

Sandestin Owners Association, Inc.
2023 Budget Budget Approved by BOD 9.22.2022

	2023 Budget 9/22/22	2022 Budget	Var 23 Bud to 22 Bud Fav/(Unfav)
06000 Assessment Revenue	\$ 8,836,464	\$ 8,402,760	\$ 433,704
06010 Assess Discount - Owner Prepay	(75,403)	(38,375)	(37,027)
06075 Reeves Road Rental Income	24,000	21,600	2,400
06090 Special Event Fee Revenue	4,500	4,500	-
06100 ARB Application Fees	35,000	47,500	(12,500)
06104 ARB Owner Fines	-	1,600	(1,600)
06105 ARB Contractor Fines	-	12,000	(12,000)
06170 Cable Revenue	1,160,824	1,160,824	-
06174 Plant Sales	6,000	5,000	1,000
06370 Interest Income	7,000	5,000	2,000
06375 Irrigation Revenue	253,822	241,144	12,678
06380 Grounds Revenue	-	525	(525)
06385 Beach Cleaning Revenue	58,308	53,007	5,301
06470 Late Fees & Interest	18,000	21,500	(3,500)
06475 Estoppel Rush Fees Earned	57,500	75,000	(17,500)
06500 Other Revenue	41,550	51,650	(10,100)
06575 Contractor Decal Revenue	139,000	139,000	-
06580 Owner Revenue	12,000	4,000	8,000
06585 Guest Citation Revenue	-	-	-
06590 Golf Cart Citation Rev -Owner	-	-	-
06595 Golf Cart Citation Rev -Guest	-	-	-
06735 Transfer Fees	35,000	52,000	(17,000)
06750 Waste Management Credit	369,224	348,000	21,224
06751 Marina Trash Reimbursement	11,425	9,300	2,125
Revenue	10,994,214	\$ 10,617,535	376,679
07000 Gross Wages	3,565,037	3,392,749	(172,287)
07010 Payroll Tax	315,514	292,413	(23,101)
07015 Bonus and Other Incentives	102,499	96,500	(5,999)
07040 Health Insurance	541,238	417,260	(123,978)

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07050 Workers Compensation	4,251	4,048	(203)
07052 Safe Harbor 401K - ER	108,819	90,401	(18,418)
07060 Contract Labor - Deputies		2,800	2,800
07061 Lifeguard Contract	191,091	191,091	-
07070 Employee Training	16,772	18,232	1,460
07072 Payroll Processing	22,221	18,215	(4,006)
07075 Human Resource	11,160	10,400	(760)
07076 Burnt Pine Gate Reimbursement	(210,552)	(203,832)	6,720
Cost of Payroll	4,668,049	4,330,277	(337,773)
			-
08010 Postage & Delivery	14,770	13,800	(970)
08011 Equipment Rental Agreements	12,162	10,701	(1,461)
08012 Bad Debt	-	10,000	10,000
08015 Storage Rental	21,675	19,779	(1,896)
08020 Office Rent	282,023	271,621	(10,402)
08025 Printing	28,032	24,500	(3,532)
08026 Decal Printing	52,000	56,000	4,000
08030 Fuel	97,054	71,260	(25,794)
08035 Homeowner Events	19,925	21,675	1,750
08040 Other Expenses	2,650	3,800	1,150
08045 Meeting	30,100	29,650	(450)
08050 Office Supplies	26,520	24,100	(2,420)
08059 Software Licenses	62,760	42,515	(20,246)
08060 Computer	61,078	55,134	(5,944)
08061 Office Other	7,686	7,146	(540)
08062 Radio Repair	5,328	3,548	(1,780)
08068 Resort Shuttle	100,000	100,000	-
08075 Uniforms	48,834	40,100	(8,734)
08080 Custodial	28,972	35,900	6,928
08200 Insurance	291,400	250,589	(40,811)
08201 Insurance - Workman's Comp	75,000	71,918	(3,082)
08400 ARB Architect Fees	18,200	12,200	(6,000)
08401 Bank Fees	33,000	33,000	-

