



FirstService
RESIDENTIAL

THE HAMMOCKS COMMUNITY

Financial Statements - Resident Report

For period ending December 31, 2022

Confidential - For Management Use Only

THE HAMMOCKS COMMUNITY
Executive Summary

As of December 31, 2022

TOTAL CASH

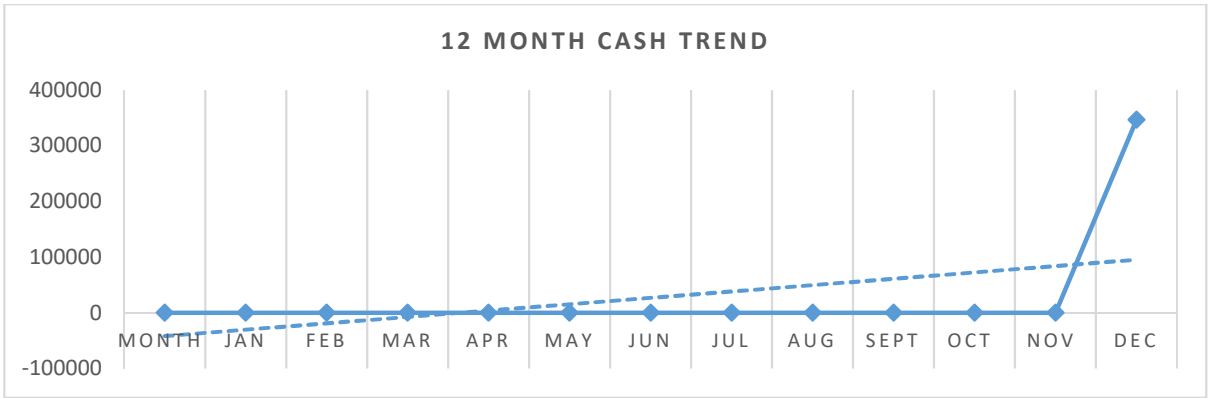
346,603

OPERATING CASH

Beginning Cash	-
Change in Cash	296,603
Ending Cash	296,603
Less: Accruals	377,737
Less: Current Accounts Payable	-
Adjusted Cash	(81,134)

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	0.00	357,444.05	0.00	0.00	357,444.05
AM Master Assessment	0.00	281,783.81	0.00	0.00	281,783.81
NH1 Neighborhood Fees	0.00	75,660.24	0.00	0.00	75,660.24

THE HAMMOCKS COMMUNITY
Executive Summary

As of December 31, 2022

INCOME STATEMENT SUMMARY

INCOME RECAP

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
**TOTAL REVENUE	357,444	401,849	(44,405)	357,444	4,822,628	(4,465,184)	4,822,628	(4,465,184)
**TOTAL EXPENSES	401,165	389,274	(11,891)	401,165	4,670,683	4,269,518	4,670,683	4,269,518
NET INCOME/(LOSS)	(43,721)	12,575	(56,296)	(43,721)	151,945	(195,666)	151,945	(195,666)

EXPENSE SUMMARY

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
**TOTAL ADMINISTRATIVE	305,271	75,725	(229,546)	305,271	908,700	603,429	908,700	603,429
**TOTAL PROPERTY INSURANCE	26,978	35,201	8,223	26,978	422,500	395,522	422,500	395,522
**TOTAL UTILITIES	12,653	21,998	9,345	12,653	263,800	251,147	263,800	251,147
**TOTAL CONTRACTS	24,242	31,903	7,661	24,242	382,550	358,308	382,550	358,308
**TOTAL SALARIES & BENEFITS	14,643	119,200	104,557	14,643	1,430,400	1,415,757	1,430,400	1,415,757
**TOTAL REPAIRS/MAINTENANCE	17,378	105,247	87,869	17,378	1,262,733	1,245,355	1,262,733	1,245,355



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CASH SUMMARY

Account Description	Bank Code	Beginning Balance	Increases	Decreases	Ending Balance
CIT - Cash in Transit Operating	CIT	-	181,970	(131,970)	50,000
Cash-Operating- City National Bank	OPR1	-	293,635	(44,596)	249,039
Cash-Operating- Truist Bank	OPR2	-	139,323	(91,760)	47,564
Total		-	614,928	(268,325)	346,603



