

HIDEAWAY BAY CONDOMINIUM ASSOCIATION, INC.					
	2014 Approved Budget				
		2012	2013	2013	2014
		Actual	Approved	Act/Est	Approved
305	Homeowners Maintenance Fee	\$689,928	\$710,709	\$689,914	\$710,709
	Special Assessment	\$124,134	\$124,134	\$124,134	\$0
	OTHER INCOME				
307	Miscellaneous Income	\$4,391	\$0	\$2,000	\$0
308	Other Income	3,686	0	1,800	0
310	Late Fees	5,571	0	4,200	0
315	Interest Income	150	0	1,800	0
319	Extra Ferry Runs	105	0	200	0
324	Placida Fire & Sewer Plant Reimbursement	28,886	51,336	48,000	25,000
	Total Other Income	\$42,789	\$51,336	\$58,000	\$25,000
	Total Income	\$856,851	\$886,179	\$872,048	\$735,709
	EXPENSES				
	Administration Expense				
400	Accounting (Audit 2012)	\$6,500	\$325	\$325	\$325
401	Administration	5,607	10,000	\$5,000	7,500
424	Land Lease-DNR	1,000	3,300	1,000	1,000
425	Legal	3,862	5,000	3,000	4,000
426	Licenses/Fees/DuesDivision Fees	1,019	2,200	2,000	2,200
427	Management/Bookeeping	27,810	29,200	29,200	30,076
451	Telephone/Internet	6,718	7,500	7,000	7,500
459	Dues/Drug Testing	360	265	265	265
	Total Administrative Expense	\$52,876	\$57,790	\$47,790	\$52,866
	Payroll Expense				
467	Bonus	\$1,000	\$1,000	\$1,000	\$1,000
422	Supervisor Health Insurance	3,801	3,801	3,801	3,801
463	Supervisor IRA	3,000	3,000	3,000	3,000
465	Supervisor (including payroll expenses)	30,865	31,489	31,489	32,444
466	Boat Captains (including payroll expenses)	64,929	67,625	68,000	70,040
468	Maintenance (including payroll expenses)	53,303	42,691	47,000	44,072
	Total Payroll Expense	\$156,898	\$149,606	\$154,290	\$154,357
	Insurance Expense				
	Appraisal (2012/ every 3 yrs.)	\$800	\$0	0	\$0
414	Package/Auto/D&O/Umbrella/WC	\$23,884	\$24,846	24,846	\$25,000
415	Yacht Policy & Pollution Coverage	5,867	5,984	5,984	5,984
416	Flood	19,621	22,848	22,848	25,133
417	Bond	556	562	600	600
419	Pollution & Storage Tank	437	446	446	446
421	Windstorm	91,248	101,285	101,285	106,350
423	Captain's Liability Insurance	1,500	2,500	2,500	2,500
	Total Insurance Expense	\$143,913	\$158,471	\$158,509	\$166,013
	Property Maintenance Expense				
438	Property Supplies	8,116	8,000	8,000	8,000
474	Property Repairs & Maintenance	53,389	25,000	35,000	25,000
	Total Property Maintenance Expense	\$61,505	\$33,000	\$43,000	\$33,000
	Ferry/Skiff/Dock Expense				
402	Ferry/Skiff Motor Maintenance	\$594	\$2,500	\$5,000	\$2,500
410	Ferry/Skiff Maintenance	7,057	3,000	10,000	3,000
436	Dock Maintenance	246	1,000	1,000	1,000
464	Ferry/Skiff Gas & Oil	27,931	32,000	26,000	30,000
	Total Ferry/Skiff/Dock Expense	\$35,828	\$38,500	\$42,000	\$36,500
	Pool Expense				

