

HIDEAWAY BAY CONDOMINIUM ASSOCIATION, INC.				
	2011 Approved Budget			
		2010	2010	2011
		Approved	Act/Est	Approved
305	Homeowners Maintenance Fees	\$499,707	\$562,978	\$504,147
	OTHER INCOME			
307	Miscellaneous Income	\$1,555	\$183	\$200
308	Rental Income	750	0	0
310	Late Fees	600	405	0
315	Interest Income	2,000	5,673	1,000
319	Extra Ferry Runs	250	333	250
324	Placida Fire and Sewer Plant Reimbursement	15,750	14,959	15,000
	Total Other Income	\$20,905	\$21,552	\$16,450
	EXPENSES			
	Administration Expenses			
400	Accounting	\$3,500	\$325	\$375
401	Administration	10,000	8,460	9,500
424	Land Lease-DNR	3,000	3,057	3,300
425	Legal	5,000	2,897	5,000
426	Licenses/Fees/Dues/Division Fees	2,500	1,259	2,200
427	Management/Bookkeeping	27,000	27,000	27,000
451	Telephone/Internet	4,000	6,681	7,000
459	Dues/Drug Testing	250	245	265
	Total Administrative Expenses	\$55,250	\$49,924	\$54,640
	Payroll Expenses			
467	Bonus	\$1,000	\$1,000	\$1,000
422	Supervisor Health Insurance	3,600	3,600	3,708
463	Supervisor IRA	2,000	2,000	3,000
465	Supervisor (including payroll expenses)	31,115	28,425	29,278
466	Boat Captains (including payroll expenses)	40,800	60,380	62,191
468	Maintenance (including payroll expenses)	61,600	43,654	44,964
	Total Payroll Expenses	\$140,115	\$139,059	\$144,141
	Insurance Expense			
414	Package/Auto/D&O/Umbrella	\$28,600	\$22,740	\$23,877
415	Yacht Policy & Pollution Coverage	5,845	5,645	5,814
416	Flood	19,162	19,276	20,625
417	Bond	545	545	545
418	Umbrella (incl. in package)	1,500	0	0
419	Pollution & Storage Tank	500	442	451
420	Directors D & O (incl. in package)	1,200	0	0
421	Windstorm	77,600	75,707	79,493
423	Captain's Liability Insurance	1,500	1,500	1,500
	Total Insurance Expenses	\$136,452	\$125,855	\$132,305
	Property Maintenance Expenses			
438	Property Supplies	3,000	5,590	8,000
409	Property Gas and Oil	8,000	628	0
474	Property Repairs & Maintenance	30,000	44,806	25,000
	Total Property Maintenance Expenses	\$41,000	\$51,024	\$33,000
	Ferry/Skiff/Dock Expenses			
402	Ferry/Skiff Motor Maintenance	\$2,000	\$1,690	\$2,500
410	Ferry/Skiff Maintenance	3,000	1,797	3,000
436	Dock Maintenance	1,000	2,278	1,000
464	Ferry/Skiff Gas & Oil	15,000	17,996	18,000
	Total Ferry/Skiff/Dock Expenses	\$21,000	\$74,785	\$24,500

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	Pool Equipment/Supplies Expenses			
434	Pool Equipment Repairs & Maintenance	\$1,000	\$2,567	\$3,000
435	Pool Supplies	4,000	4,556	4,784
	Total Pool Equipment/Supplies Expenses	\$5,000	\$7,124	\$7,784
	Sewer Plant Expenses			
439	Sewer Plant Operator	\$18,000	\$16,097	\$18,000
444	Sewer Plant Repair and Supplies	10,000	37,013	15,000
445	Sludge Removal	20,000	11,750	27,350
	Total Sewer Plant Expenses	\$48,000	\$64,860	\$60,350
	Fire System Expenses			
406	Fire System Repair/Mtc	\$5,000	\$4,779	\$5,150
407	Fire System Sprinkler	2,000	184	0
408	Fire System Monitoring	3,300	2,603	2,681
	Total Fire System Expenses	\$10,300	\$7,566	\$7,831
	Contract Expenses			
432	Pest Control & Termite Bond	8,000	9,667	10,000
481	Security	2,400	0	0
446	Satellite Dish	2,400	2,910	3,056
449	Trash Removal	11,400	13,140	13,600
471	Pest Control Rodent	2,000	0	1,000
475	Lake Doctor	800	820	840
479	Engineering	5,000	730	0
485	Florida Diesel	1,000	1,205	1,500
	Total Contract Expenses	\$33,000	\$28,471	\$29,996
	Utility Expenses			
405	Electric	\$21,000	\$14,948	\$16,000
456	Water	5,000	3,352	4,500
	Total Utility Expenses	\$26,000	\$18,299	\$20,500
	Landscaping Expenses			
411	Grounds Maintenance/Plantings/Mulch	\$3,000	\$1,128	\$2,500
412	Grounds Supplies/Mulch	1,000	1,057	0
413	Tree Trimming	10,000	1,500	1,500
	Total Landscaping Expenses	\$14,000	\$3,685	\$4,000
	Special Projects			
	Carts	\$900	\$1,750	\$0
	Mower Deck	\$2,500	\$0	\$2,500
	Replacement of Sprinkler Heads	\$2,500	\$0	\$2,500
	Replace Gate on Mainland Parking Area	\$5,500	\$5,268	\$0
	Special Projects	\$0	\$27,077	\$3,000
	Bad Debt	\$0	\$1,335	\$10,000
	Total Special Project Expenses	\$11,400	\$35,430	\$18,000
	TOTAL EXPENSES (w/o Reserves)	\$520,612	\$584,530	\$520,597
	Reserve Contribution	\$98,470	\$98,470	\$102,153
	TOTAL EXPENSES	\$619,082	\$683,000	\$622,750
	QUARTERLY ASSESSMENT	\$1,517		\$1,526

HIDEAWAY BAY CONDOMINIUM ASSOCIATION, INC.						
2011 Approved Reserve Schedule						
				Estimated	Est Funds	
		Estimated	Estimated	Account	Required Over	Annual
	Estimated	Remaining	Replacement	Balance	Remaining	Funding
Decription	Life	Life	Cost	12/31/2010	Life	for 2011
Board Walk/Docks	10	6	\$50,000	\$40,974	\$9,026	\$1,504
Boat Ferry	12	5	120,000	48,637	71,363	14,273
Boat Motors	3	1	35,000	24,787	10,213	10,213
Boat Skiff	10	6	7,000	3,400	3,600	600
Building/Ptg Reserve	8	4	150,000	32,151	117,849	29,462
Fire System/Pump House	15	12	25,000	5,073	19,927	1,661
Pool	10	6	30,000	11,290	18,710	3,118
Roads	5	3	20,000	9,332	10,668	3,556
Roof	10	3	325,500	219,869	105,631	35,210
Sewer System	20	17	50,000	6,558	43,442	2,555
	Total		\$812,500	\$402,071	\$410,429	\$102,153