



FirstService
RESIDENTIAL

THE HAMMOCKS COMMUNITY

Financial Statements - Resident Report

For period ending April 30, 2023

Confidential - For Management Use Only

THE HAMMOCKS COMMUNITY Executive Summary

As of April 30, 2023

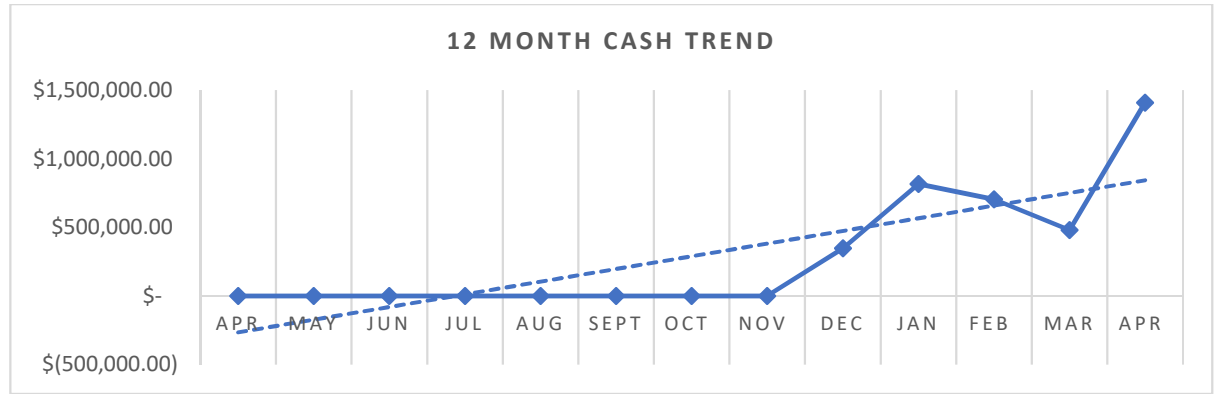
TOTAL CASH

1,408,745

OPERATING CASH

Beginning Cash	480,548
Change in Cash	928,197
Ending Cash	1,408,745
Less: Accruals	348,474
Less: Current Accounts Payable	51,724
Adjusted Cash	1,008,547

Due (To)/From Reserves -
 Due (To)/From Special Assessment -



ACCOUNTS RECEIVABLE SUMMARY

Delinquency Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
TOTAL	624,147.19	210.00	110,265.00	978,544.72	1,713,166.91
AM Master Assessment	0.00	0.00	86,394.25	70,064.12	156,458.37
AQ Master Assessment	455,005.80	0.00	0.00	493,057.47	948,063.27
LF Late Fees	0.00	0.00	0.00	74,551.03	74,551.03
BC Return Check Fees	620.00	210.00	207.13	159.00	1,196.13
AF Attorney Fees	0.00	0.00	0.00	13,223.58	13,223.58
II Interest Income	0.00	0.00	0.00	152.07	152.07
NH1 Neighborhood Fees	0.00	0.00	23,663.62	16,215.23	39,878.85
NH2 Neighborhood Fees	168,521.39	0.00	0.00	247,081.34	415,602.73
VF Violation Fees	0.00	0.00	0.00	63,479.20	63,479.20
MI Miscellaneous	0.00	0.00	0.00	561.68	561.68

THE HAMMOCKS COMMUNITY
Executive Summary

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INCOME STATEMENT SUMMARY

INCOME RECAP

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
**TOTAL REVENUE	670,048	673,282	(3,234)	1,756,077	2,693,128	(937,051)	8,079,368	(6,323,291)
**TOTAL EXPENSES	586,086	671,085	84,999	2,111,804	2,684,340	572,536	8,052,893	5,941,089
NET INCOME/(LOSS)	83,962	2,197	81,765	(355,727)	8,788	(364,515)	26,475	(382,202)

EXPENSE SUMMARY

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
**TOTAL ADMINISTRATIVE	234,452	138,177	(96,275)	677,082	552,708	(124,374)	1,658,125	981,043
**TOTAL PROPERTY INSURANCE	44,091	52,912	8,821	169,048	211,648	42,600	634,950	465,902
**TOTAL UTILITIES	40,584	20,583	(20,001)	88,765	82,332	(6,433)	247,000	158,235
**TOTAL CONTRACTS	192,481	243,869	51,388	593,980	975,476	381,496	2,926,409	2,332,429
**TOTAL SALARIES & BENEFITS	76,854	122,387	45,533	312,674	489,548	176,874	1,468,633	1,155,959
**TOTAL REPAIRS/MAINTENANCE	(2,376)	93,157	95,533	160,047	372,628	212,581	1,117,776	957,729
**TOTAL PRIOR YEAR ACTIVITY	-	-	-	110,209	-	(110,209)	-	(110,209)

