

Sandestin Owners Association, Inc.
2022 Operating Budget Detail
BOD Approved 9/30/21

	2022 Budget	2021 Budget	Var 22 Bud to 21 Bud Fav/(Unfav)
ASSESSMENT INCOME			
6000000 - Assessment Revenue	7,702,760	7,173,260	529,500
6000998 - Reserve Assessments	700,000	666,180	33,820
Gross Assessments	8,402,760	7,839,440	563,320
6000100 · Assess Discounts-Owner Prepay	(38,375)	(52,100)	13,725
Total ASSESSMENT INCOME	8,364,385	7,787,340	577,045
6575803 · Contractor Decal Revenue	139,000	105,000	34,000
6576803 - Owner Advertising Revenue	-	16,250	(16,250)
6577803 - Non-Member Advertising Revenue	-	2,200	(2,200)
6580803 · Owner Decal Revenue	4,000	7,000	(3,000)
6370000 · Interest Income	5,000	17,000	(12,000)
Total Admin Revenue	8,512,385	7,934,790	577,595
PASS THRU ITEMS			
6170000 · Cable Deferred Revenue	1,160,824	1,112,979	47,845
8702601 · Cable Bulk Agreement	1,160,824	1,112,979	(47,845)
NET CABLE	-	-	95,690
601 - ADMINISTRATION - 5 Employees			
<u>COST OF PAYROLL - 601</u>			
7000601 · Gross Wages	417,504	378,417	(39,087)
7010601 · Payroll Tax	33,731	31,091	(2,640)
7015601 · Other Incentives	96,500	95,000	(1,500)
7040601 · Health Insurance	26,672	24,591	(2,081)
7052601 · Safe Harbor 401(k) - ER	12,944	11,797	(1,147)
Total COST OF PAYROLL - 601	587,351	540,896	(46,456)
<u>GENERAL ADMINISTRATION</u>			
7070601 - Employee Travel and Training	18,232	12,600	(5,632)
7075601 · Human Resources	10,400	10,000	(400)
8010601 · Postage & Delivery	13,800	11,400	(2,400)
8011601 · Equipment Rental Agreements	9,901	8,184	(1,717)
8012601 - Bad Debt	10,000	10,000	-
8015601 - Storage Rental	19,779	15,900	(3,879)
8020601 · Office Rent	271,621	254,537	(17,084)
8025601 · Printing	2,000	33,500	31,500
8030601 · Fuel	740	700	(40)
8040601 · Other Expense	2,500	3,800	1,300
8045601 · Meeting	29,650	30,000	350
8050601 · Office Supplies	24,100	15,000	(9,100)
8060601 · Computer	27,550	19,500	(8,050)
8059601 - Software Licenses	42,515	65,340	22,826
8061601 - Office Other	7,146	10,600	3,454
8068601 - Resort Shuttle	100,000	100,000	-
8070601 · Employee Travel	-	6,400	6,400
8075601 · Uniforms - Office Shirts	1,000	1,000	-
8080601 · Custodial	35,900	21,950	(13,950)
8415601 · Contributions & Commitments	59,000	65,000	6,000
8416601 - Parking Garage Commitment	-	-	-
8430601 · Legal Expense - Gen Repr	30,000	43,000	13,000
8431601 - Legal Expense - Litigation	-	-	-
8440601 · Vehicle Registration	1,300	1,300	-
8501601 - Facilities Maintenance - Office	6,000	6,000	-
8562601 - Vehicle Repairs & Maint	500	1,000	500
8695601 · Technical Services - Admin	10,000	16,500	6,500

