

Monthly Reports January 2023

Grande Property Services
HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Friday, March 3, 2023

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Run Date: 03/03/2023
Run Time: 09:38 AM

BALANCE SHEET As of: 01/31/2023 Assets

Account #	Account Name	Total
Asset		
01003	CentBK-Oper Ckg x8253	\$429,651.35
01021	CentBK-MMA x8287	\$272,036.80
01022	5/3 Reserve MMA x1919	\$470.76
01601	Other Equipment/Fixtures	\$41,909.34
01602	Transportation Equipment	\$121,827.23
01603	Caretaker Unit Fixtures	\$4,913.00
01900	A/R Assessments	\$53,303.13
01901	A/R ADU	\$5,194.11
01922	Prepaid Insurance	\$174,528.94
01950	A/R Other Shared Expense	\$25,950.84
01999	Accumulated Depreciation	(\$65,664.00)
	ASSET TOTAL:	\$1,064,121.50
	TOTAL ASSETS:	\$1,064,121.50

Liabilities

Account #	Account Name	Total
Liability		
02000	Accounts Payable	\$25,716.75
02005	Accrued Expenses	\$103.00
02010	Deferred Revenue	\$121,861.25
02020	Prepaid Owner Assessments	\$39,960.27
02025	Hurricane Ian Unspent Special Assessment Proceeds	\$320,540.50
02150	Insurance Loan Payable	\$59,566.93
	LIABILITY TOTAL:	\$567,748.70
	TOTAL LIABILITIES:	\$567,748.70

Equity

Account #	Account Name	Total
Reserves		
02555	Interest Income-Reserves	\$4,128.47
02560	Pooled Reserves	\$268,379.09
	RESERVES TOTAL:	\$272,507.56
Members Equity		
03100	Fund Balance	\$237,264.46
03105	Prior Period Adjustment	(\$2,947.28)

Account #	Account Name	Total
	MEMBERS EQUITY TOTAL:	\$234,317.18
	Current Year Net Income/(Loss)	(\$10,451.94)
	TOTAL EQUITY:	\$496,372.80
	TOTAL LIABILITIES AND EQUITY:	\$1,064,121.50