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08402 Credit Card Fees	7,000	7,000	-
08410 Accounting Fees	28,500	23,000	(5,500)
08415 Contributions & Commitments	66,610	59,000	(7,610)
08430 Legal - General Repr	30,000	30,000	-
08431 Legal - Litigation	-	-	-
08440 Vehicle Registration	1,300	1,300	-
08501 Facilities Maintenance	22,084	30,824	8,740
08502 Roadway, Sidewalks & Curb Maint	10,000	27,900	17,900
08503 Reeves Road Maint Expenses	3,910	3,910	-
08504 Drainage	-	57,000	57,000
08505 Landscape Contract	960,231	941,025	(19,206)
08506 Light Maintenance	10,000	8,400	(1,600)
08508 Sign Maintenance	13,000	18,000	5,000
08513 Owner Plant Costs	6,000	5,000	(1,000)
08515 Landscape Enhancements	80,000	90,000	10,000
08516 Tree Care	108,350	110,000	1,650
08521 Pump Station Maintenance	75,000	69,000	(6,000)
08525 Irrigation System Repairs	65,000	68,000	3,000
08530 Landscape Consultant	13,800	13,200	(600)
08533 Pool Contract	51,600	50,805	(795)
08534 Pool & Fountain Maintenance	37,190	41,190	4,000
08538 Beach Bathroom	43,911	41,305	(2,606)
08542 Equipment Maintenance	5,000	4,000	(1,000)
08544 Fence Maintenance	8,000	8,000	-
08545 Safety Equipment	12,901	10,616	(2,285)
08554 Lake Maint	35,000	30,500	(4,500)
08556 Fish & Wildlife	2,500	2,500	-
08557 Chemicals	60,000	45,000	(15,000)
08561 Equipment Maintenance	4,000	4,500	500
08562 Vehicle Repairs & Mntc	43,784	43,184	(600)
08565 Transfer Station Site Ctrt	38,520	38,520	-
08572 Waste Management	854,610	756,066	(98,544)
08580 Gate Arm Repair	6,200	6,200	-
08600 Depreciation	347,937	299,402	(48,535)
08608 Income Taxes	-	-	-
08609 Sales & Property Taxes	20,752	8,000	(12,752)
08695 Technical Services	27,500	28,000	500
08700 Telephone	58,388	49,447	(8,941)
08702 Cable Bulk Agreement	1,160,824	1,160,824	-

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08705 Utilities	585,199	499,302	(85,897)
08999 Fixed Asset Ret. (Gain)/Loss	-	-	-
Operating Expenses	6,223,770	5,898,856	(324,915)
Expenses	10,891,820	10,229,132	(662,687)
Net Revenue Over/(Under) Expense After Operations	102,398	388,402	(286,008)
09000 Fixed Assets Reserve	450,000	700,000	250,000
09016 Depreciation Cash flow Adj	(347,937)	(299,402)	48,535
09900 Unrealized (Gain)/Loss	-	-	-
Reserves	102,063	400,598	298,535
Net Rev/(Loss) after Res & Dep Cash Flow Adj	\$ 333	\$ (12,196)	\$ 12,529

