

Monthly Reports October 2022

Grande Property Services

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Wednesday, November 23, 2022

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Run Date: 11/23/2022
Run Time: 02:15 PM

BALANCE SHEET As of: 10/31/2022 Assets

Account #	Account Name	Total
Asset		
01003	CentBK-Oper Ckg x8253	\$91,402.25
01021	CentBK-MMA x8287	\$347,423.20
01022	5/3 Reserve MMA x1919	\$501.51
01601	Other Equipment/Fixtures	\$41,909.34
01602	Transportation Equipment	\$121,827.23
01603	Caretaker Unit Fixtures	\$4,913.00
01900	A/R Assessments	\$28,489.46
01922	Prepaid Insurance	\$356,886.64
01999	Accumulated Depreciation	(\$45,173.00)
	ASSET TOTAL:	\$948,179.63
	TOTAL ASSETS:	\$948,179.63

Liabilities

Account #	Account Name	Total
Liability		
02000	Accounts Payable	\$25,071.63
02005	Accrued Expenses	\$103.00
02010	Deferred Revenue	\$121,860.84
02020	Prepaid Owner Assessments	\$30,971.97
02150	Insurance Loan Payable	\$222,658.00
	LIABILITY TOTAL:	\$400,665.44
	TOTAL LIABILITIES:	\$400,665.44

Equity

Account #	Account Name	Total
Reserves		
02505	Boat Motors	\$27,212.65
02510	Ferry Boat	\$48,794.23
02515	Boat Skiff	\$7,112.87
02520	Building/Painting	\$50,343.89
02525	Roof	\$38,725.19
02530	Roads:Sand & Parking Lot	\$20,060.20
02535	Board Walk/Docks	\$51,259.31
02540	Sewer System	\$75,419.62
02545	Pool	\$8,122.35
02550	Capital Improvements	\$18,571.53
02555	Interest Income-Reserves	\$2,302.87

Account #	Account Name	Total
	RESERVES TOTAL:	\$347,924.71
Members		
Equity		
03100	Fund Balance	\$426,744.15
03105	Prior Period Adjustment	(\$2,947.28)
	MEMBERS EQUITY TOTAL:	\$423,796.87
	Current Year Net Income/(Loss)	(\$224,207.39)
	TOTAL EQUITY:	\$547,514.19
	TOTAL LIABILITIES AND EQUITY:	\$948,179.63