THE HAMMOCKS COMMUNITY

Balance Sheet

As of December 31, 2022

Account	Description	As of Dec	Prior Month	Inc/(Dec)
ASSETS				
**CURRENT ASSETS				
10010 06	Cash-Operating - Truist	47,564	0	47,564
10010 22	Cash-Operating - City National Bank	249,039	0	249,039
10050 00	Cash In Transit - Oper	50,000	0	50,000
10300	Accounts Receivable	357,444	0	357,444
10500	Prepaid Insurance	351,755	0	351,755
10510	Other Prepays	4,057	0	4,057
10549	A/P Clearing	6,261	0	6,261
10550	A/R Clearing	(144,241)	0	(144,241)
10560	NSF in Transit	3,491	0	3,491
**TOTAL CURRENT ASSETS		\$925,370	\$0	\$925,370
**TOTAL ASSETS		\$925,370	\$0	\$925,370
LIABILITIES				
**CURRENT LIABILITIES				
20010	Accrued Expenses	377,737	0	377,737
20030	Insurance Payable	345,505	0	345,505
20100	PrePaid Assessments	46,384	0	46,384
**TOTAL CURRENT LIABILITIES		\$769,627	\$0	\$769,627



THE HAMMOCKS COMMUNITY

Balance Sheet

As of December 31, 2022

Account	Description	As of Dec	Prior Month	Inc/(Dec)
**TOTAL LIABILITIES		\$769,627	\$0	\$769,627
EQUITY				
**MEMBERS EQUITY				
38880	Fund Balance	199,465	0	199,465
	Current Year Net Income/(Loss)	(\$43,721)	\$0	(\$43,721)
**TOTAL MEMBERS EQUITY		\$155,743	\$0	\$155,743
**TOTAL LIABILITIES & EQUITY		\$925,370	\$0	\$925,370



THE HAMMOCKS COMMUNITY

Income Statement

As of December 31, 2022

Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
REVENUE									
40000	Owner Assessments	75,660	75,640	20	75,660	907,922	(832,262)	907,922	(832,262)
40010 00	Master Assessments	281,784	236,503	45,281	281,784	2,838,234	(2,556,450)	2,838,234	(2,556,450)
40011	Late Fee Income	0	6,250	(6,250)	0	75,000	(75,000)	75,000	(75,000)
40065	Violation Fees	0	4,163	(4,163)	0	50,000	(50,000)	50,000	(50,000)
40068	Key Fob Income	0	5,413	(5,413)	0	65,000	(65,000)	65,000	(65,000)
40079	Clubhouse Fee	0	837	(837)	0	10,000	(10,000)	10,000	(10,000)
40080	Interest Income	0	500	(500)	0	6,000	(6,000)	6,000	(6,000)
40090	Miscellaneous Income	0	2,500	(2,500)	0	30,000	(30,000)	30,000	(30,000)
41000	Rental Income	0	45,264	(45,264)	0	543,168	(543,168)	543,168	(543,168)
41011	Reimbursable Charges	0	12,750	(12,750)	0	153,000	(153,000)	153,000	(153,000)
41015	Boat Storage Rental	0	3,400	(3,400)	0	40,800	(40,800)	40,800	(40,800)
41025 00	Commercial Income	0	1,455	(1,455)	0	17,504	(17,504)	17,504	(17,504)
41040	Social Activities In	0	87	(87)	0	1,000	(1,000)	1,000	(1,000)
42000	Estoppel Income	0	7,087	(7,087)	0	85,000	(85,000)	85,000	(85,000)
**TOTAL REVENUE		\$357,444	\$401,849	(\$44,405)	\$357,444	\$4,822,628	(\$4,465,184)	\$4,822,628	(\$4,465,184)
EXPENSES									
**ADMINISTRATIVE									
50004	Personnel Administrative Cost	0	250	250	0	3,000	3,000	3,000	3,000
50008	Accounting Fees-CPA	0	4,163	4,163	0	50,000	50,000	50,000	50,000
50010	Advertising & Marketing	0	4,587	4,587	0	55,000	55,000	55,000	55,000
50012 00	Bad Debts	0	4,587	4,587	0	55,000	55,000	55,000	55,000
50015	Bank Charges	506	5,087	4,581	506	61,000	60,494	61,000	60,494



