

SAND DOLLAR III CONDOMINIUM ASSOCIATION
Proposed Budget for Year 6/1/21 - 5/31/22

ACCT NO		Actual as of 3/17/2021	Estimated to Year End	Estimated Total	2020-2021 Budget	2021-2022 Budget	PER UNIT PER MO.		
4010	Association Fees	288,000	57,413	345,413	345,413	362,412	\$ 629		
4021	Late Fees/Misc Income	446	20	466					
	TOTAL REVENUE	288,446	57,433	345,879	345,413	362,412	\$ 629		
	Expenditures:								
	<u>Administrative</u>								
5002	Management Fee	12,833	2,566	15,399	15,400	15,400	48 UNITS		
5003	Professional Expenses	1,717	0	1,717	4,800	4,800	AUDIT REQUIRED		
5004	Office Expense	1,251	100	1,351	800	800			
5008	Licenses & Condo Fee	61	192	253	254	254			
5030	Office Salary & Benefit	24,745	5,865	30,610	30,500	31,860	split Jims incr		
	Total Admin.	40,607	8,723	49,330	51,754	53,114			
	<u>Insurance</u>								
5201	Directors & Officers	681	228	909	900	1,100			
5202	Flood	10,781	3,612	14,393	15,100	15,300	5% incr		
5203	Umbrella	1,355	453	1,808	2,000	2,100			
5204	Worker's Comp	472	159	631	645	650			
5206	Fidelity & Crime	379	126	505	600	750			
5207	Property/Wind-Hazard	27,450	10,729	38,179	38,500	45,000	25% to 30% increase		
	G/L	4,021		4,200		3,900			
5208	Insurance Appraisal			0	0		need to update 2023		
	Total Insurance	45,139	15,307	60,446	57,745	68,800			
	<u>Maintenance</u>								
6002	Drywall Repairs	1,850	0	1,850	2,000	2,000			
6004	Alarm Maintenance	1,284	428	1,712	2,000	2,000			
6006	Generator Maintenance	191	500	691	1,000	1,000			
6009	Pest Control Interior	750	250	1,000	1,000	1,000			
6010	General Maintenance	12,491	5,000	17,491	20,184	18,000			
6011	Elevator Maintenance	4,440	940	5,380	4,500	4,000	elev proj may mean less PM costs		
6017	Maintenance Labor	58,149	14,260	72,409	71,700	76,000	incl incr for Cody & Jim		
6101	Lawn Service	6,210	1,152	7,362	7,200	7,590			
6102	Landscape Projects	4,475	0	4,475	4,000	4,000			
6103	Pest Control Grounds	1,650	330	1,980	2,000	2,178			
6109	Lake Maintenance	891	400	1,291	1,400	1,400			
6213	Pool Supplies/Repairs	2,437	1,000	3,437	4,000	4,000			
	Total Maint.	94,818	24,260	119,078	120,984	123,168			
	<u>Utilities</u>								
6301	Trash Removal	2,434	1,200	3,634	3,200	3,800	to inclu xtra p/u		
6303	Water/Sewer	13,195	6,596	19,791	20,500	20,500			
6304	Cable TV	24,834	8,463	33,297	33,800	35,000			
6310	Internet/Office Phone	3,757	800	4,557	4,750	4,750			
6320	Electric	5,255	1,500	6,755	7,000	7,200	FPL 4% incease		
	Total Utilities	49,475	18,559	68,034	69,250	71,250			
	Reserve Funding	38,400	7,680	46,080	46,080	46,080			
	TOTAL EXPENDITURES	268,439	74,529	342,968	345,813	362,412			