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Run Date: 03/03/2023

Run Time: 09:38 AM

INCOME STATEMENT

Start: 01/01/2023 | End: 01/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04100 Homeowners Maintenance Fee	60,979.00	60,979.00	0.00	60,979.00	60,979.00	0.00	1,065,613.00
04105 Homeowners Reserve Fee	39,315.75	39,315.00	0.75	39,315.75	39,315.00	0.75	150,000.00
04110 Other Income	150.00	0.00	150.00	150.00	0.00	150.00	0.00
04120 Special Assessment-Hurricane Ian	7,137.31	0.00	7,137.31	7,137.31	0.00	7,137.31	0.00
04250 NSF Charges	10.00	0.00	10.00	10.00	0.00	10.00	0.00
04500 Interest Income-Operating	61.92	0.00	61.92	61.92	0.00	61.92	0.00
04710 Extra Ferry Runs	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00
04720 Placida Fire/Sewer Plant Reimb	0.00	0.00	0.00	0.00	0.00	0.00	17,404.00
Income Total	107,653.98	100,377.00	7,276.98	107,653.98	100,377.00	7,276.98	1,234,017.00
Total Income	107,653.98	100,377.00	7,276.98	107,653.98	100,377.00	7,276.98	1,234,017.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administration Expense							
05010 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
05020 Administration	1,765.95	333.00	(1,432.95)	1,765.95	333.00	(1,432.95)	4,000.00
05040 Legal	(3,000.00)	417.00	3,417.00	(3,000.00)	417.00	3,417.00	5,000.00
05050 Lic/Fees/Dues/Division Fees	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
05060 Management Fees	3,445.00	3,445.00	0.00	3,445.00	3,445.00	0.00	41,340.00
05080 Telephone/Internet	841.29	1,186.00	344.71	841.29	1,186.00	344.71	14,232.00
05090 Wifi Expenses	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
05095 Dues/Drug Testing	92.00	35.00	(57.00)	92.00	35.00	(57.00)	420.00
Administration Expense Total	3,144.24	5,791.00	2,646.76	3,144.24	5,791.00	2,646.76	75,492.00
Insurance Expense							
05310 Liability-GL/Auto/Umbrella	1,687.17	1,687.00	(0.17)	1,687.17	1,687.00	(0.17)	19,967.00
05315 Director E&O	194.42	194.00	(0.42)	194.42	194.00	(0.42)	2,333.00
05320 Watercraft Policy & Excess Work Co...	3,595.32	3,595.00	(0.32)	3,595.32	3,595.00	(0.32)	43,629.00
05325 Crime	60.00	60.00	0.00	60.00	60.00	0.00	952.00
05330 Flood	6,189.85	6,190.00	0.15	6,189.85	6,190.00	0.15	82,339.00
05335 Property-X Wind	4,133.31	4,133.00	(0.31)	4,133.31	4,133.00	(0.31)	56,200.00
05345 Workers Comp	994.25	998.00	3.75	994.25	998.00	3.75	10,524.00
05350 Pollution Liability	475.21	475.00	(0.21)	475.21	475.00	(0.21)	5,802.00
05360 Windstorm	27,100.96	27,101.00	0.04	27,100.96	27,101.00	0.04	353,471.00
05380 Finance Fees	589.32	589.00	(0.32)	589.32	589.00	(0.32)	7,357.00
Insurance Expense Total	45,019.81	45,022.00	2.19	45,019.81	45,022.00	2.19	582,574.00
Payroll Expense							
05510 Caretaker	3,200.00	3,200.00	0.00	3,200.00	3,200.00	0.00	41,600.00
05520 Boat Captains	5,531.36	9,500.00	3,968.64	5,531.36	9,500.00	3,968.64	123,500.00
05530 Bonus	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
05550 Payroll Processing/Admin Fees	1,398.03	1,588.00	189.97	1,398.03	1,588.00	189.97	20,763.00
Payroll Expense Total	10,129.39	14,288.00	4,158.61	10,129.39	14,288.00	4,158.61	186,863.00
Contract Expense							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06010 Pest Control,Rodent/Termite	0.00	995.00	995.00	0.00	995.00	995.00	5,780.00
06020 Trash Removal	788.02	1,500.00	711.98	788.02	1,500.00	711.98	18,000.00
06030 Lake Maintenance	488.00	147.00	(341.00)	488.00	147.00	(341.00)	1,764.00
Contract Expense Total	1,276.02	2,642.00	1,365.98	1,276.02	2,642.00	1,365.98	25,544.00
Ferry/Skiff/Dock Expense							
06210 Ferry/Skiff Motor Maintenance	89.74	250.00	160.26	89.74	250.00	160.26	3,000.00
06220 Ferry/Skiff Maintenance	0.00	417.00	417.00	0.00	417.00	417.00	6,501.00
06230 Dock Maintenance	256.60	167.00	(89.60)	256.60	167.00	(89.60)	2,000.00
06240 Ferry/Skiff Gas & Oil	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	26,040.00
Ferry/Skiff/Dock Expense Total	346.34	1,834.00	1,487.66	346.34	1,834.00	1,487.66	37,541.00
Fire System Expense							
06410 Fire System Repair/Mtce/Extinguish...	283.61	417.00	133.39	283.61	417.00	133.39	5,000.00
06420 Fire System Monitoring/Annual Insp...	1,092.80	1,000.00	(92.80)	1,092.80	1,000.00	(92.80)	10,140.00
Fire System Expense Total	1,376.41	1,417.00	40.59	1,376.41	1,417.00	40.59	15,140.00
Landscaping Expense							
06510 Grounds Other/Plantings/Mulch	0.00	300.00	300.00	0.00	300.00	300.00	1,200.00
06520 Tree/Mangrove Trimming	0.00	3,600.00	3,600.00	0.00	3,600.00	3,600.00	5,100.00
Landscaping Expense Total	0.00	3,900.00	3,900.00	0.00	3,900.00	3,900.00	6,300.00
Pool Expense							
06710 Pool Equipment Repairs & Maintenan...	0.00	188.00	188.00	0.00	188.00	188.00	2,250.00
06720 Pool Supplies	359.50	333.00	(26.50)	359.50	333.00	(26.50)	4,000.00
Pool Expense Total	359.50	521.00	161.50	359.50	521.00	161.50	6,250.00
Property Maintenance							
06805 Hurricane Ian	7,137.31	0.00	(7,137.31)	7,137.31	0.00	(7,137.31)	0.00
06810 Property Supplies	142.54	1,042.00	899.46	142.54	1,042.00	899.46	12,500.00
06820 Property Repairs & Maintenance	2,964.91	2,500.00	(464.91)	2,964.91	2,500.00	(464.91)	30,000.00
06830 Grounds Maintenance	930.02	103.00	(827.02)	930.02	103.00	(827.02)	1,236.00
Property Maintenance Total	11,174.78	3,645.00	(7,529.78)	11,174.78	3,645.00	(7,529.78)	43,736.00
Sewer Plant Expense							
07010 Sewer Plant Operator	2,600.00	2,600.00	0.00	2,600.00	2,600.00	0.00	31,668.00
07020 Sewer Plant Repair & Supplies	1,153.80	1,250.00	96.20	1,153.80	1,250.00	96.20	15,000.00
07030 Sludge Removal	755.63	6,000.00	5,244.37	755.63	6,000.00	5,244.37	24,000.00
07040 Engineering/DEP Reports	102.35	417.00	314.65	102.35	417.00	314.65	5,000.00
Sewer Plant Expense Total	4,611.78	10,267.00	5,655.22	4,611.78	10,267.00	5,655.22	75,668.00
Utility Expense							
07510 Electric	1,351.90	1,664.00	312.10	1,351.90	1,664.00	312.10	19,969.00
07520 Water	0.00	745.00	745.00	0.00	745.00	745.00	8,940.00
Utility Expense Total	1,351.90	2,409.00	1,057.10	1,351.90	2,409.00	1,057.10	28,909.00
Reserves Expense							
09000 Reserves Allocation	39,315.75	37,500.00	(1,815.75)	39,315.75	37,500.00	(1,815.75)	150,000.00
Reserves Expense Total	39,315.75	37,500.00	(1,815.75)	39,315.75	37,500.00	(1,815.75)	150,000.00
Total Expense	118,105.92	129,236.00	11,130.08	118,105.92	129,236.00	11,130.08	1,234,017.00
Net Income	(10,451.94)	(28,859.00)	18,407.06	(10,451.94)	(28,859.00)	18,407.06	0.00

