

# HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

## Board of Director's Meeting Notice

**NOTICE** is hereby given that a Board of Director's Meeting of Hideaway Bay Beach Club Condominium Association, Inc. will be held at the date, hour, and place noted below:

**DATE:** Wednesday December 4, 2024

**HOUR:** 5:00 p.m.

**PLACE:** This meeting will be held by Zoom teleconference only

1. Call to order:
2. Brenden Markopoulos (Owner Ally Restoration) will be attendance to provide an update on construction and answer questions from board members
3. Proof of Notice:
4. Waive the reading and approve the minutes from the last board meeting
5. Officer Reports:
  - a. President's Report
  - b. Treasurer's Report
6. Owner's comments on Agenda Items:
7. New Business:
  - a. Welcome to Jerry Lunardi, our new Caretaker and his wife Gail
  - b. Discussion/Vote: Amendment to the Rule and Regulations
  - c. Discussion/Vote: Repairs to Sewer Plant by NES for damages as a result of Milton
  - d. Barb Dwyer to provide LGPOA update regarding barrier island access
8. Old Business:
  - a. Mainland Dock update
  - b. Hurricane Ian construction update
  - c. Hurricane Milton update

9. Adjournment:

10. Next Board Meeting:

## **Presidents Report— November 30, 2024**

### **Hurricane Milton**

Although we are processing flood claims for Hurricane Milton related damages, please be aware there are damages not covered by flood insurance. Below are some of the damages not covered.

- Caretaker golf carts
- Other caretaker equipment
- Repair/replacement of the pool equipment and pool rehab
- Sewer plant repairs
- Wi-Fi repairs
- Pond equipment repair/replacement
- Repairs to beach access boardwalk
- Etc.

### **Construction - Hurricane Ian Rebuild**

Ally Restoration will have a full crew on the island starting on Monday 12/2/24.

The pace and progress of the Ian rebuild should pick up.

### **Pool**

The pool is now back in working order. Vendor Kast Pools repaired/replaced equipment, unclogged the system and cleaned the pool.

### **Mainland Dock**

According to Brian from MCG – he has verbal approval from the State and is awaiting permit issuance.

Demolition of the existing dock should begin this upcoming week.

### **Caretaker**

New caretaker Jerry Lunardi started Monday November 18<sup>th</sup>. Please welcome him and his wife to HBBC.

Respectfully Submitted,

Alex Fals, President

## Treasurers Report – November 26, 2024

### October 31, 2024 Financial Statements –

As of the end of October, there is \$2.17 million of total cash in the Centennial Bank accounts. There is \$575,929 of current accounts payables at the end of the month, which leaves an available cash balance of \$1,596,366. Included in this available cash balance is the following:

- \$1,031,304 of Hurricane Ian unspent Insurance Proceeds
- \$394,281 of Capital Reserve Funds
- **\$170,781 of operating cash** – This includes \$41,037 of cash for prepaid 2025 assessments.

### Accounts Receivable Balance:

**\$116,264** is past due from homeowners as of October 31<sup>st</sup>. This includes \$85,939 due from 25 homeowners who have not paid their 4<sup>th</sup> quarter dues, which were due October 1<sup>st</sup>. This also includes \$30,325 from 5 owners who have not paid previous quarterly dues, with 2 of these units now having been issued and intent to foreclose notice.

***It is extremely important that owners pay their dues in a timely manner. The association is going to be stretched very thin on cash with the rebuild of the mainland dock, repairs to the wastewater plant from hurricane Milton and other equipment, pool and electrical repairs from the two hurricanes. If owners do not pay their dues in a timely manner, the board will need to consider drawing on the line of credit, which will add to overall HBBC costs, or other additional assessment measures.***

### Profit & Loss Statement:

The October 31, 2024 Profit and Loss Statement is showing a year to date net operating income of \$208,428. This includes income recorded for the full 4<sup>th</sup> quarter, so this is a bit different than what we have typically done where we have recorded income monthly, but we will adjust this going forward or adjust our budget. This additional income recorded in October for Nov/Dec represents approximately \$200,000 of dues revenue and is what is giving us the greater than budgeted net income – this is just timing of recording the income.

