

Sandestin Owners Association, Inc.
2021 Operating Budget
BOD Approval 9-24-20

Account Description	2021 Budget	2020 Budget	Var 21 Bud to 20 Bud Fav/(Unfav)
<u>Assessment Income</u>			
6000000 - Assessment Revenue	7,839,440	\$ 7,709,850	\$ 129,590
6000100 - Assess Discounts-Owner Prepay	(52,100)	(30,500)	(21,600)
Total Assessment Income	7,787,340	7,679,350	107,990
<u>Other Revenue</u>			
6370000 - Interest Income	17,000	45,000	(28,000)
Total Revenue	7,804,340	7,724,350	79,990
<u>Pass Thru Cable</u>			
6170000 - Cable Deferred Revenue	1,112,979	1,104,902	8,077
8702601 - Cable Bulk Agreement	1,112,979	1,104,902	(8,077)
Net Cable	-	-	-
801 - ARB 3 Employees			
<u>ARB Revenue - 801</u>			
6100801 - ARB Application Fees	47,500	35,000	12,500
6104801 - ARB Owner Fines	1,600	1,600	-
6105801 - ARB Contractor Fines	12,000	15,000	(3,000)
Total ARB Revenue	61,100	51,600	9,500
<u>ARB Cost of Payroll - 801</u>			
7000801 - Gross Wages	131,032	140,651	9,619
7010801 - Payroll Tax	11,309	10,972	(337)
7040801 - Health Insurance	16,930	16,833	(97)
7052801 - Safe Harbor 401(k) - ER	3,408	5,819	2,411
Total ARB Cost of Payroll - 801	162,679	174,274	11,595
<u>ARB General Expenses - 801</u>			
8000801 - Temporary Help			
8010801 - Postage & Delivery	600	600	-
8025801 - Printing	2,200	2,000	(200)
8030801 - Fuel	1,284	1,600	316
8060801 - Computer	1,400	1,400	-
8062801 - Radio Repair	-	100	100
8400801 - ARB Architect Fees	22,800	22,800	-
8562801 - Vehicle Repairs & Maint	500	1,000	500
Total ARB General Expenses - 801	28,784	29,500	716
Total ARB Total Expense - 801	191,463	203,774	12,311
Total 801 - Net ARB Gain/(Loss)	(130,363)	(152,174)	21,811

Sandestin Owners Association, Inc.

2021 Operating Budget

BOD Approval 9-24-20

802 - Accounting - 4 Employees

Accounting Revenue - 802

6470802 · Late Fees & Interest	36,409	45,511	(9,102)
6475802 - Estoppel Rush Fees Earned	45,000	39,585	5,415
6500000 · Other Revenue	15,463	13,294	2,169
6735802 · Transfer Fees	42,700	42,700	-
6075000 - Reeves Road Rental Income	18,000	17,400	600
6172610 - SOA Service Fee	-	150	(150)
6174610 - Owner Plant Sales	3,000	3,000	-

Total Accounting Revenue - 802

160,572 161,640 (1,068)

Accounting Cost of Payroll - 802

7000802 · Gross Wages	226,808	210,169	(16,639)
7010802 · Payroll Tax	19,064	16,078	(2,986)
7040802 · Health Insurance	34,914	24,737	(10,176)
7050802 - Worker Compensation	-	-	-
7052802 · Safe Harbor 401(k) - ER	7,583	7,188	(395)
7072802 - Payroll Processing	18,345	14,200	(4,145)

Total Accounting Cost of Payroll - 802

306,714 272,373 (34,342)

Accounting General Expenses - 802

7070802 - Employee Training	-	-	-
7075802 - Employment Fees	-	-	-
8000802 - Temporary Help	-	-	-
8401802 - Bank Fees	29,182	30,000	818
8402802 - Credit Card Fees	49,554	48,000	(1,554)
8404802 - Paylease Fees	-	3,700	3,700
8410802 · Audit Fees	22,500	11,000	(11,500)
8060802 · Computer	6,000	6,000	-
8430802 · Legal Leins - Bankruptcy	1,200	-	(1,200)
8010802 · Postage & Delivery	7,800	7,000	(800)
8025802 · Printing	12,000	12,000	-
8515802 - Reeves Road Rental Expense	3,300	3,240	(60)
8513610 - Owner Plant Costs	2,000	2,100	100

Total Accounting General Expenses - 802

133,536 123,040 (10,496)

Total Accounting Expense - 802

440,250 395,413 (44,838)

Total 802 - Net Accounting Gain/(Loss)

(279,678) (233,773) (45,906)

Sandestin Owners Association, Inc.

