

THE SANDARAC ASSOCIATION, INC.					
Fiscal Year April 1- March 31					
Annual Operating Budget		2017-2018	2017-2018	2018-2019	2019-2020
		From Audit	Approved Budget	Approved Budget	Proposed
OPERATING REVENUE - TOTAL		473,364	471,506	529,120	526,200
6310	Maintenance fees	459,926	459,306	513,920	519,200
6315	Beach Commissions	10,000	10,000	10,000	5,000
	Other Income & Misc Income	3,438	2,200	5,200	2,000
OPERATING EXPENSES - TOTAL		495,894	467,306	528,613	526,200
PERSONNEL		125,831	116,076	156,140	154,960
6500	Workman's Comp	2,781	3,381	4,400	3,500
6550	Payroll Creation costs	2,407	1,275	1,150	1,500
6600	Payroll	106,915	103,000	139,890	139,960
6650	Payroll Taxes	8,428	8,420	10,700	10,000
6560	401K Expense	-	-	-	-
6700	Subcontractors	5,300	-	-	-
6900	Health Insurance	-	-	-	-
ADMINISTRATIVE		14,032	16,200	9,850	9,650
7020	Accounting fees	6,035	5,500	4,250	4,500
7025	Internet/Website	775	400	100	150
7030	Legal fees	2,950	5,000	2,000	2,000
7035	Bank fees	632	500	100	100
7039	Postage	327	400	400	400
7040	Office Supplies	1,963	1,200	2,000	1,500
7041	Office Equipment	581	1,000	500	500
7042	Auto Expense	-	1,200	-	-
7050	Misc. Administrative	770	1,000	500	500
INSURANCE		132,930	133,350	146,423	140,190
7570	Property & Building Insurance	62,342	62,900	68,550	58,200
7571	Flood	61,863	62,600	66,900	70,500
7572	Wind	Inc. in property	Inc. in property	Inc. in property	Inc. in property
7573	Umbrella/Excess	-	-	1,900	1,990
7578	Recreation/Office Ins	-	1,650	1,323	1,500
7579	Commercial Package	-	6,200	7,750	8,000
	Insurance - Other	8,725	-	-	-
MAINTENANCE		69,172	57,780	63,500	63,000
8020	Elevator Maintenance	9,540	7,880	8,500	9,000
8050	Building Maintenance	29,913	26,000	29,500	29,000
8070	Pool Maintenance	4,150	3,500	4,000	4,000
8080	Landscaping and Grounds	20,037	17,400	18,500	17,000
8085	Landscaping Flowers	2,570	3,000	3,000	4,000
8095	Building Security & Fire Protection	2,962	-	-	-
8000	Building - Other	-	-	-	-
UTILITIES		153,929	143,900	152,700	158,400
8510	Water & Sewer	49,249	42,000	48,800	49,000
8515	Water Office/Pool	2,012	2,000	1,900	2,000
8520	Electric	8,275	8,000	7,800	8,000
8525	Electric Office/Pool	5,334	5,000	5,800	5,000
8530	Telephone/Internet	4,129	2,500	2,300	2,500
8540	Trash	6,926	7,600	7,800	7,600
8550	Propane	293	300	300	300
8555	Cable TV	77,710	76,500	78,000	80,000
8560	Monitoring Alarms	-	-	-	-
	Contingency	-	-	-	4,000
	Operating Budget	2017-2018	2017-2018	2018-2019	2019-2020
		From Audit	Approved Budget	Approved Budget	Proposed
	Operating Revenue	473,364	471,506	529,120	526,200
	Operating Expenses	495,894	467,306	528,613	526,200
	Profit (Loss)	(22,530)	4,200	507	-
ASSESSMENTS			2017-2018	2018-2019	2019-2020
	Quarterly Maintenance		1,305	1,460	1,475
	Quarterly Reserves		320	320	340
	Total Maintenance Per Unit		1,625	1,780	1,815
RESERVES				2018-2019	2019-2020
	Begin balance (*per auditor)			174,512	191,152
9000	Contributions			112,640	119,680
9160	Maint.costs			96,000	75,000
	Projected year-end balance			191,152	235,832