The revenue now includes \$5 million of “Hurricane Ian Income” in the revenue section and \$5 million of “Hurricane Ian Expense” in the property maintenance expense section – these net to zero on the P&L. It is an accounting requirement to show the Insurance Proceeds as revenue and expenses when the money is spent. The \$5 million represents the amount of insurance proceeds spent year to date in 2024, with \$3.18 million paid to ADU and the balance paid to Ally & the two Engineering firms (mainly for windows).

Excluding the \$5 million of construction expenses, total year to date expenses are just over \$1 million and are roughly \$14,000 less than budgeted. Our main area of savings for the year, which has covered other overages in budget, has been the sewer plant expenses. The sewer plant expenses have been \$33,742 less than budget, mainly due to the lack of need to pump and remove sludge due to limited use.

### Construction Budget Summary -

Included on page 1 is the “Construction Budget Summary” as of the start of this project with Ally Construction. The total construction budget is \$6.28 million, including a \$682,163 contingency. This is to be funded by \$2.78 million of insurance proceeds and \$3.5 million bank loan. As of the end of October, there has been \$1.74 million paid on this project, mainly windows, and the balance to complete is \$4.53 million remaining under contract or as a contingency.

Respectfully - Scott Almand / Chris Woodall

## HBBC Construction Budget Summary

As of 10.31.2024

	<u>ORIGINAL BUDGET</u>	<u>CURRENT BUDGET</u>	<u>Variance</u>	<u>August/Sept</u>	<u>October</u>	<u>Total Paid</u>	<u>Balance to Complete</u>
Ally Construction Contract	4,868,014	4,868,014	-	1,034,546	567,083	1,601,629	3,266,385
Contingency	682,163	682,163	-				682,163
BECI Engineers	112,500	112,500	-	35,000	6,000	41,000	71,500
GFB Consulting Engineers	112,500	112,500	-	36,500	7,900	44,400	68,100
Ally - Additional building coverings & plywood	49,416	49,416	-	49,416	-	49,416	-
Balance of Fire Pannels to be paid from assessment	36,114	36,114	-	-	-	-	36,114
Total Owed to Strategic Consulting	172,835	172,835	-	-	-	-	172,835
Loan Closing Cost	25,000	25,000	-	-	12,500	12,500	12,500
Bank Loan Interst Payments	221,708	221,708	(0)	-	-	-	221,708
<b>Total Construction Cost</b>	<b>\$6,280,249</b>	<b>\$6,280,250</b>	<b>(\$0)</b>	<b>\$1,155,462</b>	<b>\$593,483</b>	<b>\$1,748,945</b>	<b>4,531,305</b>
<b><u>Funding Sources:</u></b>				<b><u>Funding Sources:</u></b>			
Construction Loan	3,500,000	3,500,000					Balance on Loan 3,500,000
Cash In Bank	2,780,249	2,780,249					Balance of Cash 1,031,304
	6,280,249	6,280,249					Total Available Funds 4,531,304
<b>Excess/Shortfall of Funds</b>	<b>(0)</b>	<b>(1)</b>					<b>Excess/Shortfall of Funds (1)</b>

**Hideaway Bay Beach Club Condominium Assn., Inc.**  
**Balance Sheet**  
As of October 31, 2024

	<u>Oct 31, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
01003 Operating Acct. x8253	87,460.73
01005 Centennial x253 Sweep	50,730.49
01020 Centennial MMA x287 Sweep	1,893,837.70
01021 Centennial MMA x8287	140,266.80
<b>Total Checking/Savings</b>	<u>2,172,295.72</u>
<b>Accounts Receivable</b>	
Accounts Receivable	79,270.71
<b>Total Accounts Receivable</b>	<u>79,270.71</u>
<b>Other Current Assets</b>	
01922 Prepaid Insurance	436,915.22
<b>Total Other Current Assets</b>	<u>436,915.22</u>
<b>Total Current Assets</b>	<u>2,688,481.65</u>
<b>Fixed Assets</b>	
01601 Other Equipment/Fixtures	41,909.34
01602 Transportation Equipment	121,827.23
01603 Caretaker Unit Fixtures	4,913.00
<b>Accumulated Depreciation</b>	
01999 Accumulated Depreciation	-86,155.40
<b>Total Accumulated Depreciation</b>	<u>-86,155.40</u>
<b>Total Fixed Assets</b>	<u>82,494.17</u>
<b>TOTAL ASSETS</b>	<u><u>2,770,975.82</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	575,929.88
<b>Total Accounts Payable</b>	<u>575,929.88</u>
<b>Other Current Liabilities</b>	
02030 Deferred Insurance & S/A	1,031,304.21
02150 Insurance Loan Payable	177,947.35
<b>Total Other Current Liabilities</b>	<u>1,209,251.56</u>
<b>Total Current Liabilities</b>	<u>1,785,181.44</u>
<b>Long Term Liabilities</b>	
02555 Interest Income-Reserves	63,761.22
02560 Pooled Reserves	330,520.16
<b>Total Long Term Liabilities</b>	<u>394,281.38</u>
<b>Total Liabilities</b>	<u>2,179,462.82</u>
<b>Equity</b>	
03100 Fund Balance	383,084.03
Net Income	208,428.97
<b>Total Equity</b>	<u>591,513.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>2,770,975.82</u></u>

