

**HIDEAWAY BAY BEACH CLUB  
CONDOMINIUM ASSOCIATION  
FINANCIAL REPORTS  
April 30, 2021**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

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**Prepared By: Sunstate Association Management Group, Inc.**

**Hideaway Bay Beach Club Condominium Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of April 30, 2021

|                                       | Apr 30, 21        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| OPERATING                             | 466,308.31        |
| RESERVES                              | 470,936.83        |
| Total Checking/Savings                | 937,245.14        |
| Accounts Receivable                   |                   |
| 120 · Accounts Receivable             | (16,969.65)       |
| Total Accounts Receivable             | (16,969.65)       |
| Other Current Assets                  |                   |
| 128 · Prepaid Insurance               | 58,056.61         |
| Total Other Current Assets            | 58,056.61         |
| Total Current Assets                  | 978,332.10        |
| 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        |
| <b>TOTAL ASSETS</b>                   | <b>997,236.67</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Liabilities                           |                   |
| Current Liabilities                   |                   |
| Accounts Payable                      |                   |
| 215 · Accounts Payable                | 14,741.58         |
| Total Accounts Payable                | 14,741.58         |
| Other Current Liabilities             |                   |
| 216 · Accrued Expenses                | 13,715.00         |
| 225 · Deferred Revenue                | 115,298.17        |
| Reserves Fund                         | 470,936.83        |
| Total Other Current Liabilities       | 599,950.00        |
| Total Current Liabilities             | 614,691.58        |
| Total Liabilities                     | 614,691.58        |
| Equity                                |                   |
| 299 · Prior Year Fund Balance         | 326,772.34        |
| Unrestricted Net Assets               | 54,736.69         |
| Net Income                            | 1,036.06          |
| Total Equity                          | 382,545.09        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>997,236.67</b> |

**Hideaway Bay Beach Club Condominium Association, Inc.**  
**Statement of Revenue & Expense Budget Performance**  
**April 2021**

