HIDEAWAY BAY BEACH CLUB
CONDOMINIUM ASSOCIATION
FINANCIAL REPORTS
March 31, 2019

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Prepared By: Sunstate Association Management Group, Inc.

Hideaway Bay Beach Club Condominium Association, Inc.

04/23/19

Statement of Assets, Liabilities, & Fund Balance

As of March 31, 2019

	Mar 31, 19
ASSETS	
Current Assets	
Checking/Savings	
OPERATING	
106 · 5/3 Insurance MM 1927	127,436.27
108 · Centennial OP 8253	224,824.64
Total OPERATING	352,260.91
RESERVES	
105 · 5/3 Reserve MM 1919	28,244.78
109 · Centennial MM 8287	171,927.18
110 · 5/3 CD 7150 .15% 8/17/19	25,901.11
111 · 5/3 CD 7134 .15% 8/17/19	25,901.11
112 · 5/3 CD 7126 .15% 8/17/19	25,901.11
113 · 5/3 CD 7097 .15% 8/17/19	25,901.11
118 · Centennial CD0645 .50% 3/28/19	162,868.17
Total RESERVES	466,644.57
Total Checking/Savings	818,905.48
Accounts Receivable	(68,116.22)
Other Current Assets	
128 · Prepaid Insurance	43,680.66
Total Other Current Assets	43,680.66
Total Current Assets	794,469.92
Fixed Assets	
139 · Accumulated Depreciation	(119,211.00)
Total Fixed Assets	(119,211.00)
Other Assets	
136 · Caretaker Unit Fixtures	4,913.00
137 · Transportation Equipment	99,047.23
138 · Other Equipment/Fixtures	34,155.34
Total Other Assets	138,115.57
TOTAL ASSETS	**813,374.49**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	37,612.32
Other Current Liabilities	
217 · Insurance Loan Payable	10,663.58
240 · Special Assessment 2017	(14,107.42)
241 · Special Assessment 2019	(39,739.20)
Reserves Fund	466,644.57
Total Other Current Liabilities	423,461.53
Total Current Liabilities	461,073.85
Total Liabilities	461,073.85
Equity	
298 · Prior Year Adjustment	(1,884.38)
299 · Prior Year Fund Balance	219,653.23
Unrestricted Net Assets	108,980.54
Net Income	25,551.25
Total Equity	352,300.64
TOTAL LIABILITIES & EQUITY	**813,374.49**

04/23/19

Hideaway Bay Beach Club Condominium Association, Inc.
Statement of Revenue & Expense Budget Performance
March 2019