**Hideaway Bay Beach Club Condominium Assn., Inc.**  
**Profit & Loss Budget vs. Actual**  
 thru October 2024

	Jan - Oct 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
00000 Opening Pye Barke Balance	-3,433.29			
<b>Income</b>				
04100 Maintenance Fee	1,201,479.60	1,001,163.40	200,316.20	120.01%
04105 Reserve Fee	-0.40	0.00	-0.40	100.0%
04110 Other Income	300.00			
04120 Hurricane Ian Income	5,041,793.10			
04230 Interest Charges	2,608.91			
04240 Late Fees	1,425.00			
04500 Interest Income-Operating	1,716.61	1,250.00	466.61	137.33%
04710 Extra Ferry Runs	550.00	833.34	-283.34	66.0%
04720 Placida/Fire/Sewer Plant	8,376.50	15,370.84	-6,994.34	54.5%
<b>Total Income</b>	<u>6,258,249.32</u>	<u>1,018,617.58</u>	<u>5,239,631.74</u>	<u>614.39%</u>
<b>Total Income</b>	<u>6,254,816.03</u>	<u>1,018,617.58</u>	<u>5,236,198.45</u>	<u>614.05%</u>
<b>Gross Profit</b>	6,254,816.03	1,018,617.58	5,236,198.45	614.05%
<b>Expense</b>				
<b>Administration Expenses</b>				
05010 Accounting	102.04	5,416.68	-5,314.64	1.88%
05020 Administration	5,726.56	4,166.68	1,559.88	137.44%
05040 Legal	13,464.00	4,166.66	9,297.34	323.14%
05042 SIRS Study & Milestone In	0.00	7,750.00	-7,750.00	0.0%
05044 Real Estate Appraisal	0.00	1,000.00	-1,000.00	0.0%
05050 Lic/Fees/Dues/Division	1,381.64	1,250.00	131.64	110.53%
05060 Management Fees	39,738.50	35,830.00	3,908.50	110.91%
05080 Telephone/Internet	7,993.11	8,333.32	-340.21	95.92%
05090 Wifi Expenses	3,096.00	2,500.00	596.00	123.84%
05095 Dues/Drug Testing	1,015.00	350.00	665.00	290.0%
<b>Total Administration Expenses</b>	<u>72,516.85</u>	<u>70,763.34</u>	<u>1,753.51</u>	<u>102.48%</u>
<b>Contract Expenses</b>				
06010 Pest Control,Rodent,Termi	3,194.90	15,316.68	-12,121.78	20.86%
06020 Trash Removal	8,942.32	15,000.00	-6,057.68	59.62%
06030 Lake Maintenance	1,424.00	1,470.00	-46.00	96.87%
<b>Total Contract Expenses</b>	<u>13,561.22</u>	<u>31,786.68</u>	<u>-18,225.46</u>	<u>42.66%</u>
<b>Ferry/Skiff/Dock Expense</b>				
06210 Ferry/Skiff Motor Mntce	569.77	2,500.00	-1,930.23	22.79%
06220 Ferry/Skiff Maintenance	17,703.98	5,417.50	12,286.48	326.79%
06221 Ferry Hurricane Storage	1,615.60			
06230 Dock Maintenance	4,050.84	1,666.68	2,384.16	243.05%
06240 Ferry/Skiff Gas & Oil	16,639.46	21,700.00	-5,060.54	76.68%
<b>Total Ferry/Skiff/Dock Expense</b>	<u>40,579.65</u>	<u>31,284.18</u>	<u>9,295.47</u>	<u>129.71%</u>
<b>Fire Fire System Expense</b>				
06410 Fire System Repairs	7,425.80	4,166.66	3,259.14	178.22%
06420 Fires System Monitor/Insp	8,282.03	8,450.00	-167.97	98.01%
<b>Total Fire Fire System Expense</b>	<u>15,707.83</u>	<u>12,616.66</u>	<u>3,091.17</u>	<u>124.5%</u>