THE HAMMOCKS COMMUNITY

Income Statement

As of December 31, 2022

Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
50017	Maint/Office Vehicle Expense & Gas, Toll	0	1,663	1,663	0	20,000	20,000	20,000	20,000
50026	Merchant Fee	0	1,250	1,250	0	15,000	15,000	15,000	15,000
50034	Commission	0	413	413	0	5,000	5,000	5,000	5,000
50035	Dues & Subscriptions	0	663	663	0	8,000	8,000	8,000	8,000
50045 00	Legal Fees	0	5,413	5,413	0	65,000	65,000	65,000	65,000
50045 01	Legal Fees - Assoc Matters	298,421	14,587	(283,834)	298,421	175,000	(123,421)	175,000	(123,421)
50045 04	Legal Fees - Collections	0	6,250	6,250	0	75,000	75,000	75,000	75,000
50047	Technical Support	2,589	6,913	4,324	2,589	83,000	80,411	83,000	80,411
50050 00	License,Taxes,Permit	0	663	663	0	8,000	8,000	8,000	8,000
50054	Administrative Collection Fee	0	25	25	0	300	300	300	300
50055	Meetings	0	337	337	0	4,000	4,000	4,000	4,000
50059	Social Events	650	413	(237)	650	5,000	4,350	5,000	4,350
50075	Office Supplies	0	3,750	3,750	0	45,000	45,000	45,000	45,000
50077	ID Supplies	0	863	863	0	10,400	10,400	10,400	10,400
50078	Software for Office	1,000	500	(500)	1,000	6,000	5,000	6,000	5,000
50080	Postage	0	2,500	2,500	0	30,000	30,000	30,000	30,000
50085	Printing	0	2,087	2,087	0	25,000	25,000	25,000	25,000
50094	Storage - Archives	2,104	2,087	(17)	2,104	25,000	22,896	25,000	22,896
50111	Late Charges	0	87	87	0	1,000	1,000	1,000	1,000
50113	Coupon/Statement Chg	0	4,750	4,750	0	57,000	57,000	57,000	57,000
50135	Depreciation Expense	0	1,837	1,837	0	22,000	22,000	22,000	22,000
**TOTAL ADMINISTRATIVE		\$305,271	\$75,725	(\$229,546)	\$305,271	\$908,700	\$603,429	\$908,700	\$603,429
**PROPERTY INSURANCE									
52027	Automobile Insurance	10,467	5,413	(5,054)	10,467	65,000	54,533	65,000	54,533
52030	Multiperil Insurance	16,511	29,163	12,652	16,511	350,000	333,489	350,000	333,489



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Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
52048	Technology Equipment	0	413	413	0	5,000	5,000	5,000	5,000
52060 00	Insurance Claim	0	212	212	0	2,500	2,500	2,500	2,500
**TOTAL PROPERTY INSURANCE		\$26,978	\$35,201	\$8,223	\$26,978	\$422,500	\$395,522	\$422,500	\$395,522
**UTILITIES									
54050 00	Electricity	111	7,098	6,987	111	85,000	84,889	85,000	84,889
54070 00	Water & Sewer	9,997	5,000	(4,997)	9,997	60,000	50,003	60,000	50,003
54080	Gas/Fuel Oil	0	2,500	2,500	0	30,000	30,000	30,000	30,000
54096	Waste Services	0	6,250	6,250	0	75,000	75,000	75,000	75,000
54100 00	Telephone	2,544	1,000	(1,544)	2,544	12,000	9,456	12,000	9,456
54100 02	Telephone - Cellular	0	150	150	0	1,800	1,800	1,800	1,800
**TOTAL UTILITIES		\$12,653	\$21,998	\$9,345	\$12,653	\$263,800	\$251,147	\$263,800	\$251,147
**CONTRACTS									
60010	Alarm Monitoring	0	663	663	0	8,000	8,000	8,000	8,000
60030	Copier Lease	0	837	837	0	10,000	10,000	10,000	10,000
60082	Internet Access	531	1,413	882	531	17,000	16,469	17,000	16,469
60085	Lake Maintenance	0	2,000	2,000	0	24,000	24,000	24,000	24,000
60090	Lawn Maintenance	375	12,351	11,976	375	148,300	147,925	148,300	147,925
60095	Lawn Spray & Fertil	0	1,541	1,541	0	18,250	18,250	18,250	18,250
61020	Pool/Spa Contract	0	2,500	2,500	0	30,000	30,000	30,000	30,000
61026	Property Service	23,336	10,011	(13,325)	23,336	120,000	96,664	120,000	96,664
61060	Uniforms Maintenance Dept.	0	250	250	0	3,000	3,000	3,000	3,000
61061	Uniforms Public Safety Dept.	0	337	337	0	4,000	4,000	4,000	4,000
**TOTAL CONTRACTS		\$24,242	\$31,903	\$7,661	\$24,242	\$382,550	\$358,308	\$382,550	\$358,308