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Run Date: 03/03/2023
Run Time: 09:38 AM

RESERVE STATEMENT

Start: 01/01/2023 | End: 01/31/2023

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
02505 Boat Motors	\$27,212.65	\$0.00	\$27,212.65	\$0.00
02510 Ferry Boat	\$48,794.23	\$0.00	\$48,794.23	\$0.00
02515 Boat Skiff	\$1,762.87	\$0.00	\$1,762.87	\$0.00
02520 Building/Painting	(\$10.01)	\$10.01	\$0.00	\$0.00
02525 Roof	\$38,725.19	\$0.00	\$38,725.19	\$0.00
02530 Roads:Sand & Parking Lot	\$20,060.20	\$0.00	\$20,060.20	\$0.00
02535 Board Walk/Docks	\$51,259.31	\$0.00	\$51,259.31	\$0.00
02540 Sewer System	\$75,419.62	\$0.00	\$75,419.62	\$0.00
02545 Pool	\$8,122.35	\$0.00	\$8,122.35	\$0.00
02550 Capital Improvements	\$10,864.68	\$0.00	\$10,864.68	\$0.00
02555 Interest Income-Reserves	\$3,429.07	\$699.40	\$0.00	\$4,128.47
02560 Pooled Reserves	\$0.00	\$321,526.84	\$53,147.75	\$268,379.09
Total Reserves	\$285,640.16	\$322,236.25	\$335,368.85	\$272,507.56
Total	\$285,640.16	\$322,236.25	\$335,368.85	\$272,507.56

Hideaway Bay Beach Club Condominium Association
Reserve Balances
January 31, 2023

	Balance 12/31/2022	Reclassified to Pool Reserve	YTD Contribution	YTD Expense	YTD Interest	Current Balance
2505 Boat Motor Reserve	\$ 27,212.65	\$ (27,212.65)	\$ -		\$ -	\$ -
2510 Ferry Boat Reserve	48,794.23	(48,794.23)	-		-	-
2515 Back Up Skiff Reserve	1,762.87	(1,762.87)	-		-	-
2520 Bldg & Paint Reserve	(10.01)	10.01	-		-	-
2525 Roof Reserve	38,725.19	(38,725.19)	-		-	-
2530 Road Reserve	20,060.20	(20,060.20)	-		-	-
2535 Boardwalk/Docks Reserve	51,259.31	(51,259.31)	-		-	-
2540 Sewer System Reserve	75,419.62	(75,419.62)	-		-	-
2545 Pool Reserve	8,122.35	(8,122.35)	-		-	-
2550 Capital Improvements	10,864.68	(10,864.68)	-		-	-
2555 Reserves Interest	3,429.07	-	-		699.40	4,128.47
2560 Pooled Reserve		282,211.09	\$ 39,315.75	(53,147.75)		268,379.09
Total Reserves	\$ 285,640.16	\$ -	\$ 39,315.75	\$ (53,147.75)	\$ 699.40	\$ 272,507.56

Expenses

2560-Pooled Reserve

1/1/23-Piper	\$ 15,921.30
1/31/23-Central Marine	\$ 33,266.45
1/31/23-S/3 Bnk-svc chg	\$ 10.00
1/31/23-Novak	\$ 3,950.00

Allocations

TOTAL	\$0.00
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TOTAL \$	53,147.75
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