Hideaway Bay Beach Club Condo Association, Inc
2027 Proposed Budget

	2027 Proposed Budget	2026 Forecast	2027/26 Vairance	2026 FINAL Budget	NOTES:
INCOME:					
Homeowner Maint Fee	1,314,147	1,230,858	83,289	1,232,128	
Homeowner Reserve Fee	187,177	235,000	(47,823)	235,000	
Interest Income Operating	1,500	3,500	(2,000)	1,500	
Extra Ferry Runs	-	150	(150)	1,200	
Other Income - Owner Interest & late fees	-	13,435	(13,435)	-	
Placida - Sewer Reimbursement	14,145	25,875	(11,730)	16,539	23% of total Sewer Plant Cost
Total Income	**$1,516,969**	**1,508,818**	**$8,151**	**$1,486,367**	
EXPENSES:					
Admin Expenses					
Accounting	500	10,000	9,500	6,500	$500 tax return , no to an audit
Administration	3,600	2,500	(1,100)	3,600	Website (50/mo + 30) 630.00
Legal	15,000	12,667	(2,333)	10,000	
Insurance Appraisal	-	1,000	1,000	-	
Lic/Fees/Dues/Division Fees	1,500	1,500	-	1,500	Division Fees, Taxes & Licenses, Permits, Vessel Fees, Corp License
Management Fees	26,520	24,240	(2,280)	42,000	
Telephone/Internet	10,836	6,958	(3,878)	3,900	Comcast $545/mth, Centrury Link $98/mth, & SMG cell phone $205/mth + $25 Misc
Wifi Expenses	5,000	39,892	34,892	4,800	
Website Hosting	450	-	(450)		
Dues / Drug Testing	1,000	350	(650)	1,000	
Contingency	13,000	-	(13,000)	-	1% contingency
Admin Expenses Total	**77,406**	**99,107**	**21,701**	**73,300**	
Insurance Expense					
Liabiltiy - GL Auto Umbrella	27,972	30,309	2,337	34,890	0% Increase
Director E&O	4,044	3,817	(227)	3,559	0% Increase
Watercraft Policy & Excess	62,365	72,754	10,389	76,142	10% Increase
Crime	1,270	1,268	(2)	1,313	0% Increase
Flood - (11 Policies)	141,052	127,164	(13,888)	126,494	12% Increase
Work Comp	8,695	8,092	(603)	8,392	5% Increase
Pollution Liability	10,328	5,840	(4,488)	6,053	5% Increase
Property - ALL INCLUDING WIND	445,020	470,505	25,485	444,375	**Slide - current is $37,085 a month, renews in Jan, 0% increase
Finance Fees	12,000	12,000	-	-	5% Increase
Insurance Expense Total	**712,746**	**731,749**	**19,003**	**701,218**	
Payroll Expense					
Caretaker	73,283	35,012	(38,271)	77,089	**See Payroll Tab
Boat Captains	180,339	191,371	11,032	160,075	**See Payroll Tab
Storm Prep - Overtime Payroll	1,500	-	(1,500)	1,500	Storm Prep OT hours - 4 guys @ 15 hrs x 2
Bonus	2,500	2,165	(335)	2,165	$1000 for the Caretaker & $250 per captain
Payroll Processing / Payroll Taxes	9,978	7,428	(2,550)	9,332	Payroll processing fees & payroll taxes
Payroll Expense Total	**267,600**	**235,976**	**(31,624)**	**250,161**	
Contract Expense					
Pest Control, Rodent & Termite	5,300	5,300	-	5,300	
Trash Removal	13,000	12,985	(15)	10,800	
Access Monitoring Service	12,000	-	(12,000)	-	*New Monthly Expense - access control monitoring
Lake Maintenance	2,400	2,400	(16)	2,400	
Contract Expense Total	**32,700**	**20,685**	**(12,015)**	**18,500**	
Ferry/Skiff/Dock Expense					
Ferry/Skiff Motor Maintenance	5,500	6,061	561	5,000	
Ferry/Skiff Maintenance	8,500	5,637	(2,863)	8,500	
Ferry Hurricane Storage	3,000	2,776	(224)	3,000	Contract with Gasparilla Marina @ 1500 plus one storm pull
Dock Maintenance	3,000	3,148	148	1,500	
Ferry/Skiff Gas & Oil	29,200	24,991	(4,209)	25,000	Average 20 gallons a day 7300 x ($4.00)=29,200.00
Ferry/Skiff/Dock Expense Total	**49,200**	**42,614**	**(6,586)**	**43,000**	
Fire System Expense					
Fire System Repair/Maint	6,000	7,017	1,017	5,000	Extinguisher $1000; Alarm $1750; Hydrant $350; Sprinkler $1100 - 5 year fire was done in 2022; $5940 annual monitoring dialers
Fire System Monitoring / Annual Insp.	10,140	(4,153)	(14,293)	10,140	*$6150 credit in 2026 from prior year reimbursement