**Hideaway Bay Beach Club Condominium Assn., Inc.**  
**Profit & Loss Budget vs. Actual**  
**thru October 2024**

<b>Insurance Expense</b>				
05310 Liability/GL/Auto/Umbrell	15,481.39	18,127.50	-2,646.11	85.4%
05315 Director E & O	2,052.32	2,009.18	43.14	102.15%
05320 Watercraft & Excess Work	49,424.97	44,775.84	4,649.13	110.38%
05325 Crime	771.20	905.00	-133.80	85.22%
05330 Flood	78,104.31	78,683.34	-579.03	99.26%
05335 Property- X Wind	44,919.35	40,434.18	4,485.17	111.09%
05345 Workers Comp	7,725.78	2,950.84	4,774.94	261.82%
05350 Pollution Liability	4,529.73	4,923.34	-393.61	92.01%
05360 Windstorm	350,037.26	371,607.50	-21,570.24	94.2%
05380 Finance Fees	10,886.47	12,814.17	-1,927.70	84.96%
<b>Total Insurance Expense</b>	<b>563,932.78</b>	<b>577,230.89</b>	<b>-13,298.11</b>	<b>97.7%</b>
<b>Landscaping Expense</b>				
06510 Grounds Other/Plant/Mulch	3,471.25	1,000.00	2,471.25	347.13%
06520 Tree/mangrove Trimming	0.00	4,250.00	-4,250.00	0.0%
<b>Total Landscaping Expense</b>	<b>3,471.25</b>	<b>5,250.00</b>	<b>-1,778.75</b>	<b>66.12%</b>
<b>Payroll Expenses</b>				
05510 Caretaker	40,334.50	34,666.67	5,667.83	116.35%
05520 Boat Captains	111,288.16	107,416.66	3,871.50	103.6%
05522 Bonus	0.00	1,250.00	-1,250.00	0.0%
05550 Payroll Processing/Admin	18,794.96	17,916.67	878.29	104.9%
05560 Workers Comp Reimbursement	959.94			
<b>Total Payroll Expenses</b>	<b>171,377.56</b>	<b>161,250.00</b>	<b>10,127.56</b>	<b>106.28%</b>
<b>Pool Expense</b>				
06710 Pool Maintenance/Repair	5,173.80	1,875.00	3,298.80	275.94%
06720 Pool Supplies	5,745.39	3,333.34	2,412.05	172.36%
<b>Total Pool Expense</b>	<b>10,919.19</b>	<b>5,208.34</b>	<b>5,710.85</b>	<b>209.65%</b>
<b>Property Maintenance</b>				
06805 Hurricane Ian Expense	5,041,793.10	2,500.00	5,039,293.10	201,671.72%
06807 Hurricane Helene	1,086.05			
06810 Property Supplies	13,549.25	10,416.68	3,132.57	130.07%
06820 Property Repairs/Mntce	38,974.47	20,833.34	18,141.13	187.08%
06830 Grounds Maintenance	790.65	1,030.00	-239.35	76.76%
<b>Total Property Maintenance</b>	<b>5,096,193.52</b>	<b>34,780.02</b>	<b>5,061,413.50</b>	<b>14,652.65%</b>
<b>Reserve Expense</b>				
09000 Reserves Allocation	0.00	0.00	0.00	0.0%
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Sewer Plant Expense</b>				
07010 Sewer Plant Operator	21,880.19	30,165.00	-8,284.81	72.54%
07020 Sewer Plant Repair/Supply	11,007.79	12,500.00	-1,492.21	88.06%
07030 Sludge Removal	0.00	20,000.00	-20,000.00	0.0%
07040 Engineering/DEP Reports	201.00	4,166.67	-3,965.67	4.82%
<b>Total Sewer Plant Expense</b>	<b>33,088.98</b>	<b>66,831.67</b>	<b>-33,742.69</b>	<b>49.51%</b>
<b>Utilities Expense</b>				
07510 Electric	14,624.96	14,166.67	458.29	103.24%
07520 Water	10,414.07	7,450.00	2,964.07	139.79%
<b>Total Utilities Expense</b>	<b>25,039.03</b>	<b>21,616.67</b>	<b>3,422.36</b>	<b>115.83%</b>



