

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Approved Budget

January 1, 2021 - December 31, 2021

	2020 Approved Budget	2021 Approved Budget
Income		
305 Homeowners Maintenance Fee	\$705,466	\$691,787
306 Homeowners Reserve Fee	131,750	145,427
310 Late Fees	0	0
315 Surplus	0	0
319 Extra Ferry Runs	0	0
324 Placida Fire & Sewer Plant Reimbursement	11,960	13,340
Total Income	\$849,176	\$850,554
Expenses		
Administration Expense		
400 Accounting (Audit 2017/every 3yrs)	\$3,500	\$5,250
401 Administration	6,000	4,000
424 Land Lease-DNR	0	0
425 Legal	7,500	5,000
426 Licenses/Fees/Dues/Division Fees	1,200	1,200
427 Management Fees	31,200	31,200
430 Loan Interest	0	0
451 Telephone/Internet	9,900	10,000
459 Dues/Drug Testing	500	600
Total Administrative Expense	\$59,800	\$57,250
Payroll Expense		
422 Supervisor Health Insurance	\$6,000	\$6,000
465 Caretaker	33,000	\$34,000
466 Boat Captains	69,000	69,000
467 Bonus	1,000	1,000
468 Maintenance	20,000	20,000
469 Payroll Processing/Admin Fees	24,803	24,800
470 Worker's Comp Reimbursement	10,000	10,000
Total Payroll Expense	\$163,803	\$164,800
Insurance Expense		
413 Appraisal (2018/every 3 yrs.)	\$0	\$3,600
414 Package/Auto/D&O/Umbrella/WC	26,000	22,130
415 Yacht Policy & Pollution Coverage	9,541	13,688
416 Flood	52,800	61,315
417 Fidelity Bond	900	750
419 Pollution & Storage Tank	2,135	2,147
421 Windstorm	181,000	170,000
423 Captain's Liability Insurance	3,000	3,000
Total Insurance Expense	\$275,376	\$276,630
Property Maintenance Expense		
438 Property Supplies	\$13,000	\$11,000
474 Property Repairs & Maintenance	28,000	23,000
476 Grounds Maintenance	22,000	22,000
Total Property Maintenance Expense	\$63,000	\$56,000

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Ferry/Skiff/Dock Expense		
402 Ferry/Skiff Motor Maintenance	\$2,000	\$2,000
410 Ferry/Skiff Maintenance	6,000	5,000
436 Dock Maintenance	2,000	2,000
464 Ferry/Skiff Gas & Oil	18,000	16,000
Total Ferry/Skiff/Dock Expense	\$28,000	\$25,000
Pool Expense		
434 Pool Equipment Repairs & Maintenance	\$3,000	\$3,000
435 Pool Supplies	2,500	2,500
Total Pool Expense	\$5,500	\$5,500
Sewer Plant Expense		
439 Sewer Plant Operator	\$29,000	\$29,000
444 Sewer Plant Repair and Supplies	10,000	10,000
445 Sludge Removal	11,000	17,000
479 Engineering / DEP Reports	2,000	2,000
Total Sewer Plant Expense	\$52,000	\$58,000
Fire System Expense		
406 Fire System Repair/Mtce/Extinguishers	\$8,000	\$8,000
408 Fire System Monitoring/ Annual Inspection	2,700	2,700
Total Fire System Expense	\$10,700	\$10,700
Contract Expense		
432 Pest Control, Rodent & Termite	\$6,000	\$4,000
449 Trash Removal	12,500	13,500
475 Lake Maintenance	1,685	1,685
Total Contract Expense	\$20,185	\$19,185
Utility Expense		
405 Electric	\$16,000	\$13,512
456 Water	9,000	\$8,950
Total Utility Expense	\$25,000	\$22,462
Landscaping Expense		
411 Grounds Other/Plantings/Mulch	\$3,000	\$1,800
413 Tree/Mangrove Trimming	7,800	7,800
Total Landscaping Expense	\$10,800	\$9,600
Special Projects/Roads		
550 Roads Parking Lot	\$3,262	\$0
Total Special Projects/Road	\$3,262	\$0
TOTAL OPERATING EXPENSE	\$717,426	\$705,127
Reserves Expense		
457 Reserve Contribution (See Schedule B)	\$131,750	\$145,427
Total Reserves Expense	\$131,750	\$145,427
TOTAL OPERATING & RESERVES EXPENSE	\$849,176	\$850,554

2021 Quarterly Assessment per unit	\$2,052
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102 Units

SCHEDULE B

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
APPROVED BUDGET FOR THE PERIOD
January 1, 2021 - December 31, 2021
DESIGNATED RESERVES
102 Units

PERCENT
FUNDING
100.00%

		1	2	3	4	5	6	7	8	9	10
		ESTIMATED	ESTIMATED	ESTIMATED	BEGINNING	ASSESSMENTS	ESTIMATED	ESTIMATED	ESTIMATED	ADDITIONAL	ANNUAL
		LIFE	REMAINING	REPLACEMENT	BALANCE	COLLECTED	EXPENDITURES	TRANSFERS	BALANCE	RESERVE	RESERVE
		EXPECTANCY	LIFE	COST	1/1/2020	2020	2020	2020	12/31/2020	REQUIREMENT	REQUIRED
ACCT#	ASSET										
250	Boat Motors	3	3	40,000	26,533	10,467	37,000	0	0	40,000	13,333
251	Ferry Boat	15	13	120,000	29,248	6,482	0	0	35,730	84,270	6,482
253	Boat Skiff	15	3	12,000	9,007	998	0	0	10,005	1,995	665
254	Building/Painting	7	4	227,536	62,435	25,085	4,500	0	83,020	144,516	36,129
255	Roof*	20	10	680,000	274,750	45,027	141,000	0	178,777	501,223	50,122
256	Roads: Sand & Parking Lot	10	1	20,000	20,060	0	0	0	20,060	0	-
260	Board Walk/Docks	20	20	300,000	8,633	14,988	0	0	23,621	276,379	13,819
262	Sewer System	10	10	300,000	35,607	26,041	0	0	61,648	238,352	23,835
270	Pool	25	23	30,000	4,996	1,042	0	0	6,038	23,962	1,042
275	Capital Improvements	1	1	0	3,638	1,620	36,631	31,373	0	0	(0)
TOTAL				1,729,536	477,239	131,750	219,131	29,043	418,901	1,310,695	145,427