

Sandbridge Dunes 2027 Proposed Budget

	Account	Description	2026 Budget	2026 Actual	2026 Remaining	2026 Projected	2027 Budget
Operating Accounts							
Income Accounts							
			Units: 73		Dues/month: \$928.00		
Income							
	40-41100-00	Association Fees	\$812,928.00	\$493,056.00	\$338,720.00	\$831,776.00	\$812,928.00
	40-41190-00	Rent Income	\$20,400.00	\$3,623.00	\$8,500.00	\$12,123.00	\$0.00
	40-42000-00	Prepaid Association Fees	\$0.00	\$42,429.07	\$0.00	\$42,429.07	\$0.00
	40-42500-00	Miscellaneous Income	\$0.00	\$187.00	\$0.00	\$187.00	\$0.00
	40-42530-00	Interest-Delinquent Fees	\$0.00	\$130.40	\$0.00	\$130.40	\$0.00
		Parking Income					\$1,800.00
		Operating Reserve Interest					\$3,000.00
	40-42550-00	Replacement Reserve Interest	\$0.00	\$16,367.69	\$0.00	\$16,367.69	\$15,000.00
	40-42630-00	Late Fee Income	\$0.00	\$987.00	\$0.00	\$987.00	\$0.00
Income Accounts Total			\$833,328.00	\$556,780.16	\$347,220.00	\$904,000.16	\$832,728.00
Expense Accounts							
General & Administrative							
	50-52210-00	Corporate Fees	\$0.00	\$75.00	\$0.00	\$75.00	\$85.00
	50-52600-00	Miscellaneous Expense	\$175.00	\$4,195.74	\$70.00	\$4,265.74	\$175.00
	50-52700-00	Office Expense/Printing	\$1,500.00	\$2,793.10	\$625.00	\$3,418.10	\$1,500.00
	50-52750-00	Coupon Books	\$0.00	\$257.25	\$0.00	\$257.25	\$260.00
	50-52900-00	Postage Expense	\$1,500.00	\$356.09	\$625.00	\$981.09	\$725.00
			Sub-Total: General & Administrative				\$2,745.00
Professional Services							
	50-51400-00	Audit/Tax Preparation	\$4,447.00	\$0.00	\$0.00	\$0.00	\$5,000.00
	50-51700-00	Legal-Corporate	\$0.00	\$1,772.18	\$0.00	\$1,772.18	\$4,200.00
	50-51950-00	Legal-Collections	\$4,000.00	\$195.00	\$1,665.00	\$1,860.00	\$1,000.00
	50-52400-00	Management Fees	\$20,080.00	\$11,868.75	\$8,425.00	\$20,293.75	\$20,748.00
			Sub-Total: Professional Services				\$30,948.00
Insurance							
	50-52190-00	Flood Insurance	\$0.00	\$12,592.00	\$0.00	\$12,592.00	\$14,000.00
	50-52200-00	Property Insurance	\$132,400.00	\$1,714.32	\$55,165.00	\$56,879.32	\$110,000.00