|                                             | Apr 21           | Budget           | \$ Over Budget    | Jan - Apr 21      | YTD Budget        | \$ Over Budget    | Annual Budget     |
|---------------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b>              |                  |                  |                   |                   |                   |                   |                   |
| <b>Income</b>                               |                  |                  |                   |                   |                   |                   |                   |
| 305 · Homeowners Maint. Fee Revenue         | 57,649.08        | 57,648.92        | 0.16              | 230,596.33        | 230,595.64        | 0.69              | 691,787.00        |
| 306 · Homeowners Reserve Fee                | 36,356.75        | 36,356.75        | 0.00              | 72,713.50         | 72,713.50         | 0.00              | 145,427.00        |
| 307 · Other Income                          | 100.00           | 0.00             | 100.00            | 100.00            | 0.00              | 100.00            | 0.00              |
| 310 · Late Fees                             | 55.64            | 0.00             | 55.64             | 342.53            | 0.00              | 342.53            | 0.00              |
| 315 · Interest                              | 44.92            | 0.00             | 44.92             | 205.90            | 0.00              | 205.90            | 0.00              |
| 319 · Extra Ferry Runs                      | 825.00           | 0.00             | 825.00            | 1,305.00          | 0.00              | 1,305.00          | 0.00              |
| 324 · PlacidaFire/SewerPlantReimburse       | (834.90)         | 1,111.67         | (1,946.57)        | 2,561.33          | 4,446.64          | (1,885.31)        | 13,340.00         |
| <b>Total Income</b>                         | <b>94,196.49</b> | <b>95,117.34</b> | <b>(920.85)</b>   | <b>307,824.59</b> | <b>307,755.78</b> | <b>68.81</b>      | <b>850,554.00</b> |
| <b>Gross Profit</b>                         | <b>94,196.49</b> | <b>95,117.34</b> | <b>(920.85)</b>   | <b>307,824.59</b> | <b>307,755.78</b> | <b>68.81</b>      | <b>850,554.00</b> |
| <b>Expense</b>                              |                  |                  |                   |                   |                   |                   |                   |
| <b>Administration</b>                       |                  |                  |                   |                   |                   |                   |                   |
| 400 · Accounting(Audit 2017/every3...       | 250.00           | 437.50           | (187.50)          | 250.00            | 1,750.00          | (1,500.00)        | 5,250.00          |
| 401 · Administration                        | 1,056.41         | 333.33           | 723.08            | 2,094.20          | 1,333.36          | 760.84            | 4,000.00          |
| 425 · Legal Fees                            | 0.00             | 416.67           | (416.67)          | 1,505.00          | 1,666.64          | (161.64)          | 5,000.00          |
| 426 · Licenses/Fees/Dues Division ...       | 77.00            | 100.00           | (23.00)           | 138.25            | 400.00            | (261.75)          | 1,200.00          |
| 427 · Management Fees                       | 2,600.00         | 2,600.00         | 0.00              | 10,400.00         | 10,400.00         | 0.00              | 31,200.00         |
| 430 · Loan Interest                         | 12.35            | 0.00             | 12.35             | 38.31             | 0.00              | 38.31             | 0.00              |
| 451 · Telephone & Internet                  | 1,590.30         | 833.33           | 756.97            | 6,361.96          | 3,333.36          | 3,028.60          | 10,000.00         |
| 459 · Dues/Drug Testing                     | 0.00             | 50.00            | (50.00)           | 250.00            | 200.00            | 50.00             | 600.00            |
| <b>Total Administration</b>                 | <b>5,586.06</b>  | <b>4,770.83</b>  | <b>815.23</b>     | <b>21,037.72</b>  | <b>19,083.36</b>  | <b>1,954.36</b>   | <b>57,250.00</b>  |
| <b>Contracts</b>                            |                  |                  |                   |                   |                   |                   |                   |
| 432 · Pest Control/Rodent/Termite           | 995.00           | 333.33           | 661.67            | 1,990.00          | 1,333.36          | 656.64            | 4,000.00          |
| 449 · Trash Removal                         | 1,425.90         | 1,125.00         | 300.90            | 5,703.60          | 4,500.00          | 1,203.60          | 13,500.00         |
| 475 · Lake Maintenance                      | 140.00           | 140.42           | (0.42)            | 560.00            | 561.64            | (1.64)            | 1,685.00          |
| <b>Total Contracts</b>                      | <b>2,560.90</b>  | <b>1,598.75</b>  | <b>962.15</b>     | <b>8,253.60</b>   | <b>6,395.00</b>   | <b>1,858.60</b>   | <b>19,185.00</b>  |
| <b>Ferry / Skiff / Dock</b>                 |                  |                  |                   |                   |                   |                   |                   |
| 402 · Ferry/Skiff Motor Maintenance         | 0.00             | 166.67           | (166.67)          | 598.58            | 666.64            | (68.06)           | 2,000.00          |
| 410 · Ferry/Skiff Maintenance               | 0.00             | 416.67           | (416.67)          | 0.00              | 1,666.64          | (1,666.64)        | 5,000.00          |
| 436 · Dock Maintenance                      | 0.00             | 166.67           | (166.67)          | 190.37            | 666.64            | (476.27)          | 2,000.00          |
| 464 · Ferry/Skiff Gas&Oil                   | 2,105.64         | 1,333.33         | 772.31            | 6,725.18          | 5,333.36          | 1,391.82          | 16,000.00         |
| <b>Total Ferry / Skiff / Dock</b>           | <b>2,105.64</b>  | <b>2,083.34</b>  | <b>22.30</b>      | <b>7,514.13</b>   | <b>8,333.28</b>   | <b>(819.15)</b>   | <b>25,000.00</b>  |
| <b>Fire System</b>                          |                  |                  |                   |                   |                   |                   |                   |
