Monthly Reports November 2022

Grande Property Services

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Saturday, December 31, 2022

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Run Date: 12/31/2022
Run Time: 03:08 PM

BALANCE SHEET
As of: 11/30/2022

Assets

Account #	Account Name	Total
Asset		
01003	CentBK-Oper Ckg x8253	$477,630.59
01021	CentBK-MMA x8287	$346,263.11
01022	5/3 Reserve MMA x1919	$490.76
01601	Other Equipment/Fixtures	$41,909.34
01602	Transportation Equipment	$121,827.23
01603	Caretaker Unit Fixtures	$4,913.00
01900	A/R Assessments	$51,432.83
01922	Prepaid Insurance	$298,521.10
01999	Accumulated Depreciation	($65,664.00)
	ASSET TOTAL:	$1,277,323.96
	TOTAL ASSETS:	$1,277,323.96

Liabilities

Account #	Account Name	Total
Liability		
02000	Accounts Payable	$17,281.82
02005	Accrued Expenses	$103.00
02010	Deferred Revenue	$60,930.42
02020	Prepaid Owner Assessments	$25,848.27
02025	Hurricane Ian Unspent Special Assessment Proceeds	$406,804.61
02150	Insurance Loan Payable	$203,340.02
	LIABILITY TOTAL:	$714,308.14
	TOTAL LIABILITIES:	$714,308.14

Equity

Account #	Account Name	Total
Reserves		
02505	Boat Motors	$27,212.65
02510	Ferry Boat	$48,794.23
02515	Boat Skiff	$1,762.87
02520	Building/Painting	$50,333.14
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	$22,231.53
02555	Interest Income-Reserves	$2,832.78

Account #	Account Name	Total
	RESERVES TOTAL:	$346,753.87
Members Equity		
03100	Fund Balance	$388,361.05
03105	Prior Period Adjustment	($2,947.28)
	MEMBERS EQUITY TOTAL:	$385,413.77
	Current Year Net Income/(Loss)	($169,151.82)
	TOTAL EQUITY:	$563,015.82
	TOTAL LIABILITIES AND EQUITY:	$1,277,323.96