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CASH SUMMARY

Account Description	Bank Code	Beginning Balance	Increases	Decreases	Ending Balance
Cash-Operating- City National Bank	OPR1	489,246	1,798,620	(866,830)	1,421,036
Cash-Operating- Trusit	OPR2	(8,698)	94,770	(98,363)	(12,291)
Total		480,548	1,893,390	(965,193)	1,408,745

Balance Sheet

As of April 30, 2023

Account	Description	As of Apr	Prior Month	Inc/(Dec)
ASSETS				
**CURRENT ASSETS				
10010 06	Cash-Operating - Truist	(12,291)	(8,698)	(3,593)
10010 22	Cash-Operating - City National Bank	1,421,036	489,246	931,790
10300	Accounts Receivable	1,713,167	1,389,727	323,440
10330 85	Other Receivables - Vendors	10,903	6,907	3,995
10390 00	Allowance/Bad Debts	(5,000)	(3,750)	(1,250)
10500	Prepaid Insurance	340,416	384,507	(44,091)
10505	Prepaid Expenses	650	261	389
10549	A/P Clearing	132,089	128,452	3,637
10550	A/R Clearing	(670,571)	(798,175)	127,603
10560	NSF in Transit	7,529	7,529	0
**TOTAL CURRENT ASSETS		\$2,937,926	\$1,596,005	\$1,341,921
**TOTAL ASSETS		\$2,937,926	\$1,596,005	\$1,341,921
LIABILITIES				
**CURRENT LIABILITIES				
20000	Accounts Payable	51,724	45,841	5,883
20010	Accrued Expenses	348,474	396,864	(48,390)
20030	Insurance Payable	214,147	321,845	(107,698)
20100	PrePaid Assessments	704,362	737,841	(33,479)

Balance Sheet

As of April 30, 2023

Account	Description	As of Apr	Prior Month	Inc/(Dec)
20150	Deferred Assessments	1,318,372	0	1,318,372
**TOTAL CURRENT LIABILITIES		\$2,637,079	\$1,502,392	\$1,134,687
**TOTAL LIABILITIES		\$2,637,079	\$1,502,392	\$1,134,687
EQUITY				
**MEMBERS EQUITY				
38880	Fund Balance	656,575	533,303	123,271
	Current Year Net Income/(Loss)	(\$355,727)	(\$439,690)	\$83,962
**TOTAL MEMBERS EQUITY		\$300,848	\$93,614	\$207,234
**TOTAL LIABILITIES & EQUITY		\$2,937,926	\$1,596,005	\$1,341,921



THE HAMMOCKS COMMUNITY

Income Statement

As of April 30, 2023

Account	Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
REVENUE									
40000	Owner Assessments	145,076	145,076	0	372,057	580,304	(208,247)	1,740,911	(1,368,854)
40010 00	Master Assessments	436,610	436,610	0	1,281,961	1,746,440	(464,479)	5,239,320	(3,957,359)
40011	Late Fee Income	0	4,767	(4,767)	0	19,068	(19,068)	57,200	(57,200)
40025	Returned Check Fees	440	0	440	2,970	0	2,970	0	2,970
40033	Parking Income	0	0	0	100	0	100	0	100
40090	Miscellaneous Income	191	0	191	2,241	0	2,241	0	2,241
41000	Rental Income	77,501	77,508	(7)	77,501	310,032	(232,531)	930,090	(852,589)
41010	House Charges	(30)	0	(30)	(30)	0	(30)	0	(30)
41015	Boat Storage Rental	0	6,800	(6,800)	3,100	27,200	(24,100)	81,600	(78,500)
41025 00	Commercial Income	10	2,521	(2,511)	326	10,084	(9,758)	30,247	(29,921)
42000	Estoppel Income	10,250	0	10,250	15,850	0	15,850	0	15,850
**TOTAL REVENUE		\$670,048	\$673,282	(\$3,234)	\$1,756,077	\$2,693,128	(\$937,051)	\$8,079,368	(\$6,323,291)
EXPENSES									
**ADMINISTRATIVE									
50008	Accounting Fees-CPA	7,973	12,500	4,527	54,713	50,000	(4,713)	150,000	95,287
50012 00	Bad Debts	1,250	1,250	0	5,000	5,000	0	15,000	10,000
50015	Bank Charges	966	0	(966)	3,152	0	(3,152)	0	(3,152)
50017	Maint/Office Vehicle Expense & Gas, Toll	39	750	711	57	3,000	2,943	9,000	8,943
50045 01	Legal Fees - Assoc Matters	214,503	62,500	(152,003)	441,686	250,000	(191,686)	750,000	308,314
50045 04	Legal Fees - Collections	0	3,333	3,333	0	13,332	13,332	40,000	40,000
50047	Technical Support	0	808	808	54,191	3,232	(50,959)	9,700	(44,491)
50050 00	License,Taxes,Permit	29	1,188	1,159	116	4,752	4,636	14,251	14,135