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Fire System Expense Total	**16,140**	**2,864**	**(13,276)**	**15,140**	
Landscaping Expense					
Grounds Other/Plantings/Mulch	9,000	9,000	-	2,000	
Tree/Mangrove Trimming	29,500	13,175	(16,325)	11,500	Palm trimming in January and mangroves in April
Landscaping Expense Total	**38,500**	**22,175**	**(16,325)**	**13,500**	
Pool Expense					
Pool Equipment Repair & Maint	5,000	5,000	-	3,000	
Pool Supplies	1,500	1,897	397	4,200	
Pool Expense Total	**6,500**	**6,897**	**397**	**7,200**	
Property Maintenance					
Property Supplies	12,500	10,000	(2,500)	10,000	
Property Repair & Maintenance	15,000	16,313	1,313	20,000	
Grounds Maintenance	5,000	7,933	2,933	1,500	
Property Maintenance Total	**32,500**	**34,247**	**1,747**	**31,500**	
Sewer Plant Expense					
Sewer Plant Operator	38,500	38,000	(500)	37,908	$2759/mo + $400 a month for monitoring service
Sewer Plant Repair & Supplies	5,000	5,000	-	5,000	
Sludge Removal	10,000	-	(10,000)	24,000	2026 was part of capital tank repairs. once a year pumping @ $10K
Engineering / DEP Reports	8,000	8,000	-	5,000	
Sewer Plant Expense Total	**61,500**	**51,000**	**(10,500)**	**71,908**	
Utility Expense					
Electric	21,000	20,297	(703)	17,000	
Water	14,000	15,690	1,690	8,940	
Utility Expense Total	**35,000**	**35,987**	**987**	**25,940**	
Reserve Expense					
Reserves Allocation	187,177	235,000	47,823	235,000	
Reserve Expense Total	**187,177**	**235,000**	**47,823**	**235,000**	
Grand Total Expenses	**$1,516,969**	**$1,518,301**	**$1,332**	**$1,486,367**	
NET INCOME	**$0**	**($9,483)**	**($9,483)**	**$0**	

	2027 Proposed Budget	2026 Assmt	Variance
Annual Maintenance Assessment Per Unit:	12,884	12,080	804
Annual Reserve Assessment Per Unit:	1,835	2,304	(469)
Total Annual Assessment Per Unit:	14,719	14,384	335
Total Quarterly Assessment Per Unit:	**$3,680**	**$3,596**	**$84**

0

Quarterly Expense Breakout Per Unit:	2027 Proposed Budget	% of Total	2026 Assmt	Variance	
Administrative & Management Expense:	190	5.2%	180	10	
Insurance Expense:	1,747	47.5%	1,719	28	
Caretaker Payroll:	209	5.7%	219	(10)	
Boat Captain Payroll:	497	13.5%	441	56	
Ferry & Skiff Expenses:	121	3.3%	105	15	
Capital Reserves:	459	12.5%	576	(117)	
All Other Maintenance expenses:	457	12.4%	356	101	
Total Quarterly Assessment Per Unit:	**$3,680**	**100.0%**	**$3,596**	**$84**	**2.33%**

Hideaway Bay Beach Club Condo Association

2027 Captial Reserves Budget

	2026 Revised	
2026 Starting Reserve Balance	**$366,556**	
Year 2026 Reserve Expenses:		
Wastewater treatment plant repairs - ALL new tanks	260,507	*Completed
Wastewater treatment plant repairs - Annual	15,669	*Completed
Total 2026 Forecasted Reserve Expenses:	276,176	
2026 Owner Captial Assessments	235,000	
Reserve Interest	125,000	
Income Tax on Interest	(83,142)	
Placida Sewer Reimbursement	63,520	
2026 Year End Capital Reserve Balance	**$430,758**	

	2027 Budget	
2027 STARTING Reserve Balance	**$430,758**	
Year 2027 Reserve Expenses:		
Wastewater treatment plant repairs	15,669	**Remaining new tanks will be in 2028
Community Roads	10,000	
Termite Tenting - 2 buildings every other year (E & I)	30,000	
Ferry Motor Replace - every 3 years	42,000	
Access System - Parking / Ferry / Pool / Beach	15,000	
Reserve Study	8,500	
Total 2027 Budgeted Reserve Expenses:	**121,169**	
Owner Captial Assessments	187,177	
Reserve Interest	10,769	
Income Tax on Interest	(3,231)	
Placida Sewer Reimbursement	3,604	
2027 ENDING Reserve Balance	**$507,909**	