2021 Operating Budget

BOD Approval 9-24-20

803 - Communications - 2 Employees			
<u>Communications Revenue - 803</u>			
6575803 · Contractor Decal Revenue	105,000	108,000	(3,000)
6576803 - Owner Advertising Revenue	16,250	-	16,250
6577803 - Non-Member Advertising Revenue	2,200	-	2,200
6580803 · Owner Decal Revenue	7,000	7,000	-
Total Communications Revenue - 802	130,450	115,000	15,450
<u>Communications Cost of Payroll - 803</u>			
7000803 · Gross Wages	142,140	137,220	(4,921)
7010803 · Payroll Tax	11,731	10,639	(1,092)
7040803 · Health Insurance	8,941	10,255	1,314
7052803 · Safe Harbor 401(k) - ER	4,494	5,616	1,122
Total Communications Cost of Payroll - 803	167,306	163,730	(3,576)
<u>Communications General Expenses - 803</u>			
8000803 - Temporary Help			
8060803 · Computer	3,500	5,100	1,600
8063803 - Communication Channel	50,000	50,000	-
8035803 · Homeowner Events	22,750	22,750	-
8010803 · Postage & Delivery	10,000	3,400	(6,600)
8025803 · Printing	29,500	5,200	(24,300)
8026803 · Decal Printing	56,000	56,000	-
Total Communications General Expenses - 803	171,750	142,450	(29,300)
Total Communications Expense - 803	339,056	306,180	(32,876)
Total 803 - Net Communications Gain/(Loss)	(208,606)	(191,180)	(17,426)

601 - ADMINISTRATION - 3 Employees			
<u>Administration Cost of Payroll - 601</u>			
7000601 · Gross Wages	236,276	226,185	(10,091)
7010601 · Payroll Tax	19,360	17,303	(2,057)
7015601 · Other Incentives	95,000	88,301	(6,699)
7040601 · Health Insurance	15,650	22,863	7,213
7052601 · Safe Harbor 401(k) - ER	7,303	8,936	1,633
Total Administration Cost of Payroll - 601	373,590	363,588	(10,001)

<u>Administration General Expenses - 601</u>			
7070801 - Employee Training	400	400	-
7070802 - Employee Training	1,200	1,200	-
7070601 - Employee Training	8,000	9,500	1,500
7070602 - Employee Training	800	800	-
7070608 - Employee Training	600	600	-
7070701 - Employee Training	1,600	1,600	-
7075601 · Human Resource	10,000	3,900	(6,100)
7075701 · Human Resource	-	-	-
8010601 · Postage & Delivery	1,400	1,400	-
8011601 · Equipment Rental Agreements	8,184	7,900	(284)
8012601 - Bad Debt	10,000	40,000	30,000
8015601 - Storage Rental	15,900	15,900	-
8020601 · Office Rent	254,537	251,159	(3,378)
8025601 · Printing	4,000	4,000	-
8030601 · Fuel	700	450	(250)

Sandestin Owners Association, Inc.