Run Date: 12/31/2022
Run Time: 03:08 PM

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

INCOME STATEMENT

Start: 11/01/2022 | End: 11/30/2022

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
04100 Homeowners Maintenance Fee	60,930.42	60,930.42	0.00	670,430.58	670,234.62	195.96	731,165.00
04105 Homeowners Reserve Fee	0.00	0.00	0.00	157,263.00	157,263.00	0.00	157,263.00
04110 Other Income	0.00	0.00	0.00	1,730.75	0.00	1,730.75	0.00
04120 Special Assessment-Hurricane Ian	118,888.09	0.00	118,888.09	118,888.09	0.00	118,888.09	0.00
04240 Late Fees	0.00	0.00	0.00	275.00	0.00	275.00	0.00
04250 NSF Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
04500 Interest Income-Operating	59.37	0.00	59.37	272.05	0.00	272.05	0.00
04700 Surplus	0.00	1,666.67	(1,666.67)	0.00	18,333.37	(18,333.37)	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	12,781.12	(12,781.12)	13,943.00
Income Total	**179,877.88**	**63,759.01**	**116,118.87**	**950,318.47**	**858,612.11**	**91,706.36**	**922,371.00**
Total Income	**179,877.88**	**63,759.01**	**116,118.87**	**950,318.47**	**858,612.11**	**91,706.36**	**922,371.00**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Administration Expense							
05010 Accounting	0.00	437.50	437.50	5,960.00	4,812.50	(1,147.50)	5,250.00
05020 Administration	353.40	333.33	(20.07)	5,842.99	3,666.63	(2,176.36)	4,000.00
05030 Income Tax	(1,002.00)	0.00	1,002.00	(1,002.00)	1,000.00	2,002.00	1,000.00
05040 Legal	0.00	208.33	208.33	19,430.28	2,291.63	(17,138.65)	2,500.00
05045 Reserve Study	0.00	0.00	0.00	4,485.64	0.00	(4,485.64)	0.00
05050 Lic/Fees/Dues/Division Fees	0.00	116.67	116.67	311.60	1,283.37	971.77	1,400.00
05060 Management Fees	3,075.00	3,075.00	0.00	33,825.00	33,825.00	0.00	36,900.00
05070 Loan Interest	0.00	87.08	87.08	0.00	957.88	957.88	1,045.00
05080 Telephone/Internet	831.91	1,000.00	168.09	9,192.75	11,000.00	1,807.25	12,000.00
05090 Wifi Expenses	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
05095 Dues/Drug Testing	0.00	33.33	33.33	437.00	366.63	(70.37)	400.00
Administration Expense Total	**3,258.31**	**5,541.24**	**2,282.93**	**78,483.26**	**61,953.64**	**(16,529.62)**	**67,495.00**
Insurance Expense							
05310 Package/Auto/D&O/Umbrella/WC	5,571.15	1,908.67	(3,662.48)	22,604.56	20,995.37	(1,609.19)	22,904.00
05320 Yacht Policy & Pollution Coverage	6,304.42	1,437.42	(4,867.00)	14,758.40	15,811.62	1,053.22	17,249.00
05330 Flood	11,357.93	5,625.08	(5,732.85)	66,770.97	61,875.88	(4,895.09)	67,501.00
05340 Fidelity Bond	208.38	63.75	(144.63)	732.46	701.25	(31.21)	765.00
05350 Pollution & Storage Tank	218.90	190.00	(28.90)	1,313.37	2,090.00	776.63	2,280.00
05360 Windstorm	67,247.06	16,083.33	(51,163.73)	297,320.80	176,916.63	(120,404.17)	193,000.00
05370 Captain's Liability Insurance	50.00	300.00	250.00	150.00	3,300.00	3,150.00	3,600.00
05380 Finance Fees	1,327.40	270.08	(1,057.32)	6,049.81	2,970.88	(3,078.93)	3,241.00
Insurance Expense Total	**92,285.24**	**25,878.33**	**(66,406.91)**	**409,700.37**	**284,661.63**	**(125,038.74)**	**310,540.00**
Payroll Expense							
05510 Caretaker	6,155.00	3,333.33	(2,821.67)	37,559.59	36,666.63	(892.96)	40,000.00
05520 Boat Captains	8,502.25	5,750.00	(2,752.25)	66,009.30	63,250.00	(2,759.30)	69,000.00
05530 Bonus	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
05540 Maintenance	(2,340.00)	1,666.67	4,006.67	4,641.00	18,333.37	13,692.37	20,000.00
05550 Payroll Processing/Admin Fees	1,806.33	1,633.33	(173.00)	13,107.71	17,966.63	4,858.92	19,600.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05560 Worker's Comp Reimbursement	0.00	833.33	833.33	0.00	9,166.63	9,166.63	10,000.00