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Account	Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
50053	Corporate Annual Rep	0	5	5	0	20	20	62	62
50054	Administrative Collection Fee	0	4,767	4,767	198	19,068	18,870	57,200	57,002
50055	Meetings	802	200	(602)	4,578	800	(3,778)	2,400	(2,178)
50059	Social Events	0	208	208	140	832	692	2,500	2,360
50064 05	Admin Accounting Fees	4,343	4,264	(79)	17,333	17,056	(277)	51,165	33,832
50064 10	Admin Computer Maint/Supp	100	100	0	200	400	200	1,200	1,000
50064 97	Admin Mailouts	0	3,690	3,690	10,026	14,760	4,734	44,275	34,249
50065	Office Equipment	203	833	630	564	3,332	2,768	10,000	9,436
50075	Office Supplies	151	450	299	151	1,800	1,649	5,400	5,249
50078	Software for Office	1,070	150	(920)	5,304	600	(4,704)	1,800	(3,504)
50080	Postage	0	0	0	12,485	0	(12,485)	0	(12,485)
50082	Printing & Postage	(45,240)	1,200	46,440	1,154	4,800	3,646	14,400	13,246
50085	Printing	(513)	0	513	0	0	0	0	0
50094	Storage - Archives	48,774	2,379	(46,395)	66,032	9,516	(56,516)	28,544	(37,488)
50103	Loan Principal/Int	0	37,602	37,602	0	150,408	150,408	451,228	451,228
**TOTAL ADMINISTRATIVE		\$234,452	\$138,177	(\$96,275)	\$677,082	\$552,708	(\$124,374)	\$1,658,125	\$981,043
**PROPERTY INSURANCE									
52030	Multiperil Insurance	40,004	51,608	11,604	164,961	206,432	41,471	619,300	454,339
52062 15	Insurance - Other -Finance - Doc Stamps & Servi	4,087	1,304	(2,783)	4,087	5,216	1,129	15,650	11,563
**TOTAL PROPERTY INSURANCE		\$44,091	\$52,912	\$8,821	\$169,048	\$211,648	\$42,600	\$634,950	\$465,902
**UTILITIES									
54050 00	Electricity	30,880	7,083	(23,797)	59,804	28,332	(31,472)	85,000	25,196
54050 004	Electricity - Amenities	(68)	0	68	0	0	0	0	0