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Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
**SALARIES & BENEFITS									
65000 02	Salaries - Maintenance	515	34,413	33,898	515	413,000	412,485	413,000	412,485
65000 09	Salaries - Security	0	43,750	43,750	0	525,000	525,000	525,000	525,000
65000 11	Salaries - Admin	14,127	28,587	14,460	14,127	343,000	328,873	343,000	328,873
65050	Workers Compensation	0	5,962	5,962	0	71,500	71,500	71,500	71,500
65057	Employee Appreciation	0	413	413	0	5,000	5,000	5,000	5,000
65060	Payroll Process Fees	0	1,250	1,250	0	15,000	15,000	15,000	15,000
65065 04	Payroll Taxes - Admin/Social 32%/27%	0	4,825	4,825	0	57,900	57,900	57,900	57,900
**TOTAL SALARIES & BENEFITS		\$14,643	\$119,200	\$104,557	\$14,643	\$1,430,400	\$1,415,757	\$1,430,400	\$1,415,757
**REPAIRS/MAINTENANCE									
70005	R&M-Air Conditioning	0	250	250	0	3,000	3,000	3,000	3,000
70018	R&M-Beach	0	3,337	3,337	0	40,000	40,000	40,000	40,000
70032	R&M-Common Area	0	5,413	5,413	0	65,000	65,000	65,000	65,000
70060	R&M-General	2,700	11,598	8,898	2,700	139,000	136,300	139,000	136,300
70076	Maintenance Supplies	0	837	837	0	10,000	10,000	10,000	10,000
70095	R&M-Pool/Spa/Fountain	0	163	163	0	2,000	2,000	2,000	2,000
70097 00	R&M - Pool	0	2,087	2,087	0	25,000	25,000	25,000	25,000
70100	R&M-Pool Furn/Equip	0	2,087	2,087	0	25,000	25,000	25,000	25,000
70111	R&M-Rec Center	0	1,663	1,663	0	20,000	20,000	20,000	20,000
70126	R&M-Wall/Fence	0	1,208	1,208	0	14,430	14,430	14,430	14,430
70134	Root Pruning	0	163	163	0	2,000	2,000	2,000	2,000
70136	Landscape Repl.	0	8,280	8,280	0	99,800	99,800	99,800	99,800
70138	Tree Trimming	0	9,197	9,197	0	110,100	110,100	110,100	110,100
70174	Pressure Cleaning	1,450	125	(1,325)	1,450	1,500	50	1,500	50



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Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
70175	Custodial Supplies	0	1,663	1,663	0	20,000	20,000	20,000	20,000
70192	High Way Off Duty Police	0	5,413	5,413	0	65,000	65,000	65,000	65,000
70211	Pest Control	0	1,541	1,541	0	18,250	18,250	18,250	18,250
70224	R&M-Vehicle Maintenance Dept.	0	2,913	2,913	0	35,000	35,000	35,000	35,000
70225	R&M-Vehicle Public Safety Dept.	332	2,500	2,168	332	30,000	29,668	30,000	29,668
70289 00	Contingency	12,896	44,809	31,913	12,896	537,653	524,757	537,653	524,757
**TOTAL REPAIRS/MAINTENANCE		\$17,378	\$105,247	\$87,869	\$17,378	\$1,262,733	\$1,245,355	\$1,262,733	\$1,245,355
**TOTAL EXPENSES		\$401,165	\$389,274	(\$11,891)	\$401,165	\$4,670,683	\$4,269,518	\$4,670,683	\$4,269,518
NET INCOME/(LOSS)		(\$43,721)	\$12,575	(\$56,296)	(\$43,721)	\$151,945	(\$195,666)	\$151,945	(\$195,666)