

HIDEAWAY BAY CONDOMINIUM ASSOCIATION, INC.					
	2015 Approved Budget				
		2013	2014	2014	2015
		Actual	Approved	Act/Est	Approved
305	Homeowners Maintenance Fee	\$689,928	\$710,709	\$768,903	\$768,290
	Special Assessment	\$124,134	\$0	\$0	\$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	25,000	16,685	20,000
	Total Other Income	\$42,789	\$25,000	\$26,685	\$20,000
	Total Income	\$856,851	\$735,709	\$795,588	\$788,290
	EXPENSES				
	Administration Expense				
400	Accounting (Audit 2012/every 3yrs)	\$325	\$325	\$325	\$6,500
401	Administration	5,607	7,500	\$7,400	7,500
424	Land Lease-DNR	1,000	1,000	1,000	1,000
425	Legal	3,862	4,000	3,500	4,000
426	Licenses/Fees/DuesDivision Fees	1,019	2,200	2,200	2,200
427	Management/Bookeeping	27,810	30,076	30,076	30,978
451	Telephone/Internet	6,718	7,500	8,300	8,300
459	Dues/Drug Testing	360	265	265	265
	Total Administrative Expense	\$46,701	\$52,866	\$53,066	\$60,743
	Payroll Expense				
467	Bonus	\$1,000	\$1,000	\$1,000	\$1,000
422	Supervisor Health Insurance	3,801	3,801	4,500	5,000
463	Supervisor IRA	3,000	3,000	3,000	3,000
465	Supervisor (including payroll expenses)	30,865	32,444	32,444	37,310
466	Boat Captains (including payroll expenses)	64,929	70,040	72,410	72,141
468	Maintenance (including payroll expenses)	53,303	44,072	49,128	45,395
	Total Payroll Expense	\$156,898	\$154,357	\$162,482	\$163,846
	Insurance Expense				
	Appraisal (2012/ every 3 yrs.)	\$800	\$0	0	\$800
414	Package/Auto/D&O/Umbrella/WC	\$23,884	\$25,000	26,011	\$27,312
415	Yacht Policy & Pollution Coverage	5,867	5,984	5,662	5,945
416	Flood	19,621	25,133	26,830	29,513
417	Bond	556	600	721	725
419	Pollution & Storage Tank	437	446	483	485
421	Windstorm	91,248	106,350	113,939	126,472
423	Captain's Liability Insurance	1,500	2,500	2,532	2,659
	Total Insurance Expense	\$143,913	\$166,013	\$176,178	\$193,911
	Property Maintenance Expense				
438	Property Supplies	8,116	8,000	7,800	8,000
474	Property Repairs & Maintenance	53,389	25,000	44,000	25,000
	Total Property Maintenance Expense	\$61,505	\$33,000	\$51,800	\$33,000
	Ferry/Skiff/Dock Expense				
402	Ferry/Skiff Motor Maintenance	\$594	\$2,500	\$1,000	\$1,500
410	Ferry/Skiff Maintenance	7,057	3,000	4,100	4,000
436	Dock Maintenance	246	1,000	500	1,000
464	Ferry/Skiff Gas & Oil	27,931	30,000	27,255	30,000
	Total Ferry/Skiff/Dock Expense	\$35,828	\$36,500	\$32,855	\$36,500
	Pool Expense				

