

Monthly Reports June 2023

Grande Property Services

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Tuesday, July 18, 2023

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Run Date: 07/18/2023
Run Time: 01:55 PM

BALANCE SHEET As of: 06/30/2023 Assets

Account #	Account Name	Total
Asset		
01003	CentBK-Oper Ckg x8253	\$2,085,682.23
01021	CentBK-MMA x8287	\$269,322.81
01601	Other Equipment/Fixtures	\$41,909.34
01602	Transportation Equipment	\$121,827.23
01603	Caretaker Unit Fixtures	\$4,913.00
01900	A/R Assessments	\$43,814.96
01901	A/R ADU	\$5,194.11
01922	Prepaid Insurance	\$466,816.52
01999	Accumulated Depreciation	(\$65,664.00)
	ASSET TOTAL:	\$2,973,816.20
	TOTAL ASSETS:	\$2,973,816.20

Liabilities

Account #	Account Name	Total
Liability		
02000	Accounts Payable	\$28,858.12
02005	Accrued Expenses	\$103.00
02020	Prepaid Owner Assessments	\$139,118.09
02025	Hurricane Ian Unspent Special Assessment Proceeds	\$305,374.70
02030	Hurricane Ian Insurance Income	\$1,528,188.67
02150	Insurance Loan Payable	\$314,598.20
	LIABILITY TOTAL:	\$2,316,240.78
	TOTAL LIABILITIES:	\$2,316,240.78

Equity

Account #	Account Name	Total
Reserves		
02555	Interest Income-Reserves	\$7,306.08
02560	Pooled Reserves	\$262,016.73
	RESERVES TOTAL:	\$269,322.81
Members Equity		
03100	Fund Balance	\$237,264.46
03105	Prior Period Adjustment	(\$2,947.28)
	MEMBERS EQUITY TOTAL:	\$234,317.18

Account #	Account Name	Total
	Current Year Net Income/(Loss)	\$153,935.43
	TOTAL EQUITY:	\$657,575.42
	TOTAL LIABILITIES AND EQUITY:	\$2,973,816.20

HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Run Date: 07/18/2023

Run Time: 01:55 PM

INCOME STATEMENT

Start: 06/01/2023 | End: 06/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
04100 Homeowners Maintenance Fee	98,075.00	98,075.00	0.00	477,037.25	477,162.00	(124.75)	1,065,613.00
04105 Homeowners Reserve Fee	0.00	0.00	0.00	76,210.75	76,210.00	0.75	150,000.00
04110 Other Income	150.00	0.00	150.00	600.00	0.00	600.00	0.00
04120 Special Assessment-Hurricane Ian	0.00	0.00	0.00	22,303.11	0.00	22,303.11	0.00
04125 Special Assessment #2-Insurance	0.00	0.00	0.00	154,938.00	0.00	154,938.00	0.00
04240 Late Fees	100.00	0.00	100.00	375.00	0.00	375.00	0.00
04250 NSF Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
04500 Interest Income-Operating	296.65	0.00	296.65	691.36	0.00	691.36	0.00
04710 Extra Ferry Runs	0.00	83.00	(83.00)	0.00	498.00	(498.00)	1,000.00
04720 Placida Fire/Sewer Plant Reimb	0.00	4,324.00	(4,324.00)	4,522.20	8,648.00	(4,125.80)	17,404.00
Income Total	98,621.65	102,482.00	(3,860.35)	736,687.67	562,518.00	174,169.67	1,234,017.00
Total Income	98,621.65	102,482.00	(3,860.35)	736,687.67	562,518.00	174,169.67	1,234,017.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Administration Expense							
05010 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
05020 Administration	751.32	333.00	(418.32)	3,415.21	1,998.00	(1,417.21)	4,000.00
05040 Legal	0.00	417.00	417.00	(1,971.00)	2,502.00	4,473.00	5,000.00
05050 Lic/Fees/Dues/Division Fees	250.35	125.00	(125.35)	409.26	750.00	340.74	1,500.00
05060 Management Fees	3,445.00	3,445.00	0.00	20,670.00	20,670.00	0.00	41,340.00
05080 Telephone/Internet	767.61	1,186.00	418.39	4,596.62	7,116.00	2,519.38	14,232.00
05090 Wifi Expenses	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
05095 Dues/Drug Testing	0.00	35.00	35.00	92.00	210.00	118.00	420.00
Administration Expense Total	5,214.28	5,791.00	576.72	27,212.09	34,746.00	7,533.91	75,492.00
Insurance Expense							
05310 Liability-GL/Auto/Umbrella	1,699.42	1,652.00	(47.42)	10,147.52	10,052.00	(95.52)	19,967.00
05315 Director E&O	194.42	194.00	(0.42)	1,166.52	1,164.00	(2.52)	2,333.00
05320 Watercraft Policy & Excess Work Co...	3,595.32	3,595.00	(0.32)	21,571.92	21,570.00	(1.92)	43,629.00
05325 Crime	87.59	89.00	1.41	415.18	418.00	2.82	952.00
05330 Flood	6,828.70	6,855.00	26.30	38,168.39	38,300.00	131.61	82,339.00
05335 Property-X Wind	3,790.75	4,958.00	1,167.25	24,114.74	26,448.00	2,333.26	56,200.00
05345 Workers Comp	1,010.84	792.00	(218.84)	6,210.43	5,772.00	(438.43)	10,524.00
05350 Pollution Liability	475.21	475.00	(0.21)	2,851.26	2,850.00	(1.26)	5,802.00
05360 Windstorm	36,853.64	30,633.00	(6,220.64)	183,525.12	169,670.00	(13,855.12)	353,471.00
05380 Finance Fees	1,281.42	625.00	(656.42)	4,920.12	3,606.00	(1,314.12)	7,357.00
Insurance Expense Total	55,817.31	49,868.00	(5,949.31)	293,091.20	279,850.00	(13,241.20)	582,574.00
Payroll Expense							
05510 Caretaker	2,400.00	3,200.00	800.00	18,400.00	20,800.00	2,400.00	41,600.00
05520 Boat Captains	12,938.50	9,500.00	(3,438.50)	48,631.11	61,750.00	13,118.89	123,500.00
05530 Bonus	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
05540 Maintenance	487.50	0.00	(487.50)	1,586.50	0.00	(1,586.50)	0.00
05550 Payroll Processing/Admin Fees	1,847.98	1,588.00	(259.98)	8,871.73	10,321.00	1,449.27	20,763.00
Payroll Expense Total	17,673.98	14,288.00	(3,385.98)	77,489.34	92,871.00	15,381.66	186,863.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Contract Expense							
06010 Pest Control,Rodent/Termite	84.92	0.00	(84.92)	84.92	2,790.00	2,705.08	5,780.00
06020 Trash Removal	0.00	1,500.00	1,500.00	4,728.12	9,000.00	4,271.88	18,000.00
06030 Lake Maintenance	174.00	147.00	(27.00)	1,498.00	882.00	(616.00)	1,764.00
Contract Expense Total	258.92	1,647.00	1,388.08	6,311.04	12,672.00	6,360.96	25,544.00
Ferry/Skiff/Dock Expense							
06210 Ferry/Skiff Motor Maintenance	99.35	250.00	150.65	1,171.83	1,500.00	328.17	3,000.00
06220 Ferry/Skiff Maintenance	450.28	417.00	(33.28)	2,162.84	4,002.00	1,839.16	6,501.00
06230 Dock Maintenance	0.00	167.00	167.00	1,456.60	1,002.00	(454.60)	2,000.00
06240 Ferry/Skiff Gas & Oil	0.00	2,560.00	2,560.00	3,569.91	10,680.00	7,110.09	26,040.00
Ferry/Skiff/Dock Expense Total	549.63	3,394.00	2,844.37	8,361.18	17,184.00	8,822.82	37,541.00
Fire System Expense							
06410 Fire System Repair/Mtce/Extinguish...	5,490.80	417.00	(5,073.80)	7,370.69	2,502.00	(4,868.69)	5,000.00
06420 Fire System Monitoring/Annual Insp...	0.00	0.00	0.00	5,257.80	10,140.00	4,882.20	10,140.00
Fire System Expense Total	5,490.80	417.00	(5,073.80)	12,628.49	12,642.00	13.51	15,140.00
Landscaping Expense							
06510 Grounds Other/Plantings/Mulch	0.00	0.00	0.00	568.00	600.00	32.00	1,200.00
06520 Tree/Mangrove Trimming	0.00	0.00	0.00	0.00	4,100.00	4,100.00	5,100.00
Landscaping Expense Total	0.00	0.00	0.00	568.00	4,700.00	4,132.00	6,300.00
Pool Expense							
06710 Pool Equipment Repairs & Maintenan...	961.93	188.00	(773.93)	1,732.02	1,128.00	(604.02)	2,250.00
06720 Pool Supplies	145.03	333.00	187.97	1,154.33	1,998.00	843.67	4,000.00
Pool Expense Total	1,106.96	521.00	(585.96)	2,886.35	3,126.00	239.65	6,250.00
Property Maintenance							
06805 Hurricane Ian Deductible	0.00	0.00	0.00	22,303.11	0.00	(22,303.11)	0.00
06806 Hurricane Ian Non Deductible	0.00	0.00	0.00	1,566.05	0.00	(1,566.05)	0.00
06810 Property Supplies	437.28	1,042.00	604.72	5,010.39	6,252.00	1,241.61	12,500.00
06820 Property Repairs & Maintenance	0.00	2,500.00	2,500.00	4,779.38	15,000.00	10,220.62	30,000.00
06830 Grounds Maintenance	38.57	103.00	64.43	1,698.43	618.00	(1,080.43)	1,236.00
Property Maintenance Total	475.85	3,645.00	3,169.15	35,357.36	21,870.00	(13,487.36)	43,736.00
Sewer Plant Expense							
07010 Sewer Plant Operator	2,678.00	2,600.00	(78.00)	15,678.00	15,600.00	(78.00)	31,668.00
07020 Sewer Plant Repair & Supplies	1,111.46	1,250.00	138.54	7,029.28	7,500.00	470.72	15,000.00
07030 Sludge Removal	0.00	0.00	0.00	5,455.63	12,000.00	6,544.37	24,000.00
07040 Engineering/DEP Reports	106.80	417.00	310.20	623.00	2,502.00	1,879.00	5,000.00
Sewer Plant Expense Total	3,896.26	4,267.00	370.74	28,785.91	37,602.00	8,816.09	75,668.00
Utility Expense							
07510 Electric	1,388.57	1,664.00	275.43	8,169.16	9,984.00	1,814.84	19,969.00
07520 Water	2,793.05	745.00	(2,048.05)	5,681.37	4,470.00	(1,211.37)	8,940.00
Utility Expense Total	4,181.62	2,409.00	(1,772.62)	13,850.53	14,454.00	603.47	28,909.00
Reserves Expense							
09000 Reserves Allocation	0.00	0.00	0.00	76,210.75	75,000.00	(1,210.75)	150,000.00
Reserves Expense Total	0.00	0.00	0.00	76,210.75	75,000.00	(1,210.75)	150,000.00
Total Expense	94,665.61	86,247.00	(8,418.61)	582,752.24	606,717.00	23,964.76	1,234,017.00