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	2023 Budget	2022 Budget	Var 23 Bud to 22 Bud Fav/(Unfav)
ASSESSMENT INCOME			
6000000 - Assessment Revenue	8,386,464	7,702,760	683,704
6000998 - Reserve Assessments	450,000	700,000	(250,000)
Gross Assessments	8,836,464	8,402,760	433,704
6000100 - Assess Discounts-Owner Prepay	(75,403)	(38,375)	(37,028)
Total ASSESSMENT INCOME	8,761,061	8,364,385	396,676
6075601 - Reeves Road Rental Income	24,000	21,600	2,400
6575601 - Contractor Decal Revenue	139,000	139,000	-
6580601 - Owner Decal Revenue	12,000	4,000	8,000
6370601 - Interest Income	7,000	5,000	2,000
6500601 - Other Revenue	41,550	51,650	(10,100)
Total Admin Revenue	8,984,611	8,585,635	398,976
PASS THRU ITEMS			
6170601 - Cable Deferred Revenue	1,160,824	1,160,824	-
8702601 - Cable Bulk Agreement	1,160,824	1,160,824	-
NET CABLE	-	-	-
601 - ADMINISTRATION - 5 Employees			
<u>COST OF PAYROLL - 601</u>			
7000601 - Gross Wages	432,332	414,504	(17,828)
7010601 - Payroll Tax	37,163	33,731	(3,432)
7015601 - Other Incentives	102,499	96,500	(5,999)
7040601 - Health Insurance	38,179	26,672	(11,506)
7052601 - Safe Harbor 401(k) - ER	16,899	12,944	(3,955)
Total COST OF PAYROLL - 601	627,072	584,351	(42,721)

	2023 Budget	2022 Budget	Var 23 Bud to 22 Bud Fav/(Unfav)
<u>GENERAL ADMINISTRATION</u>			
7070601 - Employee Travel and Training	16,772	18,232	1,460
7075601 · Human Resources	11,160	10,400	(760)
8010601 · Postage & Delivery	14,770	13,800	(970)
8011601 · Equipment Rental Agreements	12,162	9,901	(2,261)
8012601 - Bad Debt	-	10,000	10,000
8015601 - Storage Rental	21,675	19,779	(1,896)
8020601 · Office Rent	282,023	271,621	(10,401)
8025601 · Printing	1,800	2,000	200
8030601 · Fuel	4,158	740	(3,418)
8040601 · Other Expense	1,500	2,500	1,000
8045601 · Meeting	30,100	29,650	(450)
8050601 · Office Supplies	26,520	24,100	(2,420)
8060601 · Computer	33,580	27,550	(6,030)
8059601 - Software Licenses	62,760	42,515	(20,246)
8061601 - Office Other	7,686	7,146	(540)
8068601 - Resort Shuttle	100,000	100,000	-
8075601 · Uniforms - Office Shirts	1,000	1,000	-
8080601 · Custodial	28,972	35,900	6,928
8415601 · Contributions & Commitments	66,610	59,000	(7,610)
8430601 · Legal Expense - Gen Repr	30,000	30,000	-
8431601 - Legal Expense - Litigation	-	-	-
8440601 · Vehicle Registration	1,300	1,300	-
8501601 - Facilities Maintenance - Office	3,560	6,000	2,440
8562601 - Vehicle Repairs & Maint	500	500	-

	2023 Budget	2022 Budget	Var 23 Bud to 22 Bud Fav/(Unfav)
8695601 · Technical Services - Admin	10,000	10,000	-
8503601 - Reeves Road Rental Expense	3,910	3,910	-
8700601 · Telephone & Internet	58,388	49,447	(8,941)
8705601 · Office Utilities	12,197	12,514	317
8035601 · Homeowner Events	19,925	21,675	1,750
8026601 · Decal Printing	52,000	56,000	4,000
Total GENERAL ADMINISTRATION	915,027	877,180	(37,848)
<u>INSURANCE</u>			
8200601 · Insurance Expense	291,450	245,589	(45,861)
8201601 · Insurance - Workers Compensation	75,000	76,918	1,918
Total INSURANCE	366,450	322,507	(43,943)
<u>DEPREC/TAXES/INTEREST</u>			
8600601 - Depreciation	347,937	299,402	(48,535)
8608601 - Income Tax	-	-	-
8609601 - Sales & Property Tax	20,752	8,000	(12,752)
8999601 - Fixed Asset Ret (Gain)/Loss			-
Total DEPREC/TAXES/INTEREST	368,689	307,402	(61,288)
Total 601 - ADMIN EXPENSE	2,277,239	2,091,439	(185,800)
Total 601 - ADMINISTRATION	6,707,372	6,494,196	584,776
801 - ARB - 3 Employees			
<u>REVENUE - 801</u>			
6100801 · ARB Application Fees	35,000	47,500	(12,500)
6104801 - ARB Owner Fines	-	1,600	(1,600)
6105801 · ARB Contractor Fines	-	12,000	(12,000)
TOTAL ARB REVENUE	35,000	61,100	(26,100)
<u>COST OF PAYROLL - 801</u>			
7000801 · Gross Wages	142,910	136,682	(6,228)
7010801 · Payroll Tax	12,579	11,707	(872)
7040801 · Health Insurance	19,350	18,401	(949)
7052801 · Safe Harbor 401(k) - ER	3,788	3,109	(679)
Total COST OF PAYROLL - 801	178,628	169,899	(8,728)
<u>GENERAL EXPENSES</u>			
8025801 · Printing	1,000	1,000	-
8030801 · Fuel	1,586	1,191	(396)
8060801 · Computer	1,700	1,400	(300)