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Run Date: 11/23/2022

Run Time: 02:15 PM

INCOME STATEMENT

Start: 10/01/2022 | End: 10/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04100 Homeowners Maintenance Fee	60,979.41	60,930.42	48.99	609,500.16	609,304.20	195.96	731,165.00
04105 Homeowners Reserve Fee	39,315.75	39,315.75	0.00	157,263.00	157,263.00	0.00	157,263.00
04110 Other Income	1,030.75	0.00	1,030.75	1,730.75	0.00	1,730.75	0.00
04240 Late Fees	(25.00)	0.00	(25.00)	275.00	0.00	275.00	0.00
04250 NSF Charges	10.00	0.00	10.00	10.00	0.00	10.00	0.00
04500 Interest Income-Operating	30.91	0.00	30.91	212.68	0.00	212.68	0.00
04700 Surplus	0.00	1,666.67	(1,666.67)	0.00	16,666.70	(16,666.70)	20,000.00
04710 Extra Ferry Runs	0.00	0.00	0.00	1,449.00	0.00	1,449.00	0.00
04720 Placida Fire/Sewer Plant Reimb	0.00	1,161.92	(1,161.92)	0.00	11,619.20	(11,619.20)	13,943.00
Income Total	101,341.82	103,074.76	(1,732.94)	770,440.59	794,853.10	(24,412.51)	922,371.00
Total Income	101,341.82	103,074.76	(1,732.94)	770,440.59	794,853.10	(24,412.51)	922,371.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administration Expense							
05010 Accounting	0.00	437.50	437.50	5,960.00	4,375.00	(1,585.00)	5,250.00
05020 Administration	38.84	333.33	294.49	5,489.59	3,333.30	(2,156.29)	4,000.00
05030 Income Tax	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
05040 Legal	2,076.75	208.33	(1,868.42)	19,430.28	2,083.30	(17,346.98)	2,500.00
05045 Reserve Study	4,485.64	0.00	(4,485.64)	4,485.64	0.00	(4,485.64)	0.00
05050 Lic/Fees/Dues/Division Fees	0.00	116.67	116.67	311.60	1,166.70	855.10	1,400.00
05060 Management Fees	3,075.00	3,075.00	0.00	30,750.00	30,750.00	0.00	36,900.00
05070 Loan Interest	0.00	87.08	87.08	0.00	870.80	870.80	1,045.00
05080 Telephone/Internet	903.95	1,000.00	96.05	8,360.84	10,000.00	1,639.16	12,000.00
05090 Wifi Expenses	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
05095 Dues/Drug Testing	170.00	33.33	(136.67)	437.00	333.30	(103.70)	400.00
Administration Expense Total	10,750.18	5,541.24	(5,208.94)	75,224.95	56,412.40	(18,812.55)	67,495.00
Insurance Expense							
05310 Package/Auto/D&O/Umbrella/WC	3,159.47	1,908.67	(1,250.80)	17,033.41	19,086.70	2,053.29	22,904.00
05320 Yacht Policy & Pollution Coverage	3,062.37	1,437.42	(1,624.95)	8,453.98	14,374.20	5,920.22	17,249.00
05330 Flood	6,024.62	5,625.08	(399.54)	55,413.04	56,250.80	837.76	67,501.00
05340 Fidelity Bond	121.58	63.75	(57.83)	524.08	637.50	113.42	765.00
05350 Pollution & Storage Tank	33.54	190.00	156.46	1,094.47	1,900.00	805.53	2,280.00
05360 Windstorm	34,973.07	16,083.33	(18,889.74)	230,073.74	160,833.30	(69,240.44)	193,000.00
05370 Captain's Liability Insurance	0.00	300.00	300.00	100.00	3,000.00	2,900.00	3,600.00
05380 Finance Fees	794.84	270.08	(524.76)	4,722.41	2,700.80	(2,021.61)	3,241.00
Insurance Expense Total	48,169.49	25,878.33	(22,291.16)	317,415.13	258,783.30	(58,631.83)	310,540.00
Payroll Expense							
05510 Caretaker	4,895.00	3,333.33	(1,561.67)	31,404.59	33,333.30	1,928.71	40,000.00
05520 Boat Captains	6,892.75	5,750.00	(1,142.75)	57,507.05	57,500.00	(7.05)	69,000.00
05530 Bonus	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
05540 Maintenance	10.00	1,666.67	1,656.67	6,981.00	16,666.70	9,685.70	20,000.00
05550 Payroll Processing/Admin Fees	1,531.58	1,633.33	101.75	11,301.38	16,333.30	5,031.92	19,600.00
05560 Worker's Comp Reimbursement	0.00	833.33	833.33	0.00	8,333.30	8,333.30	10,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Payroll Expense Total	13,329.33	13,216.66	(112.67)	107,194.02	132,166.60	24,972.58	159,600.00
Contract Expense							
06010 Pest Control,Rodent/Termite	0.00	415.00	415.00	1,990.00	4,150.00	2,160.00	4,980.00
06020 Trash Removal	788.02	1,495.83	707.81	11,936.00	14,958.30	3,022.30	17,950.00
06030 Lake Maintenance	174.00	140.00	(34.00)	1,580.21	1,400.00	(180.21)	1,680.00
Contract Expense Total	962.02	2,050.83	1,088.81	15,506.21	20,508.30	5,002.09	24,610.00
Ferry/Skiff/Dock Expense							
06210 Ferry/Skiff Motor Maintenance	0.00	208.33	208.33	2,613.08	2,083.30	(529.78)	2,500.00
06220 Ferry/Skiff Maintenance	(100.00)	166.67	266.67	11,037.49	1,666.70	(9,370.79)	2,000.00
06230 Dock Maintenance	0.00	166.67	166.67	6,156.65	1,666.70	(4,489.95)	2,000.00
06240 Ferry/Skiff Gas & Oil	948.73	1,666.67	717.94	24,899.18	16,666.70	(8,232.48)	20,000.00
Ferry/Skiff/Dock Expense Total	848.73	2,208.34	1,359.61	44,706.40	22,083.40	(22,623.00)	26,500.00
Fire System Expense							
06410 Fire System Repair/Mtce/Extinguish...	1,630.28	416.67	(1,213.61)	13,736.82	4,166.70	(9,570.12)	5,000.00
06420 Fire System Monitoring/Annual Insp...	0.00	291.67	291.67	6,992.28	2,916.70	(4,075.58)	3,500.00
Fire System Expense Total	1,630.28	708.34	(921.94)	20,729.10	7,083.40	(13,645.70)	8,500.00
Landscaping Expense							
06510 Grounds Other/Plantings/Mulch	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
06520 Tree/Mangrove Trimming	0.00	1,000.00	1,000.00	10,600.00	10,000.00	(600.00)	12,000.00
Landscaping Expense Total	0.00	1,083.33	1,083.33	10,600.00	10,833.30	233.30	13,000.00
Pool Expense							
06710 Pool Equipment Repairs & Maintenan...	0.00	125.00	125.00	2,802.50	1,250.00	(1,552.50)	1,500.00
06720 Pool Supplies	0.00	250.00	250.00	4,485.42	2,500.00	(1,985.42)	3,000.00
Pool Expense Total	0.00	375.00	375.00	7,287.92	3,750.00	(3,537.92)	4,500.00
Property Maintenance							
06805 Hurricane Ian	104,657.43	0.00	(104,657.43)	104,657.43	0.00	(104,657.43)	0.00
06810 Property Supplies	841.09	1,250.00	408.91	2,601.73	12,500.00	9,898.27	15,000.00
06820 Property Repairs & Maintenance	10,965.16	2,000.00	(8,965.16)	28,724.25	20,000.00	(8,724.25)	24,000.00
06830 Grounds Maintenance	1,980.00	1,980.00	0.00	21,804.51	19,800.00	(2,004.51)	23,760.00
Property Maintenance Total	118,443.68	5,230.00	(113,213.68)	157,787.92	52,300.00	(105,487.92)	62,760.00
Sewer Plant Expense							
07010 Sewer Plant Operator	0.00	2,600.00	2,600.00	20,200.00	26,000.00	5,800.00	31,200.00
07020 Sewer Plant Repair & Supplies	640.60	1,250.00	609.40	15,221.79	12,500.00	(2,721.79)	15,000.00
07030 Sludge Removal	0.00	1,091.83	1,091.83	13,131.80	10,918.30	(2,213.50)	13,102.00
07040 Engineering/DEP Reports	0.00	110.08	110.08	8,191.02	1,100.80	(7,090.22)	1,321.00
Sewer Plant Expense Total	640.60	5,051.91	4,411.31	56,744.61	50,519.10	(6,225.51)	60,623.00
Utility Expense							
07510 Electric	818.47	1,276.58	458.11	15,003.78	12,765.80	(2,237.98)	15,319.00
07520 Water	0.00	971.67	971.67	9,184.94	9,716.70	531.76	11,660.00
Utility Expense Total	818.47	2,248.25	1,429.78	24,188.72	22,482.50	(1,706.22)	26,979.00
Reserves Expense							
09000 Reserves Allocation	39,315.75	39,315.75	0.00	157,263.00	157,263.00	0.00	157,263.00
Reserves Expense Total	39,315.75	39,315.75	0.00	157,263.00	157,263.00	0.00	157,263.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	234,908.53	102,907.98	(132,000.55)	994,647.98	794,185.30	(200,462.68)	922,370.00
Net Income	(133,566.71)	166.78	(133,733.49)	(224,207.39)	667.80	(224,875.19)	1.00