Net Income	3,956.04	16,235.00	(12,278.96)	153,935.43	(44,199.00)	198,134.43	0.00
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HIDEAWAY BAY BEACH CLUB CONDO ASSN.

Run Date: 07/18/2023
Run Time: 01:55 PM

RESERVE STATEMENT

Start: 06/01/2023 | End: 06/30/2023

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves				
02555 Interest Income-Reserves	\$6,626.16	\$679.92	\$0.00	\$7,306.08
02560 Pooled Reserves	\$290,660.63	\$0.00	\$28,643.90	\$262,016.73
Total Reserves	\$297,286.79	\$679.92	\$28,643.90	\$269,322.81
Total	\$297,286.79	\$679.92	\$28,643.90	\$269,322.81

Hideaway Bay Beach Club Condominium Association
Reserve Balances
June 30, 2023

	Balance 12/31/2022	Reclassified to Pool Reserve	YTD Contribution	YTD Expense	YTD Interest	Current Balance
2555 Reserves Interest	3,429.07	-	-		3,877.01	7,306.08
2560 Pooled Reserve		282,211.09	\$ 76,210.75	(96,405.11)		262,016.73
Total Reserves	\$ 3,429.07	\$ 282,211.09	\$ 76,210.75	\$ (96,405.11)	\$ 3,877.01	\$ 269,322.81

<u>Expenses</u>	<u>Additions</u>	<u>Allocations</u>
2560-Pooled Reserve		
1/1/23-Piper	(\$15,921.30)	
1/31/23-Central Marine	(\$33,266.45)	
1/31/23-5/3 Bnk-svc chg	(\$10.00)	
1/31/23-Novak	(\$3,950.00)	
2/28/23-5/3 Bnk-svc chg	(\$10.00)	
2/28/23-Insurance proceeds	\$ 76,500.00	
3/7/23-Capt Mike's Yacht Service	(\$47,994.85)	
3/20/23-Piper Fire	(\$3,575.50)	
3/22/23-Redshaw Marine	(\$1,200.00)	
3/31/23-Redshaw Marine	(\$1,250.00)	
3/31/23-Novak	(\$15,550.00)	
4/1/23-Novak	(\$12,980.00)	
4/1/23-Piper	(\$7,094.64)	
4/24/23-Joe Holme	(\$5,971.96)	
4/10/23-Those Guys VOID	\$5,000.00	
4/30/23-Shared Expense	\$4,426.50	
5/3/23-George Pettengil-Electronics for the ferry	(\$3,294.97)	
5/11/23-Abbotts	(\$3,750.00)	
5/18/23-Abbotts	(\$3,840.00)	
5/31/23-Joe Holme	\$5,971.96	
6/20/23-Capt Mikes Yacht Svc	(\$28,643.90)	
TOTAL	(\$96,405.11)	