**Hideaway Bay Beach Club Condominium Assn., Inc.**  
**Profit & Loss Budget vs. Actual**  
 thru October 2024

Total Expense	<u>6,046,387.86</u>	<u>1,018,618.45</u>	<u>5,027,769.41</u>	<u>593.59%</u>
Net Ordinary Income	<u>208,428.17</u>	<u>-0.87</u>	<u>208,429.04</u>	<u>-23,957,260.92%</u>
Other Income/Expense				
Other Income				
Quarterly Reserve Income	<u>200,000.80</u>	<u>166,666.66</u>	<u>33,334.14</u>	<u>120.0%</u>
Total Other Income	<u>200,000.80</u>	<u>166,666.66</u>	<u>33,334.14</u>	<u>120.0%</u>
Other Expense				
Quarterly Reserve Funding	<u>200,000.00</u>	<u>166,666.66</u>	<u>33,333.34</u>	<u>120.0%</u>
Total Other Expense	<u>200,000.00</u>	<u>166,666.66</u>	<u>33,333.34</u>	<u>120.0%</u>
Net Other Income	<u>0.80</u>	<u>0.00</u>	<u>0.80</u>	<u>100.0%</u>
Net Income	<u><u>208,428.97</u></u>	<u><u>-0.87</u></u>	<u><u>208,429.84</u></u>	<u><u>-23,957,352.87%</u></u>

**Hideaway Bay Beach Club Condominium Association, Inc.**  
**Profit Loss Budget vs. Actual**  
**October 2024**

	<u>Oct 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
04100 Maintenance Fee	300,369.60	100,116.30	200,253.30	300.02%
04105 Reserve Fee	0.00	0.00	0.00	0.0%
04120 Hurricane Ian Income	5,041,793.10			
04240 Late Fees	525.00			
04500 Interest Income-Operating	376.88	125.00	251.88	301.5%
04710 Extra Ferry Runs	0.00	83.33	-83.33	0.0%
04720 Placida/Fire/Sewer Plant	0.00	1,537.08	-1,537.08	0.0%
<b>Total Income</b>	<u>5,343,064.58</u>	<u>101,861.71</u>	<u>5,241,202.87</u>	<u>5,245.41%</u>
<b>Total Income</b>	<u>5,343,064.58</u>	<u>101,861.71</u>	<u>5,241,202.87</u>	<u>5,245.41%</u>
<b>Gross Profit</b>	5,343,064.58	101,861.71	5,241,202.87	5,245.41%
<b>Expense</b>				
<b>Administration Expenses</b>				
05010 Accounting	0.00	541.66	-541.66	0.0%
05020 Administration	89.74	416.66	-326.92	21.54%
05040 Legal	2,551.00	416.67	2,134.33	612.24%
05042 SIRS Study & Milestone In	0.00	775.00	-775.00	0.0%
05044 Real Estate Appraisal	0.00	100.00	-100.00	0.0%
05050 Lic/Fees/Dues/Division	0.00	125.00	-125.00	0.0%
05060 Management Fees	0.00	3,583.00	-3,583.00	0.0%
05080 Telephone/Internet	949.05	833.34	115.71	113.89%
05090 Wifi Expenses	0.00	250.00	-250.00	0.0%
05095 Dues/Drug Testing	132.00	35.00	97.00	377.14%
<b>Total Administration Expenses</b>	<u>3,721.79</u>	<u>7,076.33</u>	<u>-3,354.54</u>	<u>52.6%</u>
<b>Contract Expenses</b>				
06010 Pest Control,Rodent,Termi	1,045.00	1,531.66	-486.66	68.23%
06020 Trash Removal	1,740.56	1,500.00	240.56	116.04%
06030 Lake Maintenance	0.00	147.00	-147.00	0.0%
<b>Total Contract Expenses</b>	<u>2,785.56</u>	<u>3,178.66</u>	<u>-393.10</u>	<u>87.63%</u>
<b>Ferry/Skiff/Dock Expense</b>				
06210 Ferry/Skiff Motor Mntce	489.55	250.00	239.55	195.82%
06220 Ferry/Skiff Maintenance	829.39	541.75	287.64	153.1%
06221 Ferry Hurricane Storage	513.60			
06230 Dock Maintenance	228.00	166.66	61.34	136.81%
06240 Ferry/Skiff Gas & Oil	2,904.02	2,170.00	734.02	133.83%
<b>Total Ferry/Skiff/Dock Expense</b>	<u>4,964.56</u>	<u>3,128.41</u>	<u>1,836.15</u>	<u>158.69%</u>
<b>Fire Fire System Expense</b>				
06410 Fire System Repairs	0.00	416.67	-416.67	0.0%
06420 Fires System Monitor/Insp	0.00	845.00	-845.00	0.0%
<b>Total Fire Fire System Expense</b>	<u>0.00</u>	<u>1,261.67</u>	<u>-1,261.67</u>	<u>0.0%</u>
<b>Insurance Expense</b>				
05310 Liability/GL/Auto/Umbrell	1,757.79	1,812.75	-54.96	96.97%