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8700601 · Telephone & Internet	49,447	43,000	(6,447)
8705601 · Office Utilities	12,514	10,600	(1,914)
8063803 - Communication Channel	-	50,000	50,000
8035803 · Homeowner Events	21,675	22,750	1,075
8026803 · Decal Printing	56,000	56,000	-
Total GENERAL ADMINISTRATION	873,270	945,561	72,291
INSURANCE			
8200601 · Insurance Expense	250,589	198,919	(51,670)
8201601 · Insurance - Workers Compensation	71,918	63,993	(7,925)
Total INSURANCE	322,507	262,912	(59,595)
DEPREC/TAXES/INTEREST			
8600601 - Depreciation	299,402	266,000	(33,402)
08608-601 - Income Tax	-	10,000	10,000
8609601 - Sales Tax	8,000	8,000	-
8999601 - Fixed Asset Ret (Gain)/Loss	-	-	-
Total DEPREC/TAXES/INTEREST	307,402	284,000	(23,402)
Total 601 - ADMIN EXPENSE	2,090,529	2,033,369	(57,161)
Total 601 - ADMINISTRATION	6,421,856	5,901,422	730,445
801 - ARB - 3 Employees			
REVENUE - 801			
6100801 · ARB Application Fees	47,500	47,500	-
6104801 - ARB Owner Fines	1,600	1,600	-
6105801 · ARB Contractor Fines	12,000	12,000	-
TOTAL ARB REVENUE	61,100	61,100	-
COST OF PAYROLL - 801			
7000801 · Gross Wages	135,682	131,032	(4,650)
7010801 · Payroll Tax	11,707	11,309	(398)
7040801 · Health Insurance	18,401	16,930	(1,471)
7052801 · Safe Harbor 401(k) - ER	3,109	3,408	299
Total COST OF PAYROLL - 801	168,899	162,679	(6,220)
GENERAL EXPENSES			
8010801 - Postage & Delivery	-	600	600
8025801 · Printing	1,000	2,200	1,200
8030801 · Fuel	1,191	1,284	93
8060801 · Computer	1,400	1,400	-
8400801 · ARB Architect Fees	12,200	22,800	10,600
8562801 - Vehicle Repairs & Maint	500	500	-
Total 801 - ARB GENERAL EXPENSE	16,291	28,784	12,493
Total 801 - ARB EXPENSE	185,190	191,463	6,273
Total 801 - ARB (NET)	(124,090)	(130,363)	(6,273)
802 - ACCOUNTING - 4 Employees			
REVENUE - 802			
6470802 · Late Fees & Interest	21,500	36,409	(14,909)
6475802 - Estoppel Rush Fees Earned	75,000	45,000	30,000
6500000 · Other Revenue	51,650	15,463	36,187
6735802 · Transfer Fees	52,000	42,700	9,300
6075000 - Reeves Road Rental Income	21,600	18,000	3,600
6174610 - Owner Plant Sales	5,000	3,000	2,000
TOTAL ACCOUNTING REVENUE	226,750	160,572	66,178
COST OF PAYROLL - 802			
7000802 · Gross Wages	219,341	226,808	7,467
7010802 · Payroll Tax	17,936	19,064	1,129
7040802 · Health Insurance	36,612	34,914	(1,698)
7052802 · Safe Harbor 401(k) - ER	8,453	7,583	(870)
7072802 - Payroll Processing	18,215	18,345	130
Total COST OF PAYROLL - 802	300,556	306,714	6,159
GENERAL EXPENSES			
8401802 - Bank Fees	33,000	29,182	(3,818)
8402802 - Credit Card Fees	7,000	49,554	42,554
8402802 - Paylease Fees	-	-	-
8410802 · Audit Fees	23,000	22,500	(500)
8060802 · Computer	6,000	6,000	-
8430802 · Legal Liens - Bankruptcy	-	1,200	1,200
8010802 · Postage & Delivery	-	7,800	7,800