2021 Operating Budget

BOD Approval 9-24-20

8040601 · Other Expense	3,800	3,000	(800)
8045601 · Meeting	30,000	27,000	(3,000)
8050601 · Office Supplies	15,000	15,000	-
8060601 · Computer	16,000	16,100	100
8059601 - Software	65,340	62,470	(2,870)
8061601 - Office	10,600	10,600	-
8068601 - Resort Shuttle	100,000	100,000	-
8070801 · Employee Travel	-	100	100
8070601 · Employee Travel	2,500	3,500	1,000
8070602 - Employee Travel	-	-	-
8070608 · Employee Travel	1,400	1,400	-
8070701 · Employee Travel	2,500	2,500	-
8075601 · Uniforms - Office Shirts	1,000	1,000	-
8080601 · Custodial	21,950	16,650	(5,300)
8415601 · Contributions & Commitments	65,000	78,000	13,000
8430601 · Legal - Gen Repr	43,000	48,000	5,000
8431601 - Legal - Litigation			-
8432601 - Legal - Reeves Rd			-
8436601 - Legal Other			-
8440601 · Vehicle Registration	1,300	3,000	1,700
8501601 - Facilities Maintenance - Office	6,000	6,000	-
8562601 - Vehicle Repairs & Maint	1,000	800	(200)
8695601 · Technical Services - Admin	16,500	20,000	3,500
8700601 · Telephone, Internet	43,000	41,556	(1,444)
8705601 · Office Utilities	10,600	16,637	6,037
Total Administration General Expenses - 601	773,811	812,123	38,312
<u>Insurance</u>			
8200601 · Insurance Expense	198,919	186,112	(12,807)
8201601 · Insurance - Workers Compensation	63,993	87,924	23,931
Total Insurance	262,912	274,036	11,124
<u>Depreciation/Taxes/Interest</u>			
8600601 - Depreciation	266,000	258,947	(7,053)
8606601 - Interest Expense			-
8600601 - Income Tax	10,000	6,000	(4,000)
8609601 - Sales Tax	8,000	11,500	3,500
8999601 - Fixed Asset Ret (Gain)/Loss	-	2,000	2,000
Total Depreciation/Taxes/Interest	284,000	278,447	(5,553)
Total 601 - Administration Expense	1,694,313	1,728,195	33,882
<i>Total administration net of depreciation & Bad Debt</i>	1,418,313	1,429,248	10,935

Sandestin Owners Association, Inc.
2021 Operating Budget
BOD Approval 9-24-20

602 - Infrastructure - 6 Employees			
<u>Infrastructure Cost of Payroll - 602</u>			
7000602 · Gross Wages	308,524	262,624	(45,900)
7010602 · Payroll Tax	24,481	20,434	(4,047)
7040602 · Health Insurance	36,343	31,266	(5,077)
7052602 · Safe Harbor 401(k) - ER	11,019	9,655	(1,364)
Total Infrastructure Cost of Payroll - 603	380,367	323,978	(56,388)
<u>Infrastructure General Expenses - 602</u>			
8030602 - Fuel	9,589	11,120	1,531
8060602 - Computers	1,300	1,300	-
8062602 - Radio Repair	-	200	200
8075602 · Uniforms	2,800	2,800	-
8520602 · Tools	1,300	1,300	-
8562602 - Vehicle Repairs & Mntc	4,500	4,500	-
8695602 · Technical Services	20,000	20,000	-
Total Infrastructure General Expenses - 602	39,489	41,220	1,731
Total 602 - Infrastructure Expense	419,856	365,198	(54,657)
603 - Landscape & Irrigation			
<u>Landscape & Irrigation Revenue - 603</u>			
6375603 · Irrigation Revenue	223,046	223,046	-
6380603 · Grounds Revenue	525	525	-
6172603 - Grou 6172603 - Grounds Extra - Landlbr			
6174000 - Grou 6174000 - Grounds Extras - Singles Rev			
6174603 - Grou 6174603 - Grounds Extras - Landscape Rev			
Total Landscape & Irrigation Revenue - 603	223,571	223,571	-
<u>Landscape & Irrigation General Expenses - 603</u>			
8501603 · Facility Mntc - Pump houses	4,200	6,000	1,800
8505603 · Grounds & Irrigation	680,319	664,581	(15,738)
8515603 · Landscape Enhancements	150,000	83,200	(66,800)
8516603 · Tree Care	90,000	83,620	(6,380)
8519603 - Seasonal Color	154,329	109,500	(44,829)
8520603 - Mulch	86,000	87,923	1,923
8521603 · Pump Statn Equip Maint	65,000	65,000	-
8525603 · Irrigation System Repairs	66,000	61,000	(5,000)
8530603 · Landscape Consultant	13,200	13,596	396
8705603 · Landscape & Irrigation Electric	117,000	127,000	10,000
Total Landscape & Irrigation General Expenses - 603	1,426,048	1,301,420	(124,629)
Total 603 - Landscape & Irrigation Gain/(Loss)	(1,202,477)	(1,077,849)	#REF!

Sandestin Owners Association, Inc.