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8400801 · ARB Architect Fees	18,200	12,200	(6,000)
8562801 - Vehicle Repairs & Maint	500	500	-
Total 801 - ARB GENERAL EXPENSE	22,986	16,291	(6,696)
Total 801 - ARB EXPENSE	201,614	186,190	(15,424)
Total 801 - ARB (NET)	(166,614)	(125,090)	(10,676)

802 - ACCOUNTING - 4 Employees

REVENUE - 802

6470802 · Late Fees & Interest	18,000	21,500	(3,500)
6475802 - Estoppel Rush Fees Earned	57,500	75,000	(17,500)
6735802 · Transfer Fees	35,000	52,000	(17,000)
TOTAL ACCOUNTING REVENUE	110,500	148,500	26,391

COST OF PAYROLL - 802

7000802 · Gross Wages	254,455	217,341	(37,115)
7010802 · Payroll Tax	22,058	17,936	(4,122)
7040802 · Health Insurance	42,335	36,612	(5,723)
7052802 · Safe Harbor 401(k) - ER	10,178	8,453	(1,725)
7072802 - Payroll Processing	22,221	18,215	(4,006)
Total COST OF PAYROLL - 802	351,247	298,556	(52,691)

GENERAL EXPENSES

8401802 - Bank Fees	33,000	33,000	-
8402802 - Credit Card Fees	7,000	7,000	-
8410802 · Accounting Fees	28,500	23,000	(5,500)
8060802 · Computer	6,000	6,000	-
8025802 · Printing	8,532	6,500	(2,032)
Total 802 - ACCOUNTING GENERAL EXP	83,032	75,500	(7,532)
Total 802 - ACCOUNTING TOTAL EXPENSE	434,279	374,056	(60,223)
Total 802 - ACCOUNTING (NET)	(323,779)	(225,556)	(33,894)

602 - INFRASTRUCTURE - 10 Employees

COST OF PAYROLL - 602

7000602 · Gross Wages	585,801	561,534	(24,267)
7010602 · Payroll Tax	51,460	47,922	(3,537)