| 406 · Fire System Repair/Maint/Exting       | 315.65           | 666.67           | (351.02)          | 1,039.70          | 2,666.64          | (1,626.94)        | 8,000.00          |
| 408 · Monitor / Annual Inspection           | 0.00             | 225.00           | (225.00)          | 2,953.91          | 900.00            | 2,053.91          | 2,700.00          |
| <b>Total Fire System</b>                    | <b>315.65</b>    | <b>891.67</b>    | <b>(576.02)</b>   | <b>3,993.61</b>   | <b>3,566.64</b>   | <b>426.97</b>     | <b>10,700.00</b>  |
| <b>Insurance</b>                            |                  |                  |                   |                   |                   |                   |                   |
| 412 · Appraisal (2018 / every 3 yrs)        | 0.00             | 300.00           | (300.00)          | 0.00              | 1,200.00          | (1,200.00)        | 3,600.00          |
| 414 · Package/Auto/D&O/Umbrella/...         | 2,075.06         | 1,844.17         | 230.89            | 8,300.24          | 7,376.64          | 923.60            | 22,130.00         |
| 415 · Yacht Policy & Pollution              | 1,142.90         | 1,140.67         | 2.23              | 5,262.90          | 4,562.64          | 700.26            | 13,688.00         |
| 416 · Flood                                 | 5,149.25         | 5,109.58         | 39.67             | 20,551.25         | 20,438.36         | 112.89            | 61,315.00         |
| 417 · Bond                                  | 52.50            | 62.50            | (10.00)           | 210.00            | 250.00            | (40.00)           | 750.00            |
| 419 · Pollution & Storage Tank              | 178.90           | 178.92           | (0.02)            | 715.54            | 715.64            | (0.10)            | 2,147.00          |
| 421 · Windstorm                             | 13,708.17        | 14,166.67        | (458.50)          | 54,832.68         | 56,666.64         | (1,833.96)        | 170,000.00        |
| 423 · Captain's Liability                   | 50.00            | 250.00           | (200.00)          | 187.50            | 1,000.00          | (812.50)          | 3,000.00          |
| <b>Total Insurance</b>                      | <b>22,356.78</b> | <b>23,052.51</b> | <b>(695.73)</b>   | <b>90,060.11</b>  | <b>92,209.92</b>  | <b>(2,149.81)</b> | <b>276,630.00</b> |
| <b>Landscaping and Groundskeeping</b>       |                  |                  |                   |                   |                   |                   |                   |
| 411 · Grounds Other/Plants/Mulch            | 0.00             | 150.00           | (150.00)          | 563.89            | 600.00            | (36.11)           | 1,800.00          |
| 413 · Tree/Mangrove Trimming                | 0.00             | 650.00           | (650.00)          | 2,800.00          | 2,600.00          | 200.00            | 7,800.00          |
| <b>Total Landscaping and Groundskeeping</b> | <b>0.00</b>      | <b>800.00</b>    | <b>(800.00)</b>   | <b>3,363.89</b>   | <b>3,200.00</b>   | <b>163.89</b>     | <b>9,600.00</b>   |
| <b>Payroll</b>                              |                  |                  |                   |                   |                   |                   |                   |
| 422 · Supervisor Health Insurance           | 480.63           | 500.00           | (19.37)           | 1,896.26          | 2,000.00          | (103.74)          | 6,000.00          |
| 465 · Caretaker                             | 2,873.76         | 2,833.33         | 40.43             | 7,031.66          | 11,333.36         | (4,301.70)        | 34,000.00         |
| 466 · Boat Captains                         | 5,972.37         | 5,750.00         | 222.37            | 31,232.79         | 23,000.00         | 8,232.79          | 69,000.00         |
| 467 · Bonus                                 | 0.00             | 83.33            | (83.33)           | 0.00              | 333.36            | (333.36)          | 1,000.00          |
| 468 · Maintenance                           | 330.00           | 1,666.67         | (1,336.67)        | 2,850.00          | 6,666.64          | (3,816.64)        | 20,000.00         |
| 469 · Payroll Processing/Admin Fees         | 1,832.35         | 2,066.67         | (234.32)          | 8,133.54          | 8,266.64          | (133.10)          | 24,800.00         |
| 470 · Worker's Comp Reimbursement           | 679.38           | 833.33           | (153.95)          | 2,938.70          | 3,333.36          | (394.66)          | 10,000.00         |
| <b>Total Payroll</b>                        | <b>12,168.49</b> | <b>13,733.33</b> | <b>(1,564.84)</b> | <b>54,082.95</b>  | <b>54,933.36</b>  | <b>(850.41)</b>   | <b>164,800.00</b> |
| <b>Pool</b>                                 |                  |                  |                   |                   |                   |                   |                   |
| 434 · Pool Equipment Repairs & Maint        | 0.00             | 250.00           | (250.00)          | 0.00              | 1,000.00          | (1,000.00)        | 3,000.00          |
| 435 · Pool Supplies                         | 0.00             | 208.33           | (208.33)          | 1,130.02          | 833.36            | 296.66            | 2,500.00          |
| <b>Total Pool</b>                           | <b>0.00</b>      | <b>458.33</b>    | <b>(458.33)</b>   | <b>1,130.02</b>   | <b>1,833.36</b>   | <b>(703.34)</b>   | <b>5,500.00</b>   |
| <b>Property Maintenance</b>                 |                  |                  |                   |                   |                   |                   |                   |
| 438 · Property Supplies                     | 465.10           | 916.67           | (451.57)          | 3,311.72          | 3,666.64          | (354.92)          | 11,000.00         |
| 474 · Property Repairs & Maintenance        | 656.40           | 1,916.67         | (1,260.27)        | 16,587.84         | 7,666.64          | 8,921.20          | 23,000.00         |
| 476 · Grounds Maintenance                   | 1,800.00         | 1,833.33         | (33.33)           | 7,200.00          | 7,333.36          | (133.36)          | 22,000.00         |
| <b>Total Property Maintenance</b>           | <b>2,921.50</b>  | <b>4,666.67</b>  | <b>(1,745.17)</b> | <b>27,099.56</b>  | <b>18,666.64</b>  | <b>8,432.92</b>   | <b>56,000.00</b>  |