	Mar 19	Budget	$ Over Budget	Jan - Mar 19	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
305 · Homeowners Maint. Fee Revenue	59,347.58	59,347.67	(0.09)	178,042.75	178,043.00	(0.25)	712,172.00
306 · Homeowners Reserve Fee	0.00	0.00	0.00	31,261.25	31,261.25	0.00	125,045.00
307 · Other Income	0.00	0.00	0.00	35.00	0.00	35.00	0.00
310 · Late Fees	0.00	0.00	0.00	215.46	0.00	215.46	0.00
315 · Interest	47.00	0.00	47.00	148.40	0.00	148.40	0.00
319 · Extra Ferry Runs	70.00	0.00	70.00	480.00	0.00	480.00	0.00
324 · PlacidaFire/SewerPlantReimbur...	0.00	1,087.75	(1,087.75)	0.00	3,263.25	(3,263.25)	13,053.00
Total Income	59,464.58	60,435.42	(970.84)	210,182.86	212,567.50	(2,384.64)	850,270.00
Gross Profit	59,464.58	60,435.42	(970.84)	210,182.86	212,567.50	(2,384.64)	850,270.00
Expense							
Administration							
400 · Accounting(Audit 2017/every3...	0.00	291.67	(291.67)	500.00	875.00	(375.00)	3,500.00
401 · Administration	247.60	500.00	(252.40)	1,107.04	1,500.00	(392.96)	6,000.00
424 · Land Lease-DNR	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
425 · Legal Fees	4,701.00	625.00	4,076.00	5,021.00	1,875.00	3,146.00	7,500.00
426 · Licenses/Fees/Dues Division ...	0.00	100.00	(100.00)	26.00	300.00	(274.00)	1,200.00
427 · Management Fees	2,600.00	2,600.00	0.00	7,800.00	7,800.00	0.00	31,200.00
451 · Telephone & Internet	732.89	825.00	(92.11)	2,313.67	2,475.00	(161.33)	9,900.00
459 · Dues/Drug Testing	80.00	41.67	38.33	80.00	125.00	(45.00)	500.00
Total Administration	8,361.49	5,066.67	3,294.82	16,847.71	15,200.00	1,647.71	60,800.00
Contracts							
432 · Pest Control/Rodent/Termite	995.00	500.00	495.00	995.00	1,500.00	(505.00)	6,000.00
446 · Satellite Dish	94.41	100.00	(5.59)	267.63	300.00	(32.37)	1,200.00
449 · Trash Removal	1,334.06	1,041.67	292.39	4,456.83	3,125.00	1,331.83	12,500.00
475 · Lake Maintenance	135.00	140.42	(5.42)	405.00	421.25	(16.25)	1,685.00
Total Contracts	2,558.47	1,782.09	776.38	6,124.46	5,346.25	778.21	21,385.00
Ferry / Skiff / Dock							
402 · Ferry/Skiff Motor Maintenance	0.00	208.33	(208.33)	0.00	625.00	(625.00)	2,500.00
410 · Ferry/Skiff Maintenance	0.00	500.00	(500.00)	585.29	1,500.00	(914.71)	6,000.00
436 · Dock Maintenance	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
464 · Ferry/Skiff Gas&Oil	1,210.72	1,500.00	(289.28)	4,032.21	4,500.00	(467.79)	18,000.00
Total Ferry / Skiff / Dock	1,210.72	2,458.33	(1,247.61)	4,617.50	7,375.00	(2,757.50)	29,500.00
Fire System							
406 · Fire System Repair/Maint/Exti...	(14,844.31)	666.67	(15,510.98)	795.55	2,000.00	(1,204.45)	8,000.00
408 · Monitor / Annual Inspection	0.00	225.00	(225.00)	1,880.64	675.00	1,205.64	2,700.00
485 · Fire Pump Maintenance	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
Total Fire System	(14,844.31)	975.00	(15,819.31)	2,676.19	2,925.00	(248.81)	11,700.00
Insurance							
414 · Package/Auto/D&O/Umbrella/...	1,276.00	1,161.67	114.33	3,828.00	3,485.00	343.00	13,940.00
415 · Yacht Policy & Pollution	639.83	684.25	(44.42)	1,919.49	2,052.75	(133.26)	8,211.00
416 · Flood	3,739.58	4,173.83	(434.25)	11,218.74	12,521.50	(1,302.76)	50,086.00
417 · Bond	59.58	67.75	(8.17)	178.74	203.25	(24.51)	813.00
419 · Pollution & Storage Tank	177.62	142.50	35.12	532.86	427.50	105.36	1,710.00
421 · Windstorm	9,387.58	15,077.25	(5,689.67)	28,162.74	45,231.75	(17,069.01)	180,927.00
423 · Captain's Liability	83.34	250.00	(166.66)	416.70	750.00	(333.30)	3,000.00
Total Insurance	15,363.53	21,557.25	(6,193.72)	46,257.27	64,671.75	(18,414.48)	258,687.00

04/23/19

Hideaway Bay Beach Club Condominium Association, Inc.
Statement of Revenue & Expense Budget Performance
March 2019