					Sub-Total: Insurance		\$124,000.00
Taxes							
	50-53100-00	Taxes-State	\$3,000.00	\$1,100.00	\$0.00	\$1,100.00	\$1,500.00
	50-53250-00	Taxes-Federal	\$9,000.00	\$4,200.00	\$0.00	\$4,200.00	\$4,800.00
	50-53300-00	Taxes-Real Estate - unit 216	\$4,000.00	\$0.00	\$1,665.00	\$1,665.00	\$6,200.00
					Sub-Total: Taxes		\$12,500.00
Association Employees							
		Payroll - Building Manager					\$40,000.00
		Payroll - Health Insurance Benefits					\$10,000.00
		Payroll - Building Manager Assistant					\$25,000.00
		Payroll - Processing Service & Taxes					\$8,450.00
					Sub-Total: Association Employees		\$83,450.00
Contracts							
	54-54300-00	Lawn Contract	\$11,000.00	\$11,900.00	\$4,581.00	\$16,481.00	\$21,420.00
	54-54670-00	Pool Contract	\$12,000.00	\$5,750.00	\$250.00	\$6,000.00	\$14,000.00
	50-53050-00	Security Service/DataWatch	\$6,000.00	\$2,511.15	\$2,500.00	\$5,011.15	\$9,600.00
	50-51770-00	Disposal Service-Regular	\$7,240.00	\$5,638.78	\$3,015.00	\$8,653.78	\$9,000.00
	54-54520-00	Fire Alarm Monitoring	\$1,500.00	\$10,546.71	\$625.00	\$11,171.71	\$10,000.00
	54-54540-00	Elevator Contract	\$16,500.00	\$5,379.90	\$6,875.00	\$12,254.90	\$10,000.00
	54-54410-00	Exterminating/Pest Control	\$3,500.00	\$1,700.00	\$1,456.00	\$3,156.00	\$4,000.00
	54-54460-00	HVAC Expense	\$0.00	\$490.00	\$0.00	\$490.00	\$3,640.00
	54-54140-00	Gym Expense	\$1,200.00	\$264.00	\$500.00	\$764.00	\$1,100.00
					Sub-Total: Contracts		\$74,020.00
Utilities							
	53-53400-00	Telephone/Internet	\$6,755.00	\$4,203.67	\$2,815.00	\$7,018.67	\$7,500.00
	53-53700-00	Water Expense	\$47,684.00	\$35,145.94	\$19,866.00	\$55,011.94	\$54,000.00
	53-53750-00	Sewer Expense	\$33,000.00	\$19,509.27	\$13,750.00	\$33,259.27	\$33,000.00
	53-53800-00	Electric Expense	\$36,000.00	\$31,297.45	\$15,000.00	\$46,297.45	\$46,315.00
					Sub-Total: Utilities		\$140,815.00
Maintenance							
	54-54100-00	Cleaning Supplies	\$2,500.00	\$767.35	\$1,041.69	\$1,809.04	\$1,500.00
	54-54310-00	Landscaping Extras	\$7,000.00	\$2,606.98	\$2,915.00	\$5,521.98	\$6,000.00
	54-54340-00	Sign Expense	\$0.00	\$74.20	\$0.00	\$74.20	\$250.00
	54-54530-00	Fire Suppression Inspection & Repairs	\$4,600.00	\$13,827.48	\$1,915.00	\$15,742.48	\$16,000.00

54-54550-00	General Building Maintenance	\$100,000.00	\$40,623.75	\$41,665.00	\$82,288.75	\$75,000.00
	Maintenance Supplies					\$4,000.00
54-54660-00	Pool Repairs/Supplies	\$2,250.00	\$5,721.30	\$0.00	\$5,721.30	\$6,000.00
Sub-Total: Maintenance						\$108,750.00
Reserves						
56-56550-00	Oper Reserve Contribution	\$0.00	\$1,311.91	\$0.00	\$1,311.91	\$3,000.00
58-55490-00	Replacement Reserve Contribution	\$225,247.00	\$131,397.00	\$93,850.00	\$225,247.00	\$237,000.00
58-55160-00	Repl Reserve Interest	\$0.00	\$14,513.05	\$0.00	\$14,513.05	\$15,000.00
60-56605-00	Rental Res Interest	\$0.00	\$542.73	\$0.00	\$542.73	\$500.00
Sub-Total: Reserves						\$255,500.00
Expense Accounts Total		\$704,078.00	\$386,842.05	\$280,859.69	\$667,701.74	\$832,728.00
Operating Accounts Net		\$129,250.00	\$169,938.11	\$66,360.31	\$236,298.42	\$0.00

Notes:

1. Parking Income - one parking space rented by owner
2. Property Insurance - Insurance premium payment for 2026 was under \$100k because we have not had a claim in many years, therefore, premium cost decreased for 2026-27 policy
3. Lawn Contract - 2026 Contract - \$1700 per month; increased estimate to \$1785 per month
4. Pool Contract - 2026 contract for summer (\$10,000) and winter (\$3,540); rounding up estimate to \$14000
5. Security Service/DataWatch - 2026 contract \$764.45 per month; increased estimate to \$800 per month for 2027
6. Disposal Service-Regular - 2026 contract is \$710 per month; increased estimate to \$750 per month
7. Fire Alarm Monitoring - 2026 contract was about \$9000
8. HVAC Expense - \$1700 semi-annual contract; UPA increased estimate by 7% for 2027
9. Gym Expense - 2026 contract is \$264 per quarter; UPA increased estimate by 4% for 2027
10. Electric Expense - small excess net income of \$315 was added here to get balanced budget
11. Replacement Reserve Contribution - Excess net income of \$12,000 was added to reserve contribution to create a balanced budget
12. Repl Reserve Interest - Only one CD maturing in Mar 2027 for about \$7000 interest plus using average \$300k cash in reserve account earning about \$8400 in 2027.