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7040602 · Health Insurance	84,633	72,264	(12,369)
7052602 · Safe Harbor 401(k) - ER	14,850	16,188	1,337
COST OF PAYROLL - 602	736,743	697,908	(38,836)
GENERAL EXPENSES			
8030602 - Fuel	19,712	14,797	(4,915)
8060602 - Computers	1,300	1,300	-
8075602 · Uniforms	12,900	7,600	(5,300)
8562602 - Vehicle Repairs & Mntc	9,000	10,000	1,000
8502602 · Roadway, Sidewalks & Curb Maint	10,000	27,900	17,900
8504602 · Drainage	-	57,000	57,000
8506602 · Light Maintenance	10,000	8,400	(1,600)
8508602 · Sign Maintenance	13,000	18,000	5,000
8705602 · Light Electric	302,513	270,924	(31,589)
8501602 · Facilities Maint & Equipment	10,000	8,700	(1,300)
8542602 · Equipment Maintenance	5,000	4,000	(1,000)
8544602 - Fence Maintenance	8,000	8,000	-
8545602 · Safety Equipment	4,000	2,300	(1,700)
8554602 · Lake Maintenance	35,000	30,500	(4,500)
8556602 · Fish & Wildlife	2,500	2,500	-
8557602 · Chemicals	60,000	45,000	(15,000)
8695602 · Technical Services	17,500	18,000	500
Total 602 - INFRASTRUCTURE GEN EXP	520,425	534,921	14,496
Total 602 - INFRASTRUCTURE TOTAL EXP	1,257,168	1,232,829	(24,340)

603 - LANDSCAPE & IRRIGATION

REVENUE - 603

6375603 · Irrigation Revenue	253,822	241,144	12,678
6380603 · Grounds Revenue	-	525	(525)

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6174603 - Owner Plant Sales	6,000	5,000	1,000
TOTAL LANDSCAPE REVENUE	259,822	246,669	13,153
<u>GENERAL EXPENSES</u>			
8501603 · Facility Mntc - Pump houses	6,000	3,000	(3,000)
8513603 - Owner Plant Costs	6,000	5,000	(1,000)
8505603 · Landscape Contract	960,231	941,025	(19,206)
8515603 · Landscape Enhancements	80,000	90,000	10,000
8516603 · Tree Care	108,350	110,000	1,650
8521603 · Pump Station Equip Maint	75,000	69,000	(6,000)
8525603 · Irrigation System Repairs	65,000	68,000	3,000
8530603 · Landscape Consultant	13,800	13,200	(600)
8705603 · Landscape & Irrigation Electric	196,072	142,000	(54,072)
TOTAL LANDSCAPING MAINTENANCE	1,510,453	1,441,225	(69,228)
Total 603 - LNDSCPE/IRRIG EXP Net Profit/(Loss)	(1,250,631)	(1,194,556)	56,075
605 - BEACH & POOL REVENUE - 605			
6385605 · Beach Cleaning Revenue	58,308	53,007	5,301
TOTAL BEACH CLEANING REVENUE	58,308	53,007	5,301
<u>GENERAL EXPENSES</u>			
8030605 - Fuel	4,050	3,828	(222)
8533605 - Pool Contract	51,600	50,805	(795)
8534605 · Pool Facility & Fountain Maintenance	37,190	41,190	4,000

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8538605 · Beach Bathroom	43,911	41,306	(2,605)
8562605 - Vehicle Repairs & Maint	3,000	4,000	1,000
8705605 · Pool Utilities	63,171	60,864	(2,307)
Total 605 - BEACH & POOL EXP	202,922	201,993	(929)
Total 605 - BEACH & POOL (NET)	(144,614)	(148,986)	4,372

607 - SANITATION - 6 Employees
REVENUE - 607

8573607 · Marina Trash Reimbursement	11,425	9,300	(2,125)
8576607 · WM - Refuse Credit	369,224	348,000	(21,224)
TOTAL SANITATION REVENUE	380,649	357,300	(23,349)
<u>COST OF PAYROLL - 607</u>			
7000607 · Gross Wages	243,433	235,838	(7,596)
7010607 · Payroll Tax	21,824	20,696	(1,128)
7040607 · Health Insurance	48,378	42,200	(6,178)
7052607 · Safe Harbor 401(k) - ER	7,769	6,109	(1,660)
Total COST OF PAYROLL - 607 (7 Positions)	321,405	304,843	(16,562)
<u>REPAIRS & MAINTENANCE</u>			
8030607 - Fuel	28,278	21,227	(7,051)
8572607 · Waste Management Expense	854,610	756,066	(98,544)
8561607 · Equipment Maintenance	4,000	4,500	500
8562607 - Vehicle Repairs & Maintenance	16,000	15,000	(1,000)
8565607 - Transfer Station Site Contract	38,520	38,520	-
Total REPAIRS & MAINTENANCE	941,408	835,313	(106,095)
Total SANITATION EXPENSE	1,262,813	1,140,156	(122,657)
Total 607 - SANITATION	(1,203,570)	(1,087,699)	(162,569)

