

**SANDPIPER RESORT OWNERS ASSOCIATION  
APPROVED BUDGET – 2021**

	<u>PURPOSE</u>	<u>YEARLY</u>	<u>MONTHLY</u>	
<b>MANAGEMENT EXPENSES:</b>				
	KELLIE WINNERS	PROPERTY MANAGEMENT EXPENSE	1,200.00	100.00
	INSURANCE	PROPERTY/GEN.LIABILITY INS./DIR.	12,174.96	1,014.58
	I.R.S. & STATE OF ARIZONA	INCOME TAX	50.00	4.00
	PARKER ACCOUNTING	INCOME TAX PREP, COMP, BOOKS	6,000.00	500.00
	U.S. POSTMASTER	P.O. BOX	154.00	13.00
	LAPAZ COUNTY	PROPERTY TAX	22.18	1.84
	PERMITS/FEES	POOL/AZ CORP COMM/LIENS	<u>210.00</u>	<u>18.00</u>
			19,811.14	1,651.42
<b>OPERATING EXPENSES:</b>				
	A.P.S.	ELECTRIC	5,547.00	462.00
	EPCOR WATER	POOL/BATHROOMS	1,688.00	141.00
	REPUBLIC SERVICES	TRASH REMOVAL	4,933.00	411.00
	A&B SUPPLY - PROPANE	HEAT FOR SPA	5,573.00	464.00
	BUCKSKIN SANITARY DIST.	SEWER	<u>504.00</u>	<u>42.00</u>
			18,245.00	1,520.00
<b>MAINTENANCE/REPAIR EXPENSES:</b>				
	DAVIS/ACE HARDWARE	MAINTENANCE SUPPLIES	830.00	69.00
	CONGRUENT CONCEPTS	LANDSCAPING	6,000.00	2,000.00
	A1 POOLS	POOL/SPA MAINTENANCE/REPAIRS	<u>6,276.00</u>	<u>523.00</u>
			13,106.00	2,592.00
<b>GENERAL MAINTENANCE/IRRIGATION:</b>				
	LLOYD BURGOZ	IRRIGATION/MAINTENANCE	<u>9,600.00</u>	<u>800.00</u>
			9,600.00	800.00
<b>RESERVE ACCOUNT:</b>				
	38 UNITS @ \$26.32/UNIT PER MONTH		<u>1,200.00</u>	<u>1,000.00</u>
	<b>TOTAL YEARLY/MONTHLY EXPENSES</b>		<b>\$71,746.61</b>	<b>\$8,336.00</b>
	<b>TOTAL EXPENSES PER UNIT (/38)</b>		<b>\$2,632.00</b>	<b>\$219.00</b>
	<b>INCOME (\$258/UNIT X 38 UNITS)</b>		<b>\$117,648.00</b>	<b>\$9,804.00</b>
<b>EXTRAORDINARY EXPENSES (LEGAL FEES/COSTS PAID OUT IN 2020)</b>				
			<u>0.00</u>	
			\$0.00	
<b>EXTRAORDINARY EXPENSES (MAINTENANCE, ETC. PAID IN 2020)</b>				
	CHASE BANK – CHECKS		65.00	
	PARKER LOCK & SAFE – POOL KEYS		60.00	
	POOL PUMP		2,200.00	
	IRRIGATION PIPE LEAK-VAN ROOY		113.00	
	CONGRUENT CONCEPTS – LANDSCAPING PHASE 2		26,480.00	
	DESERT LAND GROUP – LANDSCAPE PLANS & PHASE 1		93,366.00	
	SHAFFER WELDING – POOL GATE		69.00	
	DAX MAYS -POOL GATE RAIL		1,300.00	
	DAX MAYS- PROPERTY SIGN REPAIR		400.00	
			<b><u>\$124,053.00</u></b>	
<b>EXTRAORDINARY EXPENSES (TO BE INCURRED IN 2021)</b>				
	SPECIAL ASSESSMENT POSSIBLY		\$52,440.00	(\$1,380.00 PER UNIT)
	CONGRUENT CONCEPTS – FINALIZE LANDSCAPING PHASE 3 (NOT LIKLEY)		\$153,000.00	
	PARTIAL PHASE 3		\$21,150.00	