2021 Operating Budget

BOD Approval 9-24-20

604 - Roadway & Drainage			
<u>Roadway & Drainage General Expenses - 604</u>			
8502604 · Roadway, Sidewalks & Curb Maint	87,500	65,000	(22,500)
8504604 · Drainage	52,500	50,000	(2,500)
8506604 · Light Maintenance	10,000	13,000	3,000
8508604 · Sign Maintenance	10,000	10,000	-
8705604 · Light Electric	260,000	242,000	(18,000)
Total Roadway & Drainage General Expenses - 604	420,000	380,000	(40,000)
605 - Beach & Pool			
<u>Beach & Pool Revenue - 605</u>			
6385605 · Beach Cleaning Revenue	41,164	41,164	-
Total Beach & Pool Revenue - 605	41,164	41,164	-
<u>Beach & Pool General Expenses - 605</u>			
8030605 - Fuel	2,331	2,961	630
8534605 · Pool & Fountain Maintenance	62,000	62,000	-
8536605 · Pool Facilities Cleaning	19,000	18,000	(1,000)
8537605 · Pool Sundaries	6,000	6,000	-
8538605 · Beach Bathroom	40,000	40,000	-
8562605 - Vehicle Repairs & Maint	6,000	6,000	-
8705605 · Pool Utilities	55,000	56,000	1,000
Total Beach & Pool General Expenses - 605	190,331	190,961	630
Total 605 - Beach & Pool Gain/(Loss)	(149,167)	(149,797)	630
606 - Building & Equipment Maintenance			
<u>Building & Equip Maint General Expenses - 606</u>			
8501606 · Pool Bldg Maint	11,000	11,000	-
8542606 · Equipment Maintenance	4,000	4,000	-
8544606 - Fence Maintenance	7,500	7,500	-
Total Building & Equipment Maintenance General Expenses - 606	22,500	22,500	-
607 - Sanitation - 6 Employees			
<u>Sanitation Cost of Payroll - 607</u>			
7000607 · Gross Wages	191,452	186,260	(5,192)
7010607 · Payroll Tax	17,217	14,661	(2,556)
7040607 · Health Insurance	23,383	32,064	8,681
7052607 · Safe Harbor 401(k) - ER	2,666	5,209	2,543
Total Sanitation Cost of Payroll - 607	234,718	238,194	3,476
<u>Sanitation General Expenses - 607</u>			
8062607 - Radio Repair	-	200	200
8075607 · Uniforms	4,458	4,800	342
8030607 - Fuel	16,056	19,460	3,404
8561607 · Equipment Maintenance	4,500	4,500	-
8562607 - Vehicle Repairs & Maintenance	8,000	6,500	(1,500)
8565607 - Transfer Station Site Contract	38,520	-	(38,520)
Total Sanitation General Expenses - 607	71,534	35,460	(36,074)

Sandestin Owners Association, Inc.

2021 Operating Budget

BOD Approval 9-24-20

Waste Management			
8572607 · Waste Management Expense	642,000	601,813	(40,187)
8573607 · Trash Reimbursement	(6,500)	(6,500)	-
8576607 · WM - Refuse Credit	(346,000)	(354,692)	(8,692)
Total Waste Management	289,500	240,621	(48,879)
Total Sanitation Expense - 607	595,752	514,275	(81,476)
608 - LAKE MAINTENANCE - 5 Employees			
<u>Lake Maintenance Cost of Payroll - 608</u>			
7000608 · Gross Wages	170,161	167,386	(2,775)
7010608 · Payroll Tax	15,159	12,805	(2,354)
7040608 · Health Insurance	16,285	36,053	19,768
7052608 · Safe Harbor 401(k) - ER	886	3,674	2,787
Total Lake Maintenance Cost of Payroll - 608	202,492	219,917	17,426
<u>Lake Maintenance General Expenses - 608</u>			
8030608 - Fuel	1,940	2,419	479
8062608 - Radio Repair		200	200
8075608 · Uniforms	3,725	3,500	(225)
8545608 · Safety Equipment	2,000	2,000	-
8554608 · Lake Maintenance	38,000	42,000	4,000
8556608 · Fish & Wildlife	1,500	1,500	-
8557608 · Chemicals	58,000	60,000	2,000
8562608 - Vehicle Repairs & Maint	5,500	5,500	-
Total Lake Maintenance General Expenses - 608	110,665	117,119	6,454
Total 608 - LAKE MAINTENANCE EXPENSE	313,157	337,036	23,879

Sandestin Owners Association, Inc.