701 - SECURITY - 43 Employees Budgeted
REVENUE - 701

6090701 · Special Event Fee Revenue	4,500	4,500	-
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	2023 Budget	2022 Budget	Var 23 Bud to 22 Bud Fav/(Unfav)
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	1,739,975	1,665,548	(74,427)
7010701 - Payroll Tax	155,421	146,312	(9,109)
7040701 - Health Insurance	289,232	203,128	(86,105)
7052701 - Safe Harbor 401(k) - ER	48,751	37,208	(11,544)
Total COST OF PAYROLL - 701	2,233,379	2,052,196	(181,184)
<u>GENERAL EXPENSE</u>			
7060701 - Contract Labor - Deputies	-	2,800	2,800
7061701 - Lifeguard Contract	191,091	191,091	-
8011701 - Special Equipment Lighting	500	800	300
8025701 - Printing	16,700	15,000	(1,700)
8030701 - Fuel	39,270	29,478	(9,792)
8040701 - Other Expense	1,150	1,300	150
8060701 - Computer	18,498	18,884	386
8062701 - Radio Repair	5,328	3,548	(1,780)
8075701 - Uniforms	34,934	31,500	(3,434)
8705701 - Security Utilities	11,246	13,000	1,754
Total GENERAL EXPENSE	318,717	307,401	(11,316)
<u>REPAIRS & MAINTENANCE</u>			
8501701 - Building Maintenance	2,524	13,124	10,600
8545701 - Safety Equipment	8,901	8,316	(585)
8562701 - Vehicle Repair & Maintenance	14,784	13,184	(1,600)
8580701 - Gate Arm Repairs	6,200	6,200	-
Total REPAIRS & MAINTENANCE	32,409	40,824	8,415
Total 701 - SECURITY	2,584,505	2,400,421	(184,085)
Total 701 - SECURITY (NET)	(2,580,005)	(2,395,921)	(184,085)

702 - SECURITY - BP - 4 Employees

COST OF PAYROLL - 702

7000702 - Gross Wages	166,130	161,301	(4,829)
7010702 - Employer Payroll Tax Expense	15,011	14,109	(902)
7040702 - Health Insurance	18,578	17,984	(594)
7050702 - Workers Compensation	4,251	4,048	(202)

			Var 23 Bud to 22 Bud Fav/(Unfav)
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7052702 · Safe Harbor 401(k) - ER	6,582	6,390	(192)
7076702 · Burnt Pine Gate Reimbursement	(210,551)	(203,832)	6,719
Total COST OF PAYROLL - 702	0	(0)	(1)
Other Expenses			
Total Operating Expense	10,891,818	10,229,132	(662,686)
Total Revenues	10,994,214	10,617,535	376,679
Net Revenue Over/(Under) Expense After Operations	102,398	388,403	(286,007)
Reserves			
9000-601 - Fixed Asset Reserve	700,000	700,000	-
9015-601 - Emergency Replacements Res	-	-	-
8999-601 - Fixed Assets Gain/Loss	-	-	-
9900-601 - Unrealized Gains/Loss	-	-	-
Total Reserves	450,000	700,000	-
Net Revenue Over/(Under) Expense After Ops & Res	(347,602)	(311,597)	(286,007)
9016-601 - Depreciation to Reserves	347,937	299,402	48,535
Net Rev Over/(Under) Expense After Ops,Res&Depr	333	(12,196)	12,529