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Run Date: 11/23/2022
Run Time: 02:15 PM

RESERVE STATEMENT

Start: 10/01/2022 | End: 10/31/2022

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
02505 Boat Motors	\$24,015.65	\$3,197.00	\$0.00	\$27,212.65
02510 Ferry Boat	\$47,073.73	\$1,720.50	\$0.00	\$48,794.23
02515 Boat Skiff	\$6,502.12	\$610.75	\$0.00	\$7,112.87
02520 Building/Painting	\$38,394.64	\$11,949.25	\$0.00	\$50,343.89
02525 Roof	\$26,111.19	\$12,614.00	\$0.00	\$38,725.19
02530 Roads:Sand & Parking Lot	\$20,060.20	\$0.00	\$0.00	\$20,060.20
02535 Board Walk/Docks	\$47,804.56	\$3,454.75	\$0.00	\$51,259.31
02540 Sewer System	\$69,810.62	\$5,609.00	\$0.00	\$75,419.62
02545 Pool	\$7,861.85	\$260.50	\$0.00	\$8,122.35
02550 Capital Improvements	\$18,571.53	\$0.00	\$0.00	\$18,571.53
02555 Interest Income-Reserves	\$2,040.03	\$262.84	\$0.00	\$2,302.87
Total Reserves	\$308,246.12	\$39,678.59	\$0.00	\$347,924.71
Total	\$308,246.12	\$39,678.59	\$0.00	\$347,924.71