## Hideaway Bay Beach Club Condominium Association, Inc.

### Profit Loss Budget vs. Actual

October 2024

05315 Director E & O	318.67	200.92	117.75	158.61%
05320 Watercraft & Excess Work	4,734.50	4,477.58	256.92	105.74%
05325 Crime	105.23	90.50	14.73	116.28%
05330 Flood	8,409.80	7,868.33	541.47	106.88%
05335 Property- X Wind	4,959.40	4,043.42	915.98	122.65%
05345 Workers Comp	683.25	295.08	388.17	231.55%
05350 Pollution Liability	161.67	492.33	-330.66	32.84%
05360 Windstorm	36,841.59	37,160.75	-319.16	99.14%
05380 Finance Fees	1,116.78	1,281.41	-164.63	87.15%
<b>Total Insurance Expense</b>	<b>59,088.68</b>	<b>57,723.07</b>	<b>1,365.61</b>	<b>102.37%</b>
<b>Landscaping Expense</b>				
06510 Grounds Other/Plant/Mulch	0.00	100.00	-100.00	0.0%
06520 Tree/mangrove Trimming	0.00	425.00	-425.00	0.0%
<b>Total Landscaping Expense</b>	<b>0.00</b>	<b>525.00</b>	<b>-525.00</b>	<b>0.0%</b>
<b>Payroll Expenses</b>				
05510 Caretaker	1,364.00	3,466.66	-2,102.66	39.35%
05520 Boat Captains	13,522.00	10,741.67	2,780.33	125.88%
05522 Bonus	0.00	125.00	-125.00	0.0%
05550 Payroll Processing/Admin	1,365.78	1,791.66	-425.88	76.23%
<b>Total Payroll Expenses</b>	<b>16,251.78</b>	<b>16,124.99</b>	<b>126.79</b>	<b>100.79%</b>
<b>Pool Expense</b>				
06710 Pool Maintenance/Repair	0.00	187.50	-187.50	0.0%
06720 Pool Supplies	2,316.78	333.33	1,983.45	695.04%
<b>Total Pool Expense</b>	<b>2,316.78</b>	<b>520.83</b>	<b>1,795.95</b>	<b>444.83%</b>
<b>Property Maintenance</b>				
06805 Hurricane Ian Expense	5,041,793.10	250.00	5,041,543.10	2,016,717.24%
06810 Property Supplies	524.98	1,041.67	-516.69	50.4%
06820 Property Repairs/Mntce	1,155.01	2,083.33	-928.32	55.44%
06830 Grounds Maintenance	0.00	103.00	-103.00	0.0%
<b>Total Property Maintenance</b>	<b>5,043,473.09</b>	<b>3,478.00</b>	<b>5,039,995.09</b>	<b>145,010.73%</b>
<b>Reserve Expense</b>				
09000 Reserves Allocation	0.00	0.00	0.00	0.0%
<b>Total Reserve Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Sewer Plant Expense</b>				
07010 Sewer Plant Operator	-434.78	3,016.50	-3,451.28	-14.41%
07020 Sewer Plant Repair/Supply	-555.51	1,250.00	-1,805.51	-44.44%
07030 Sludge Removal	0.00	2,000.00	-2,000.00	0.0%
07040 Engineering/DEP Reports	0.00	416.66	-416.66	0.0%
<b>Total Sewer Plant Expense</b>	<b>-990.29</b>	<b>6,683.16</b>	<b>-7,673.45</b>	<b>-14.82%</b>
<b>Utilities Expense</b>				
07510 Electric	962.88	1,416.66	-453.78	67.97%
07520 Water	-392.91	745.00	-1,137.91	-52.74%
<b>Total Utilities Expense</b>	<b>569.97</b>	<b>2,161.66</b>	<b>-1,591.69</b>	<b>26.37%</b>
<b>Total Expense</b>	<b>5,132,181.92</b>	<b>101,861.78</b>	<b>5,030,320.14</b>	<b>5,038.38%</b>
<b>Net Ordinary Income</b>	<b>210,882.66</b>	<b>-0.07</b>	<b>210,882.73</b>	<b>-301,260,942.86%</b>
<b>Other Income/Expense</b>				