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434	Pool Equipment Repairs & Maintenance	\$2,391	\$3,000	\$2,000	\$3,000
435	Pool Supplies	3,559	4,000	2,000	2,000
	<b>Total Pool Expense</b>	<b>\$5,950</b>	<b>\$7,000</b>	<b>\$4,000</b>	<b>\$5,000</b>
	<b>Sewer Plant Expense</b>				
439	Sewer Plant Operator	\$29,287	\$28,000	\$28,000	\$28,000
444	Sewer Plant Repair and Supplies	33,546	25,000	12,000	15,000
445	Sludge Removal	31,500	27,350	27,350	27,350
479	Engineering / DEP Reports	17,442	5,000	3,500	5,000
	<b>Total Sewer Plant Expense</b>	<b>\$111,775</b>	<b>\$85,350</b>	<b>\$70,850</b>	<b>\$75,350</b>
	<b>Fire System Expense</b>				
406	Fire System Repair/Mtce/Extinguishers	\$14,291	\$5,150	\$15,000	\$5,150
408	Fire System Monitoring/ Annual Inspection	2,282	4,638	1,811	2,500
485	Florida Diesel (fuel/pump mtce)	0	1,500	1,500	1,500
	<b>Total Fire System Expense</b>	<b>\$16,573</b>	<b>\$11,288</b>	<b>\$18,311</b>	<b>\$9,150</b>
	<b>Contract Expense</b>				
432	Pest Control, Rodent & Termite	8,862	10,000	9,000	10,000
446	Satellite Dish	3,208	3,208	3,208	3,300
449	Trash Removal	14,617	14,818	14,818	15,000
475	Lake Maintenance	840	840	840	840
	<b>Total Contract Expense</b>	<b>\$27,527</b>	<b>\$28,866</b>	<b>\$27,866</b>	<b>\$29,140</b>
	<b>Utility Expense</b>				
405	Electric	\$16,293	\$18,000	\$17,500	\$18,000
456	Water	5,179	4,500	4,800	4,500
	<b>Total Utility Expense</b>	<b>\$21,472</b>	<b>\$22,500</b>	<b>\$22,300</b>	<b>\$22,500</b>
	<b>Landscaping Expense</b>				
411	Grounds Maintenance/Plantings/Mulch	\$148	\$2,500	\$6,000	\$2,500
413	Tree/Mangrove Trimming	0	1,500	1,500	1,500
	<b>Total Landscaping Expense</b>	<b>\$148</b>	<b>\$4,000</b>	<b>\$7,500</b>	<b>\$4,000</b>
	<b>Special Projects</b>				
	WWTP Surge Tank	\$20,475	\$104,592	\$91,583	\$0
	Mower	\$7,598	\$0	\$0	\$0
	Fire Alarm System Upgrade	\$15,530	\$0	\$0	\$0
	Replacement of Sprinkler Heads	\$0	\$20,500	\$24,600	\$8,200
	Payback Insurance Savings	\$66,025	\$0	\$0	\$0
	Special Projects (Stairs)	\$0	\$45,000	\$61,663	\$33,000
	Bad Debt	\$0	\$13,664	\$4,047	\$0
	<b>Total Special Project Expense</b>	<b>\$109,628</b>	<b>\$183,756</b>	<b>\$181,893</b>	<b>\$41,200</b>
	<b>TOTAL OPERATING EXPENSE</b>	<b>\$744,093</b>	<b>\$780,127</b>	<b>\$778,309</b>	<b>\$629,076</b>
	<b>Less Special Assessment</b>	<b>\$124,134</b>	<b>\$124,134</b>	<b>\$124,134</b>	<b>\$0</b>
	<b>Less Placidia Harbor Reimbursement</b>	<b>\$28,886</b>	<b>\$51,336</b>	<b>\$48,000</b>	<b>\$25,000</b>
	<b>TOTAL EXPENSES (w/o Reserves)</b>	<b>\$591,073</b>	<b>\$604,657</b>	<b>\$606,175</b>	<b>\$604,076</b>
	<b>Reserve Contribution</b>	<b>\$113,260</b>	<b>\$106,052</b>	<b>\$106,052</b>	<b>\$106,633</b>
	<b>TOTAL EXPENSES</b>	<b>\$704,333</b>	<b>\$710,709</b>	<b>\$712,227</b>	<b>\$710,709</b>
	<b>QUARTERLY ASSESSMENT</b>	<b>\$1,726</b>	<b>\$1,742</b>	<b>\$1,746</b>	<b>\$1,742</b>

<b>HIDEAWAY BAY CONDOMINIUM ASSOCIATION, INC.</b>						
<b>2014 Reserve Schedule</b>						
				<b>Estimated</b>	<b>Est Funds</b>	
		<b>Estimated</b>	<b>Estimated</b>	<b>Account</b>	<b>Required Over</b>	<b>Annual</b>
	<b>Estimated</b>	<b>Remaining</b>	<b>Replacement</b>	<b>Balance</b>	<b>Remaining</b>	<b>Funding</b>
<b>Decription</b>	<b>Life</b>	<b>Life</b>	<b>Cost</b>	<b>12/31/2013</b>	<b>Life</b>	<b>2014</b>
Board Walk/Docks	10	5	\$50,000	\$42,659	\$7,341	\$1,468
Boat Ferry	15	8	\$120,000	\$67,072	\$52,928	\$6,616
Boat Motors	3	1	\$36,561	\$25,476	\$11,085	\$11,085
Boat Skiff	15	4	\$7,000	\$4,640	\$2,360	\$590
Building/Painting Reserve	8	3	\$220,750	\$32,921	\$187,829	\$59,232
Fire System/Pump House	15	10	\$25,000	\$9,348	\$15,652	\$1,565
Pool	10	4	\$30,000	\$19,921	\$10,079	\$2,520
Roads	10	1	\$20,000	\$17,823	\$2,177	\$2,177
Roof	20	9	\$494,312	\$316,221	\$178,091	\$18,906
Sewer System	30	3	\$10,000	\$2,582	\$7,418	\$2,473
	Total		\$1,013,623	\$538,662	\$474,961	\$106,633