Computer	300	7,463	7,463	600	600
8080	Accounting	17,000	13,172	17,000	17,000	17,000
8081	Unit 107 Property Tax	8,000	0	9,223	10,000	10,000
8100	Legal	5,000	0	0	2,000	2,000
8120	Insurance	91,375	64,090	93,600	96,000	96,000
8122	Flood Insurance	14,000	9,527	14,200	15,000	15,000
8124	Wind Insurance	42,431	22,088	38,000	40,000	40,000
8160	Telephone/Fax	16,000	8,963	14,500	15,000	15,000
8161	Internet Service	4,600	2,953	4,100	3,500	3,500
8190	Miscellaneous	29,600	22,500	25,000	5,000	5,000
8300	Group Insurance	8,100	4,975	7,000	7,500	7,500
8375	Office Expense	0	0	0	500	500
8390	Uniform Business Report	63	61	61	65	65
8440	Security	2,200	2,275	2,275	2,300	2,300
8442	Dues/Licenses/Permits	1,000	933	1,000	1,000	1,000
8460	Bureau Of Condo Fees	336	0	300	300	300
8000	<b>Total Management &amp; Admin</b>	<b>345,575</b>	<b>239,493</b>	<b>348,662</b>	<b>326,355</b>	<b>326,355</b>
	<b>Total Operating Expenses</b>	<b>\$591,810</b>	<b>\$438,671</b>	<b>\$608,187</b>	<b>\$623,455</b>	<b>\$623,455</b>
	<b>Total Reserve Contribution</b>	<b>\$100,000</b>	<b>\$66,667</b>	<b>\$100,000</b>	<b>\$91,675</b>	<b>\$217,797</b>
	<b>Total Expense</b>	<b>\$691,810</b>	<b>\$505,338</b>	<b>\$708,187</b>	<b>\$715,130</b>	<b>\$841,252</b>
	<b>2015 Proposed monthly maintenance fee with full reserve funding</b>					<b>\$745</b>
	Full reserve funding: contribution per unit per month				\$216	
	Full reserve funding: total reserve contribution				\$217,797	
	<b>2015 Proposed monthly maintenance fee with partial reserve funding</b>					<b>\$620</b>
	Partial reserve funding: contribution per unit per month				91	
	Partial reserve funding: total reserve contribution				\$91,675	

FS 718.122: 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.