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8025802 · Printing	6,500	12,000	5,500
8515802 - Reeves Road Rental Expense	3,910	3,300	(610)
8513610 - Owner Plant Costs	5,000	2,000	(3,000)
Total 802 - ACCOUNTING GENERAL EXP	84,410	133,536	49,126
Total 802 - ACCOUNTING TOTAL EXPENSE	384,966	440,250	55,285
Total 802 - ACCOUNTING (NET)	(158,216)	(279,678)	10,893
602 - INFRASTRUCTURE - 11 Employees			
<u>COST OF PAYROLL - 602</u>			
7000602 · Gross Wages	562,534	478,685	(83,849)
7010602 · Payroll Tax	47,922	39,640	(8,282)
7040602 · Health Insurance	72,264	52,628	(19,636)
7052602 · Safe Harbor 401(k) - ER	16,188	11,906	(4,282)
COST OF PAYROLL - 602	698,908	582,858	(116,050)
<u>GENERAL EXPENSES</u>			
8030602 - Fuel	14,797	11,529	(3,268)
8060602 - Computers	1,300	1,300	-
8075602 · Uniforms	4,000	6,525	2,525
8520602 · Tools	-	1,300	1,300
8562602 - Vehicle Repairs & Mntc	10,000	10,000	-
8502604 · Roadway, Sidewalks & Curb Maint	27,900	87,500	59,600
8504604 · Drainage	57,000	52,500	(4,500)
8506604 · Light Maintenance	8,400	10,000	1,600
8508604 · Sign Maintenance	18,000	10,000	(8,000)
8705604 · Light Electric	270,924	260,000	(10,924)
8501606 · Facilities Maint & Equipment	8,700	11,000	2,300
8542606 · Equipment Maintenance	4,000	4,000	-
8544606 - Fence Maintenance	8,000	7,500	(500)
8545608 · Safety Equipment	2,300	2,000	(300)
8554608 · Lake Maintenance	30,500	38,000	7,500
8555608 · Lake Maintenance Contract	-	-	-
8556608 · Fish & Wildlife	2,500	1,500	(1,000)
8557608 · Chemicals	45,000	58,000	13,000
8695602 · Technical Services	18,000	20,000	2,000
Total 602 - INFRASTRUCTURE GEN EXP	531,321	592,654	61,333
Total 602 - INFRASTRUCTURE TOTAL EXP	1,230,229	1,175,512	(54,716)
603 - LANDSCAPE & IRRIGATION			
<u>REVENUE - 603</u>			
6375603 · Irrigation Revenue	241,144	223,046	18,098
6380603 · Grounds Revenue	525	525	-
TOTAL LANDSCAPE REVENUE	241,669	223,571	18,098
<u>GENERAL EXPENSES</u>			
8501603 · Facility Mntc - Pump houses	3,000	4,200	1,200
8505603 · Landscape Contract	941,025	680,319	(260,706)
8515603 · Landscape Enhancements	90,000	150,000	60,000
8516603 · Tree Care	110,000	90,000	(20,000)
8519603 - Seasonal Color	-	154,329	154,329
8520603 - Mulch	-	86,000	86,000
8521603 · Pump Station Equip Maint	69,000	65,000	(4,000)
8525603 · Irrigation System Repairs	68,000	66,000	(2,000)
8530603 · Landscape Consultant	13,200	13,200	-
8705603 · Landscape & Irrigation Electric	142,000	117,000	(25,000)
TOTAL LANDSCAPING MAINTENANCE	1,436,225	1,426,048	(10,177)
Total 603 - LNDSCLPE/IRRIG EXP Net Profit/(Loss)	(1,194,556)	(1,202,477)	(7,921)
605 - BEACH & POOL			
<u>REVENUE - 605</u>			

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6385605 · Beach Cleaning Revenue	53,007	41,164	11,843
TOTAL BEACH CLEANING REVENUE	53,007	41,164	11,843
<u>GENERAL EXPENSES</u>			
8030605 - Fuel	3,828	2,331	(1,497)
8533605 - Pool Contract	50,805	-	(50,805)
8534605 · Pool Facility & Fountain Maintenance	41,190	62,000	20,810
8536605 · Pool Facilities Cleaning	-	19,000	19,000
8537605 · Pool Sundries	-	6,000	6,000
8538605 · Beach Bathroom	41,306	40,000	(1,306)
8562605 - Vehicle Repairs & Maint	4,000	6,000	2,000
8705605 · Pool Utilities	60,864	55,000	(5,864)
Total 605 - BEACH & POOL EXP	201,993	190,331	(11,662)
Total 605 - BEACH & POOL (NET)	(148,986)	(149,167)	181
607 - SANITATION - 6 Employees			
<u>COST OF PAYROLL - 607</u>			
7000607 · Gross Wages	235,838	191,452	(44,385)
7010607 · Payroll Tax	20,696	17,217	(3,479)
7040607 · Health Insurance	42,200	23,383	(18,817)
7052607 · Safe Harbor 401(k) - ER	6,109	2,666	(3,444)
Total COST OF PAYROLL - 607	304,843	234,718	(70,125)
<u>REPAIRS & MAINTENANCE</u>			
8075607 · Uniforms	3,600	4,458	858
8030607 - Fuel	21,227	16,056	(5,171)
8561607 · Equipment Maintenance	4,500	4,500	-
8562607 - Vehicle Repairs & Maintenance	15,000	8,000	(7,000)
8565607 - Transfer Station Site Contract	38,520	38,520	-
Total REPAIRS & MAINTENANCE	82,847	71,534	(11,313)
<u>WASTE MGMT CONTRACT</u>			
8572607 · Waste Management Expense	756,066	642,000	(114,066)
8573607 · Marina Trash Reimbursement	(9,300)	(6,500)	2,800
8576607 · WM - Refuse Credit	(348,000)	(346,000)	2,000
Total WASTE MGMT CONTRACT	398,766	289,500	(109,266)
Total 607 - SANITATION	786,456	595,752	(190,705)
701 - SECURITY - 38 Employees Budgeted			
<u>REVENUE - 701</u>			
6090701 · Special Event Fee Revenue	4,500	4,500	-
6580701 - Owner Citation Revenue	-	-	-
6585701 · Guest Citation Revenue	-	-	-
6590701 - Golf Cart Citation Rev - Owner	-	-	-
6595701 - Golf Cart Citation Rev - Guest	-	-	-
TOTAL SECURITY REVENUE	4,500	4,500	-
<u>COST OF PAYROLL - 701</u>			
7000701 · Gross Wages	1,660,548	1,356,662	(303,886)
7010701 · Payroll Tax	146,312	121,349	(24,963)
7040701 · Health Insurance	203,128	158,598	(44,529)
7052701 · Safe Harbor 401(k) - ER	37,208	32,108	(5,100)
Total COST OF PAYROLL - 701	2,047,196	1,668,718	(378,478)
<u>GENERAL EXPENSE</u>			
7060701 · Contract Labor - Deputies	2,800	12,950	10,150
7061701 - Lifeguard Contract	191,091	155,033	(36,058)
8010701 · Postage & Delivery	-	1,000	1,000
8011701 - Special Equipment Lighting	800	1,450	650
8025701 · Printing	15,000	14,200	(800)
8030701 · Fuel	29,478	22,612	(6,866)
8040701 · Other Expense	1,300	1,000	(300)
8060701 · Computer	18,884	6,980	(11,904)