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

April 2021

|                                     | Apr 21           | Budget           | \$ Over Budget    | Jan - Apr 21      | YTD Budget        | \$ Over Budget    | Annual Budget     |
|-------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Sewer Plant</b>                  |                  |                  |                   |                   |                   |                   |                   |
| 439 · Sewer Plant Operator          | 2,333.33         | 2,416.67         | (83.34)           | 9,333.32          | 9,666.64          | (333.32)          | 29,000.00         |
| 444 · Sewer Plant Repair & Supplies | 0.00             | 833.33           | (833.33)          | 350.52            | 3,333.36          | (2,982.84)        | 10,000.00         |
| 445 · Sludge Removal                | 0.00             | 1,416.67         | (1,416.67)        | 0.00              | 5,666.64          | (5,666.64)        | 17,000.00         |
| 479 · Engineering/DEP Reports       | 111.00           | 166.67           | (55.67)           | 444.00            | 666.64            | (222.64)          | 2,000.00          |
| <b>Total Sewer Plant</b>            | <b>2,444.33</b>  | <b>4,833.34</b>  | <b>(2,389.01)</b> | <b>10,127.84</b>  | <b>19,333.28</b>  | <b>(9,205.44)</b> | <b>58,000.00</b>  |
| <b>Utilities</b>                    |                  |                  |                   |                   |                   |                   |                   |
| 405 · Electric                      | 1,120.37         | 1,126.00         | (5.63)            | 4,417.22          | 4,504.00          | (86.78)           | 13,512.00         |
| 456 · Water                         | 0.00             | 745.83           | (745.83)          | 2,994.38          | 2,983.36          | 11.02             | 8,950.00          |
| <b>Total Utilities</b>              | <b>1,120.37</b>  | <b>1,871.83</b>  | <b>(751.46)</b>   | <b>7,411.60</b>   | <b>7,487.36</b>   | <b>(75.76)</b>    | <b>22,462.00</b>  |
| <b>Reserve</b>                      |                  |                  |                   |                   |                   |                   |                   |
| 458 · Reserve Expense               | 36,356.75        | 36,356.75        | 0.00              | 72,713.50         | 72,713.50         | 0.00              | 145,427.00        |
| <b>Total Reserve</b>                | <b>36,356.75</b> | <b>36,356.75</b> | <b>0.00</b>       | <b>72,713.50</b>  | <b>72,713.50</b>  | <b>0.00</b>       | <b>145,427.00</b> |
| <b>Total Expense</b>                | <b>87,936.47</b> | <b>95,117.35</b> | <b>(7,180.88)</b> | <b>306,788.53</b> | <b>307,755.70</b> | <b>(967.17)</b>   | <b>850,554.00</b> |
| <b>Net Ordinary Income</b>          | <b>6,260.02</b>  | <b>(0.01)</b>    | <b>6,260.03</b>   | <b>1,036.06</b>   | <b>0.08</b>       | <b>1,035.98</b>   | <b>0.00</b>       |
| <b>Net Income</b>                   | <b>6,260.02</b>  | <b>(0.01)</b>    | <b>6,260.03</b>   | <b>1,036.06</b>   | <b>0.08</b>       | <b>1,035.98</b>   | <b>0.00</b>       |