# Hideaway Bay Beach Club Condominium Association, Inc.

## Profit Loss Budget vs. Actual

October 2024

Other Income				
Quarterly Reserve Income	50,000.40	16,666.66	33,333.74	300.0%
<b>Total Other Income</b>	<b>50,000.40</b>	<b>16,666.66</b>	<b>33,333.74</b>	<b>300.0%</b>
Other Expense				
Quarterly Reserve Funding	50,000.00	16,666.66	33,333.34	300.0%
<b>Total Other Expense</b>	<b>50,000.00</b>	<b>16,666.66</b>	<b>33,333.34</b>	<b>300.0%</b>
Net Other Income	0.40	0.00	0.40	100.0%
<b>Net Income</b>	<b>210,883.06</b>	<b>-0.07</b>	<b>210,883.13</b>	<b>-301,261,514.29%</b>



To: Hideaway Beach Club

From: Novak Environmental Services

Subject: Hurricane Milton WWTP Repairs

Novak Environmental Services inspected the wastewater treatment facility at Hideaway Beach Club Post Hurricane Milton. The treatment facility and both lift stations were inspected, and notes were taken to pass along to the community. All these repairs that are needed are to bring the facility back to the operational status pre-Hurricane Milton.

- A. Lift Station located at WWTP- The following electrical components need to be replaced: Alarm horn, buss bars, 60-amp breaker. Cost: \$950.00
- B. Surge Tank Control panel- Recommend full replacement as many features have been bypassed and others causing pumps to trip routinely. New control floats will be installed with new control panel. Cost: \$ 7,350.36
- C. Blower assembly- Both motor and blower components were submerged. Both components need to be replaced along with a new air filter and pulleys. Both Assemblies need to be replaced. Cost: \$22,096.80
- D. Control panel- There is a control panel that controls blowers, backwash pumps, chlorine pump and mud well pump. This panel has a large amount moisture within the panel that is causing many components to fail intermittently or totally (and be bypassed). Cost: \$19,921.08
- E. Electrical plug- GFI outlet for chlorine pump. Cost: \$150.00
- F. Plant grounds- Clean all storm debris and regrade areas related to treatment facility. Cost: \$450.00
- G. Fencing- Portion of fencing has blown over and created access points to facility. This is a major safety concern. Cost: \$3,500.00
- H. Tank lids- Portion of tank lids were blown off. Community can make decisions to determine whether they are reinstalled, they do not affect the facility's operation. Cost: \$ 2,500.00
- I. AC unit in shed- Units has failed and again is a community decision to whether it is replaced. It does not affect the operations of the facility. Cost: \$1,500.00
- J. Power supply lines- Power supply lines from breaker panel to main control panel. Cost: \$2,913.14

N.E.S. could address all these issues if the community would like. Also, N.E.S. will make itself available to the community for site visits and/or conference calls. Please review this scope of work and contact N.E.S. with any questions or concerns.

Novak Environmental Services is here to help the community navigate this difficult time.

Thank you for the opportunity