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8062701 · Radio Repair	3,548	2,850	(698)
8075701 · Uniforms	31,500	31,500	-
8570701 - Contract Labor - Security	-	1,050	1,050
8705701 · Security Utilities	13,000	12,000	(1,000)
Total GENERAL EXPENSE	307,401	262,625	(44,776)
REPAIRS & MAINTENANCE			
8501701 · Building Maintenance	13,124	10,000	(3,124)
8545701 · Safety Equipment	8,316	6,000	(2,316)
8562701 · Vehicle Repair & Maintenance	13,184	15,000	1,816
8580701 · Gate Arm Repairs	6,200	8,000	1,800
Total REPAIRS & MAINTENANCE	40,824	38,999	(1,824)
Total 701 - SECURITY	2,395,421	1,970,342	(425,078)
		-	
Total 701 - SECURITY (NET)	(2,390,921)	(1,965,841)	(425,078)
702 - SECURITY - BP - 4 Employees			
COST OF PAYROLL - 702			
7000702 · Gross Wages	161,301	155,125	(6,176)
7010702 · Employer Payroll Tax Expense	14,109	13,581	(528)
7040702 · Health Insurance	17,984	16,553	(1,431)
7050702 · Workers Compensation	4,048	4,395	347
7052702 · Safe Harbor 401(k) - ER	6,390	6,205	(185)
7076702 · Burnt Pine Gate Reimbursement	(203,832)	(195,858)	7,974
Total COST OF PAYROLL - 702	(0)	-	0
Other Expenses			
		-	
Total Operating Expense	9,871,832	9,136,047	(735,785)
Total Revenues	10,260,235	9,538,676	721,559
Net Revenue Over/(Under) Expense After Operations	388,403	402,629	(14,226)
Reserves			
9000-601 - Fixed Asset Reserve	(700,000)	(566,272)	(1,266,272)
9010-601 - Fixed Asset - Pump Houses	-	(99,908)	(99,908)
9015-601 - Emergency Replacements Res	-	-	-
8999-601 - Fixed Assets Gain/Loss	-	-	-
9900-000 - Unrealized Gains/Loss	-	-	-
Total Reserves	(700,000)	(666,180)	(1,366,180)
Net Revenue Over/(Under) Expense After Ops & Res	(311,597)	(263,551)	1,351,954
9016-601 - Depreciation to Reserves	299,402	266,000	33,402
Net Rev Over/(Under) Expense After Ops,Res&Depr	(12,195)	2,450	(14,645)
Total Employees = 74 Emploess Budgeted			