**Hideaway Bay Beach Club Condominium Association**  
**Reserve Balances**  
**April 30, 2021**

|                               | <b>Balance<br/>1/1/21</b> | <b>YTD<br/>Contribution</b> | <b>YTD<br/>Allocation</b> | <b>YTD Expense</b>     | <b>YTD<br/>Interest</b> | <b>Current<br/>Balance</b> |
|-------------------------------|---------------------------|-----------------------------|---------------------------|------------------------|-------------------------|----------------------------|
| 250 - Boat Motor Reserve      | \$ 1,091.65               | \$ 6,666.50                 | \$ -                      | \$ -                   | \$ -                    | \$ 7,758.15                |
| 251 - Ferry Boat Reserve      | 35,730.23                 | 3,241.00                    | -                         | -                      | -                       | 38,971.23                  |
| 253 - Back Up Skiff Reserve   | 4,004.87                  | 332.50                      | -                         | -                      | -                       | 4,337.37                   |
| 254 - Bldg & Paint Reserve    | 82,182.20                 | 18,064.50                   | -                         | (11,200.00)            | -                       | 89,046.70                  |
| 255 - Roof Reserve            | 279,777.19                | 25,061.00                   | -                         | (104,000.00)           | -                       | 200,838.19                 |
| 256 - Road Reserve            | 20,060.20                 | -                           | -                         | -                      | -                       | 20,060.20                  |
| 260 - Boardwalk/Docks Reserve | 23,621.31                 | 6,909.50                    | -                         | -                      | -                       | 30,530.81                  |
| 262 - Sewer System Reserve    | 61,648.04                 | 11,917.50                   | -                         | -                      | -                       | 73,565.54                  |
| 270 - Pool Reserve            | 6,038.35                  | 521.00                      | -                         | -                      | -                       | 6,559.35                   |
| 275 - Capital Improvements    | 33.34                     | -                           | -                         | (1,891.50)             | -                       | (1,858.16)                 |
| 290 - Reserves Interest       | -                         | -                           | -                         | -                      | 1,127.45                | 1,127.45                   |
| <b>Total Reserves</b>         | <b>\$ 514,187.38</b>      | <b>\$ 72,713.50</b>         | <b>\$ -</b>               | <b>\$ (117,091.50)</b> | <b>\$ 1,127.45</b>      | <b>\$ 470,936.83</b>       |

Expenses

Acct 254 - Bldg & Paint Reserve

|                                       |                     |
|---------------------------------------|---------------------|
| 2/28/21 - Those Guyzs - Bldg H lanais | \$ 4,900.00         |
| 2/28/21 - Those Guyzs - Bldg E lanais | \$ 6,300.00         |
| <b>TOTAL</b>                          | <b>\$ 11,200.00</b> |

Allocations

Acct 255 - Roof Reserve

|                                       |                      |
|---------------------------------------|----------------------|
| 1/1/21 - Andoran Roofing - Bldg A Bal | \$ 52,000.00         |
| 1/1/21 Andoran Roofing - Bldg G Bal   | \$ 52,000.00         |
| <b>TOTAL</b>                          | <b>\$ 104,000.00</b> |