Payroll Expense Total	**14,123.58**	**13,216.66**	**(906.92)**	**121,317.60**	**145,383.26**	**24,065.66**	**159,600.00**
Contract Expense							
06010 Pest Control,Rodent/Termite	0.00	415.00	415.00	1,990.00	4,565.00	2,575.00	4,980.00
06020 Trash Removal	788.02	1,495.83	707.81	12,724.02	16,454.13	3,730.11	17,950.00
06030 Lake Maintenance	174.00	140.00	(34.00)	1,754.21	1,540.00	(214.21)	1,680.00
Contract Expense Total	**962.02**	**2,050.83**	**1,088.81**	**16,468.23**	**22,559.13**	**6,090.90**	**24,610.00**
Ferry/Skiff/Dock Expense							
06210 Ferry/Skiff Motor Maintenance	0.00	208.33	208.33	2,613.08	2,291.63	(321.45)	2,500.00
06220 Ferry/Skiff Maintenance	(34.81)	166.67	201.48	11,002.68	1,833.37	(9,169.31)	2,000.00
06230 Dock Maintenance	0.00	166.67	166.67	6,156.65	1,833.37	(4,323.28)	2,000.00
06240 Ferry/Skiff Gas & Oil	(34.11)	1,666.67	1,700.78	24,865.07	18,333.37	(6,531.70)	20,000.00
Ferry/Skiff/Dock Expense Total	**(68.92)**	**2,208.34**	**2,277.26**	**44,637.48**	**24,291.74**	**(20,345.74)**	**26,500.00**
Fire System Expense							
06410 Fire System Repair/Mtce/Extinguish...	0.00	416.67	416.67	13,736.82	4,583.37	(9,153.45)	5,000.00
06420 Fire System Monitoring/Annual Insp...	0.00	291.67	291.67	6,992.28	3,208.37	(3,783.91)	3,500.00
Fire System Expense Total	**0.00**	**708.34**	**708.34**	**20,729.10**	**7,791.74**	**(12,937.36)**	**8,500.00**
Landscaping Expense							
06510 Grounds Other/Plantings/Mulch	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
06520 Tree/Mangrove Trimming	0.00	1,000.00	1,000.00	10,600.00	11,000.00	400.00	12,000.00
Landscaping Expense Total	**0.00**	**1,083.33**	**1,083.33**	**10,600.00**	**11,916.63**	**1,316.63**	**13,000.00**
Pool Expense							
06710 Pool Equipment Repairs & Maintenan...	0.00	125.00	125.00	2,802.50	1,375.00	(1,427.50)	1,500.00
06720 Pool Supplies	0.00	250.00	250.00	4,485.42	2,750.00	(1,735.42)	3,000.00
Pool Expense Total	**0.00**	**375.00**	**375.00**	**7,287.92**	**4,125.00**	**(3,162.92)**	**4,500.00**
Property Maintenance							
06805 Hurricane Ian	14,230.66	0.00	(14,230.66)	118,888.09	0.00	(118,888.09)	0.00
06810 Property Supplies	550.29	1,250.00	699.71	3,152.02	13,750.00	10,597.98	15,000.00
06820 Property Repairs & Maintenance	2,990.53	2,000.00	(990.53)	31,714.78	22,000.00	(9,714.78)	24,000.00
06830 Grounds Maintenance	(3,122.55)	1,980.00	5,102.55	18,681.96	21,780.00	3,098.04	23,760.00
Property Maintenance Total	**14,648.93**	**5,230.00**	**(9,418.93)**	**172,436.85**	**57,530.00**	**(114,906.85)**	**62,760.00**
Sewer Plant Expense							
07010 Sewer Plant Operator	(1,600.00)	2,600.00	4,200.00	18,600.00	28,600.00	10,000.00	31,200.00
07020 Sewer Plant Repair & Supplies	(17.83)	1,250.00	1,267.83	15,203.96	13,750.00	(1,453.96)	15,000.00
07030 Sludge Removal	0.00	1,091.83	1,091.83	13,131.80	12,010.13	(1,121.67)	13,102.00
07040 Engineering/DEP Reports	102.35	110.08	7.73	8,293.37	1,210.88	(7,082.49)	1,321.00
Sewer Plant Expense Total	**(1,515.48)**	**5,051.91**	**6,567.39**	**55,229.13**	**55,571.01**	**341.88**	**60,623.00**
Utility Expense							
07510 Electric	1,128.63	1,276.58	147.95	16,132.41	14,042.38	(2,090.03)	15,319.00
07520 Water	0.00	971.67	971.67	9,184.94	10,688.37	1,503.43	11,660.00
Utility Expense Total	**1,128.63**	**2,248.25**	**1,119.62**	**25,317.35**	**24,730.75**	**(586.60)**	**26,979.00**
Reserves Expense							
09000 Reserves Allocation	0.00	0.00	0.00	157,263.00	157,263.00	0.00	157,263.00
Reserves Expense Total	**0.00**	**0.00**	**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	**124,822.31**	**63,592.23**	**(61,230.08)**	**1,119,470.29**	**857,777.53**	**(261,692.76)**	**922,370.00**
Net Income	**55,055.57**	**166.78**	**54,888.79**	**(169,151.82)**	**834.58**	**(169,986.40)**	**1.00**