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Revenue			
Assessment	\$ 8,402,760	\$ 7,839,440	\$ 563,320
Assessment Discounts	(38,375)	(52,100)	13,725
Interest	5,000	17,000	(12,000)
ARB	61,100	61,100	-
Accounting	226,750	160,573	66,177
Communications	143,000	130,450	12,550
Irrigation	241,669	223,571	18,098
Beach Cleaning	53,007	41,164	11,843
Security	4,500	4,500	-
Sub-total	9,099,411	8,425,699	673,712
Cable Deferred Revenue	1,160,824	1,112,979	47,845
	1,160,824	1,112,979	47,845
Total Revenue	10,260,235	9,538,678	721,559
Expense			
Gross Wages	3,392,747	2,918,181	(474,567)
Payroll Tax	292,413	253,251	(39,162)
Health Insurance	417,261	327,597	(89,664)
401K Contribution - ER	90,401	75,672	(14,729)
Incentives	96,500	95,000	(1,500)
BP Reimbursement	(203,832)	(195,858)	7,974
Payroll Processing	18,215	18,345	130
Human Resource	10,400	10,000	(400)
Travel & Training-EMP	18,232	19,000	768
Uniforms	40,100	43,483	3,383
Contract Labor	193,891	169,033	(24,858)
Equipment Rental Agreement	9,901	8,184	(1,717)
Bad Debt	10,000	10,000	-
Storage Rental	19,779	15,900	(3,879)
Office Rent	271,621	254,537	(17,084)
Meeting	29,650	30,000	350
Office Supplies	24,100	15,000	(9,100)
Resort Shuttle	100,000	100,000	-

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Contributions & Commitments	59,000	65,000	6,000
Parking Garage Commitment	0	0	-
Telephone & Internet	49,447	43,000	(6,447)
Custodial	35,900	21,950	(13,950)
ARB Architect Fees	12,200	22,800	10,600
Accounting Fees	23,000	22,500	(500)
Reeves Road Rental Expense	3,910	3,300	(610)
Homeowner Events	21,675	22,750	1,075
Communications Channel	0	50,000	50,000
Postage & Delivery	13,800	20,800	7,000
Printing	24,500	61,900	37,400
Decal Printing	56,000	56,000	-
Software Licenses	42,515	65,340	22,825
Computer	55,134	35,180	(19,954)
Legal Fees	30,000	44,200	14,200
Bank & CC Fees	40,000	78,736	38,736
Other Admin. Expense	10,946	15,400	4,454
Insurance	250,589	198,919	(51,670)
Insurance -Workers Comp	75,966	68,388	(7,578)
Technical Services	28,000	36,500	8,500
Landscape Consultant	13,200	13,200	-
Maint (Facilities)	38,824	38,700	(124)
Maint (Equipment)	8,500	8,500	-
Maint (Roadwaym Curbs & Sidewalks)	54,300	107,500	53,200
Maint (Irrigation)	194,000	183,500	(10,500)
Maint (Pool & Fountain)	133,301	127,000	(6,301)
Repair (Vehicle)	43,184	40,500	(2,684)
Vehicle Registration	1,300	1,300	-
Repair (Equipment)	3,548	2,850	(698)
Special Equipment Lighting	800	1,450	650
Gate Arm Repairs	6,200	8,000	1,800

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Fuel	71,261	54,512	(16,749)
Utilities	499,302	454,600	(44,702)
Safety Equipment	10,616	8,000	(2,616)
Landscape Contract	941,025	680,319	(260,706)
Landscape Enhancements	90,000	150,000	60,000
Tree Care	110,000	90,000	(20,000)
Seasonal Color	0	154,329	154,329
Mulch	0	86,000	86,000
Owner Plant Costs	5,000	2,000	(3,000)
Transfer Station	38,520	38,520	-
Waste Management	756,066	642,000	(114,066)
WM - Refuse Credit	(348,000)	(346,000)	2,000
WM - Marina Trash Reimburse	(9,300)	(6,500)	2,800
Fish & Wildlife	2,500	1,500	(1,000)
Maint (Lake)	30,500	38,000	7,500
Maint (Lake) Contract	0	0	-
Chemicals	45,000	58,000	13,000
Tools	0	1,300	1,300
Total Operating Expenses	8,403,608	7,739,069	(664,539)
Taxes	8,000	18,000	10,000
Fixed Asset (Gain)/(Loss)	0	0	-
Depreciation	315,740	266,000	(49,740)
Cable Bulk Agreement	1,160,824	1,112,979	(47,845)
Total Other Expense	1,484,564	1,396,979	(87,585)
Total Expense	9,888,172	9,136,047	(752,125)
Net Rev/(Loss) Over Exp	372,063	402,631	(30,568)
Fixed Asset Reserves	(700,000)	(666,180)	33,820
Unrealized Gain/(Loss) Investments	0	0	-
Depreciation Cash Flow Adj	315,740	266,000	49,740

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Net Rev/(Loss) Over Expense after Ops, Res & Depr	\$ (12,195)	\$ 2,450	\$ (14,648)