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Account	Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
54070 00	Water & Sewer	527	5,000	4,473	6,144	20,000	13,856	60,000	53,856
54080	Gas/Fuel Oil	0	2,500	2,500	0	10,000	10,000	30,000	30,000
54096	Waste Services	5,810	5,000	(810)	14,134	20,000	5,866	60,000	45,866
54100 00	Telephone	3,436	1,000	(2,436)	8,683	4,000	(4,683)	12,000	3,317
**TOTAL UTILITIES		\$40,584	\$20,583	(\$20,001)	\$88,765	\$82,332	(\$6,433)	\$247,000	\$158,235
**CONTRACTS									
60010	Alarm Monitoring	0	200	200	0	800	800	2,400	2,400
60030	Copier Lease	0	375	375	0	1,500	1,500	4,500	4,500
60046 21	Equipment Contract - Fitness Room	155	78	(77)	155	312	157	935	780
60082	Internet Access	277	0	(277)	1,698	0	(1,698)	0	(1,698)
60085	Lake Maintenance	1,938	1,829	(109)	7,414	7,316	(98)	21,950	14,536
60090	Lawn Maintenance	44,928	52,419	7,491	227,462	209,676	(17,786)	628,999	401,537
61000	Management Services	26,793	62,805	36,012	107,172	251,220	144,048	753,667	646,495
61020	Pool/Spa Contract	3,730	3,733	3	14,920	14,932	12	44,800	29,880
61045 00	Security Services	53,599	121,870	68,271	172,448	487,480	315,032	1,462,440	1,289,992
61060	Uniforms Maintenance Dept.	0	0	0	1,648	0	(1,648)	0	(1,648)
61068	Vehicle Lease/Exp	61,062	560	(60,502)	61,062	2,240	(58,822)	6,718	(54,344)
**TOTAL CONTRACTS		\$192,481	\$243,869	\$51,388	\$593,980	\$975,476	\$381,496	\$2,926,409	\$2,332,429
**SALARIES & BENEFITS									
65000 02	Salaries - Maintenance	19,170	14,145	(5,025)	81,037	56,580	(24,457)	169,737	88,700
65000 05	Salaries - Janitorial	3,977	10,234	6,257	12,244	40,936	28,692	122,803	110,559
65000 11	Salaries - Admin	15,859	29,208	13,349	108,047	116,832	8,785	350,501	242,454
65000 27	Salaries - Recreation	9,997	36,839	26,842	17,343	147,356	130,013	442,066	424,723
65000 86	Salaries - Health Insurance	2,792	15,356	12,564	5,584	61,424	55,840	184,272	178,688



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Account	Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
65000 88	Salaries - Management Services	25,059	16,605	(8,454)	76,923	66,420	(10,503)	199,254	122,331
65065 04	Payroll Taxes - Admin/Social 32%/27%	0	0	0	11,496	0	(11,496)	0	(11,496)
**TOTAL SALARIES & BENEFITS		\$76,854	\$122,387	\$45,533	\$312,674	\$489,548	\$176,874	\$1,468,633	\$1,155,959
**REPAIRS/MAINTENANCE									
70005	R&M-Air Conditioning	0	292	292	1,250	1,168	(82)	3,500	2,250
70018	R&M-Beach	0	20,417	20,417	0	81,668	81,668	245,000	245,000
70032	R&M-Common Area	953	5,417	4,464	2,075	21,668	19,593	65,000	62,925
70060	R&M-General	(2,506)	2,651	5,157	7,519	10,604	3,085	31,800	24,281
70076	Maintenance Supplies	0	1,667	1,667	0	6,668	6,668	20,000	20,000
70097 00	R&M - Pool	150	10,000	9,850	150	40,000	39,850	120,000	119,850
70111	R&M-Rec Center	47	2,500	2,453	2,608	10,000	7,392	30,000	27,392
70126	R&M-Wall/Fence	0	165	165	0	660	660	1,980	1,980
70136	Landscape Repl.	0	2,801	2,801	0	11,204	11,204	33,600	33,600
70138	Tree Trimming	1,450	15,637	14,187	109,000	62,548	(46,452)	187,601	78,601
70211	Pest Control	0	443	443	0	1,772	1,772	5,295	5,295
70216	R&M Janitorial Supplies	963	2,000	1,037	2,549	8,000	5,451	24,000	21,451
70289 00	Contingency	(3,434)	29,167	32,601	34,896	116,668	81,772	350,000	315,104
**TOTAL REPAIRS/MAINTENANCE		(\$2,376)	\$93,157	\$95,533	\$160,047	\$372,628	\$212,581	\$1,117,776	\$957,729
**PRIOR YEAR ACTIVITY									
70298 00	Prior Year Expense	0	0	0	110,209	0	(110,209)	0	(110,209)
**TOTAL PRIOR YEAR ACTIVITY		\$0	\$0	\$0	\$110,209	\$0	(\$110,209)	\$0	(\$110,209)



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As of April 30, 2023

Account	Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
**TOTAL EXPENSES		\$586,086	\$671,085	\$84,999	\$2,111,804	\$2,684,340	\$572,536	\$8,052,893	\$5,941,089
NET INCOME/(LOSS)		\$83,962	\$2,197	\$81,765	(\$355,727)	\$8,788	(\$364,515)	\$26,475	(\$382,202)