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

RESERVE STATEMENT

Start: 11/01/2022 | End: 11/30/2022

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
02505 Boat Motors	$27,212.65	$0.00	$0.00	$27,212.65
02510 Ferry Boat	$48,794.23	$0.00	$0.00	$48,794.23
02515 Boat Skiff	$7,112.87	$0.00	$5,350.00	$1,762.87
02520 Building/Painting	$50,343.89	$0.00	$10.75	$50,333.14
02525 Roof	$38,725.19	$0.00	$0.00	$38,725.19
02530 Roads:Sand & Parking Lot	$20,060.20	$0.00	$0.00	$20,060.20
02535 Board Walk/Docks	$51,259.31	$0.00	$0.00	$51,259.31
02540 Sewer System	$75,419.62	$0.00	$0.00	$75,419.62
02545 Pool	$8,122.35	$0.00	$0.00	$8,122.35
02550 Capital Improvements	$18,571.53	$3,660.00	$0.00	$22,231.53
02555 Interest Income-Reserves	$2,302.87	$529.91	$0.00	$2,832.78
Total Reserves	**$347,924.71**	**$4,189.91**	**$5,360.75**	**$346,753.87**
Total	**$347,924.71**	**$4,189.91**	**$5,360.75**	**$346,753.87**

Hideaway Bay Beach Club Condominium Association
Reserve Balances
November 30, 2022

	Balance 12/31/2021	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
2505 Boat Motor Reserve	$ 14,424.65	$ 12,788.00	$ -	$ -	$ -	$ 27,212.65
2510 Ferry Boat Reserve	42,212.23	6,482.00	-	100.00	-	48,794.23
2515 Back Up Skiff Reserve	4,669.87	2,443.00	-	(5,350.00)	-	1,762.87
2520 Bldg & Paint Reserve	58,604.64	47,797.00	-	(56,068.50)	-	50,333.14
2525 Roof Reserve	225,899.19	50,456.00	-	(237,630.00)	-	38,725.19
2530 Road Reserve	20,060.20	-	-	-	-	20,060.20
2535 Boardwalk/Docks Reserve	37,440.31	13,819.00	-	-	-	51,259.31
2540 Sewer System Reserve	72,508.62	22,436.00	-	(19,525.00)	-	75,419.62
2545 Pool Reserve	7,080.35	1,042.00	-	-	-	8,122.35
2550 Capital Improvements	26,629.53	-	-	$ (4,398.00)	-	22,231.53
2555 Reserves Interest	1,655.65	-	-	-	1,177.13	2,832.78
Total Reserves	$ 511,185.24	$ 157,263.00	$ -	$ (322,871.50)	$ 1,177.13	$ 346,753.87

Expenses

Acct 2520 - Bldg & Paint Reserve

1/18/22-Peacock Painting	$	8,500.00
3/1/22-Peacock Painting	$	8,500.00
4/1/22-Peacock Painting	$	8,500.00
5/31/22-5/3 Bank-svc Chg	$	57.75
6/2/22-Peacock Painting	$	8,500.00
7/27/22-Peacock Painting	$	8,500.00
8/1/22-Peacock Painting	$	8,500.00
9/15/22-Thoseguyz	$	5,000.00
11/30/22-5/3 Bank-svc Chg	$	10.75
TOTAL	$	56,068.50

Acct 2525 - Roof Reserve

1/4/22-Andoran Roofing	$	7,450.00
4/1/22-Andoran Roofing	$	2,000.00
4/1/22-Andoran Roofing	$	1,650.00
7/1/22-Galloway Roofing	$	226,530.00
TOTAL	$	237,630.00

Acct 2510 - Ferry Boat Reserve

10/31/22-Mercury Motor Frigola	$	100.00
TOTAL	$	100.00

Acct 2540 - Sewer System Reserve

2/28/22-Novak	$	18,800.00
3/31/22-Novak	$	725.00
TOTAL	$	19,525.00

Acct 2550 - Capital Improvements

1/1/22-Joe Holme	$	3,666.00	
2/7/22-Joe Holme	$	1,037.00	
5/16/22-Joe Holme	$	3,355.00	
11/1/22-To balance 2021 A/P			-$3,660.00
TOTAL	$	4,398.00	

Acct 2515 - Back Up Skiff Reserve

11/1/22-Skiff Motor	$	5,350.00
TOTAL	$	5,350.00

Allocations

TOTAL	$0.00