	Mar 19	Budget	$ Over Budget	Jan - Mar 19	YTD Budget	$ Over Budget	Annual Budget
Landscaping and Groundskeeping							
411 · Grounds Other/Plants/Mulch	1,590.43	250.00	1,340.43	2,993.92	750.00	2,243.92	3,000.00
413 · Tree/Mangrove Trimming	2,800.00	625.00	2,175.00	2,800.00	1,875.00	925.00	7,500.00
Total Landscaping and Groundskeepi...	4,390.43	875.00	3,515.43	5,793.92	2,625.00	3,168.92	10,500.00
Payroll							
465 · Caretaker	2,916.66	3,004.17	(87.51)	9,291.78	9,012.50	279.28	36,050.00
466 · Boat Captains	5,952.27	5,750.00	202.27	16,986.81	17,250.00	(263.19)	69,000.00
467 · Bonus	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
468 · Maintenance	1,706.30	1,666.67	39.63	4,756.50	5,000.00	(243.50)	20,000.00
469 · Payroll Processing/Admin Fees	1,975.72	2,066.92	(91.20)	5,838.28	6,200.75	(362.47)	24,803.00
470 · Worker's Comp Reimbursem...	1,016.31	833.33	182.98	2,975.25	2,500.00	475.25	10,000.00
Total Payroll	13,567.26	13,404.42	162.84	39,848.62	40,213.25	(364.63)	160,853.00
Pool							
434 · Pool Equipment Repairs & M...	0.00	250.00	(250.00)	600.00	750.00	(150.00)	3,000.00
435 · Pool Supplies	110.00	266.67	(156.67)	743.81	800.00	(56.19)	3,200.00
Total Pool	110.00	516.67	(406.67)	1,343.81	1,550.00	(206.19)	6,200.00
Property Maintenance							
438 · Property Supplies	2,421.10	1,083.33	1,337.77	6,492.86	3,250.00	3,242.86	13,000.00
474 · Property Repairs & Maintena...	2,557.74	2,666.67	(108.93)	5,006.81	8,000.00	(2,993.19)	32,000.00
476 · Grounds Maintenance	0.00	2,083.33	(2,083.33)	3,536.33	6,250.00	(2,713.67)	25,000.00
Total Property Maintenance	4,978.84	5,833.33	(854.49)	15,036.00	17,500.00	(2,464.00)	70,000.00
Sewer Plant							
439 · Sewer Plant Operator	2,333.33	2,416.67	(83.34)	6,999.99	7,250.00	(250.01)	29,000.00
444 · Sewer Plant Repair & Supplies	1,104.90	833.33	271.57	1,104.90	2,500.00	(1,395.10)	10,000.00
445 · Sludge Removal	0.00	1,250.00	(1,250.00)	0.00	3,750.00	(3,750.00)	15,000.00
479 · Engineering/DEP Reports	111.00	229.17	(118.17)	333.00	687.50	(354.50)	2,750.00
Total Sewer Plant	3,549.23	4,729.17	(1,179.94)	8,437.89	14,187.50	(5,749.61)	56,750.00
Utilities							
405 · Electric	1,157.97	1,333.33	(175.36)	3,891.20	4,000.00	(108.80)	16,000.00
456 · Water	2,495.79	750.00	1,745.79	2,495.79	2,250.00	245.79	9,000.00
Total Utilities	3,653.76	2,083.33	1,570.43	6,386.99	6,250.00	136.99	25,000.00
Reserve							
458 · Reserve Expense	0.00	0.00	0.00	31,261.25	31,261.25	0.00	125,045.00
Total Reserve	0.00	0.00	0.00	31,261.25	31,261.25	0.00	125,045.00
Special Projects							
550 · Roads/Parking Lot	0.00	550.00	(550.00)	0.00	1,650.00	(1,650.00)	6,600.00
551 · Owner Docks	0.00	604.17	(604.17)	0.00	1,812.50	(1,812.50)	7,250.00
Total Special Projects	0.00	1,154.17	(1,154.17)	0.00	3,462.50	(3,462.50)	13,850.00
Total Expense	42,899.42	60,435.43	(17,536.01)	184,631.61	212,567.50	(27,935.89)	850,270.00
Net Ordinary Income	16,565.16	(0.01)	16,565.17	25,551.25	0.00	25,551.25	0.00
Net Income	**16,565.16**	**(0.01)**	**16,565.17**	**25,551.25**	**0.00**	**25,551.25**	**0.00**