2021 Operating Budget

BOD Approval 9-24-20

701 - SECURITY - 41 Employees			
<u>Security Revenue - 701</u>			
6090701 · Special Event Fee Revenue	4,500	4,500	-
6575701 - Taxi Permit Revenue			-
6580701 - Owner Citation Revenue			-
6585701 · Guest Citation Revenue			-
6590701 - Golf Cart Citation Rev - Owner			-
6595701 - Golf Cart Citation Rev - Guest			-
Total Security Revenue - 701	4,500	4,500	-
<u>Security Cost of Payroll - 701</u>			
7000701 · Gross Wages	1,356,662	1,324,029	(32,633)
7010701 · Payroll Tax	121,349	104,032	(17,317)
7040701 · Health Insurance	158,598	205,505	46,907
7052701 · Safe Harbor 401(k) - ER	32,108	42,774	10,666
Total Security Cost of Payroll - 701	1,668,718	1,676,340	7,623
<u>Security General Expenses - 701</u>			
8000701- Temporary Help			
7060701 · Contract Labor - Deputies	12,950	12,949	(1)
7061701 - Lifeguard Contract	155,033	155,032	(1)
8010701 · Postage & Delivery	1,000	1,000	-
8011701 - Special Equipment Lighting	1,450	1,450	-
8025701 · Printing	14,200	13,900	(300)
8030701 · Fuel	22,612	27,523	4,911
8040701 · Other Expense	1,000	1,400	400
8060701 · Computer	6,980	6,980	-
8062701 · Radio Repair	2,850	700	(2,150)
8075701 · Uniforms	31,500	31,000	(500)
8570701 - Contract Labor - Security	1,050	1,000	(50)
8705701 · Security Utilities	12,000	12,000	-
Total Security General Expenses - 701	262,625	264,934	2,309
<u>Security Repairs & Maintenance</u>			
8501701 · Building Maintenance	10,000	7,000	(3,000)
8545701 · Safety Equipment	6,000	6,000	-
8562701 · Vehicle Repair & Maintenance	15,000	16,000	1,000
8580701 · Gate Arm Repairs	8,000	8,000	-
8582701 · Damages to Vehicles	-	1,000	1,000
Total Security Repairs & Maintenance	39,000	38,000	(1,000)
Total Security Expense - 701	1,970,342	1,979,274	8,931
Total 701 - Security Gain/(Loss)	(1,965,842)	(1,974,774)	8,931
702 - Security - BP 4 Employees			
<u>Security BP Cost of Payroll - 702</u>			
7000702 · Gross Wages	155,125	149,540	(5,585)
7010702 · Employer Payroll Tax Expense	13,581	11,715	(1,866)
7040702 · Health Insurance	16,553	16,493	(59)
7050702 · Workers Compensation	4,395	5,483	1,088
7052702 · Safe Harbor 401(k) - ER	6,205	6,238	33
7076702 · Burnt Pine Gate Reimbursement	(195,858)	(189,470)	6,388
Total Security BP Cost of Payroll - 702	-	-	0

Sandestin Owners Association, Inc.
2021 Operating Budget
BOD Approval 9-24-20

			#REF!
	9900000 - Unrealized (Gain)/Loss		#REF!
Total Operating Expense		9,331,905	9,018,597
			#REF!
Total Revenues		9,734,534	9,616,197
			118,337
Net Revenue Over/(Under) Expense After Operations		402,629	597,600
			(194,971)
	9000-601 - Fixed Asset Reserve	566,272	643,087
	9010-601 - Fixed Asset - Pump Houses	99,908	113,461
	9015-601 - Emergency Replacements Res	-	100,000
	8600-601 - Depreciation to Reserves	(266,000)	(258,947)
			76,815
			13,553
			100,000
			7,053
Total Reserves & Depreciation Addback		400,180	597,601
			197,421
Net Rev Over/(Under) Expense After Ops,Res&Depr		\$ 2,450	\$ 0
			\$ 2,450