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434	Pool Equipment Repairs & Maintenance	\$2,391	\$3,000	\$8,000	\$3,000
435	Pool Supplies	3,559	2,000	3,000	2,000
	Total Pool Expense	\$5,950	\$5,000	\$11,000	\$5,000
	Sewer Plant Expense				
439	Sewer Plant Operator	\$29,287	\$28,000	\$29,260	\$29,260
444	Sewer Plant Repair and Supplies	33,546	15,000	10,242	15,000
445	Sludge Removal	31,500	27,350	24,000	25,000
479	Engineering / DEP Reports	17,442	5,000	0	0
	Total Sewer Plant Expense	\$111,775	\$75,350	\$63,502	\$69,260
	Fire System Expense				
406	Fire System Repair/Mtce/Extinguishers	\$14,291	\$5,150	\$5,100	\$5,150
408	Fire System Monitoring/ Annual Inspection	2,282	2,500	2,500	2,500
485	Fire Pump Maintenance	0	1,500	1,343	1,500
	Total Fire System Expense	\$16,573	\$9,150	\$8,943	\$9,150
	Contract Expense				
432	Pest Control, Rodent & Termite	8,862	10,000	25,858	10,000
446	Satellite Dish	3,208	3,300	3,300	3,420
449	Trash Removal	14,617	15,000	14,868	15,000
475	Lake Maintenance	840	840	1,200	1,440
	Total Contract Expense	\$27,527	\$29,140	\$45,226	\$29,860
	Utility Expense				
405	Electric	\$16,293	\$18,000	\$17,077	\$18,000
456	Water	\$5,179	\$4,500	\$3,853	\$4,500
	Total Utility Expense	\$21,472	\$22,500	\$20,930	\$22,500
	Landscaping Expense				
411	Grounds Maintenance/Plantings/Mulch	\$148	\$2,500	\$1,000	\$2,500
413	Tree/Mangrove Trimming	\$0	\$1,500	\$0	\$1,600
	Total Landscaping Expense	\$148	\$4,000	\$1,000	\$4,100
	Special Projects				
		\$0	\$0	\$0	\$0
	Replacement of Sprinkler Heads	\$0	\$8,200	\$0	\$8,200
	Replacement of Lanai Screen & Framework	\$0	\$0	\$8,500	\$8,500
	Special Projects (Stairs)	\$0	\$33,000	\$44,054	\$30,000
	Bad Debt	\$0	\$0	\$0	\$0
	Total Special Project Expense	\$0	\$41,200	\$52,554	\$46,700
	TOTAL OPERATING EXPENSE	\$628,290	\$629,076	\$679,536	\$674,570
	Less Placidia Harbor Reimbursement	\$28,886	\$25,000	\$16,685	\$20,000
	TOTAL EXPENSES (w/o Reserves)	\$599,404	\$604,076	\$662,851	\$654,570
	Reserve Contribution	\$113,260	\$106,633	\$106,052	\$113,720
	TOTAL EXPENSES	\$712,664	\$710,709	\$768,903	\$768,290
	QUARTERLY ASSESSMENT	\$1,747	\$1,742	\$1,885	\$1,883

HIDEAWAY BAY CONDOMINIUM ASSOCIATION, INC.						
2015 Reserve Schedule						
				Estimated	Est Funds	
		Estimated	Estimated	Account	Required Over	Annual
	Estimated	Remaining	Replacement	Balance	Remaining	Funding
Decription	Life	Life	Cost	12/31/2014	Life	2015
Board Walk/Docks	10	8	\$50,000	\$489	\$49,511	\$6,189
Boat Ferry	15	7	\$120,000	\$73,547	\$46,453	\$6,636
Boat Motors	3	3	\$37,000	\$3,695	\$33,305	\$11,102
Boat Skiff	15	3	\$7,000	\$5,220	\$1,780	\$593
Building/Painting Reserve	8	3	\$227,000	\$31,342	\$195,658	\$50,830
Fire System/Pump House	15	12	\$25,000	\$2,026	\$22,974	\$1,915
Pool	25	25	\$30,000	\$1,827	\$28,173	\$1,127
Roads	10	1	\$20,000	\$15,031	\$4,969	\$4,969
Roof	20	9	\$495,000	\$261,139	\$233,861	\$27,878
Sewer System	30	2	\$10,000	\$5,036	\$4,964	\$2,482
	Total		\$1,021,000	\$399,352	\$621,648	\$113,720