



**FirstService**  
RESIDENTIAL

# **THE HAMMOCKS COMMUNITY**

## **Financial Statements - Resident Report**

*For period ending January 31, 2023*

*Confidential - For Management Use Only*

THE HAMMOCKS COMMUNITY  
**Executive Summary**

As of January 31, 2023

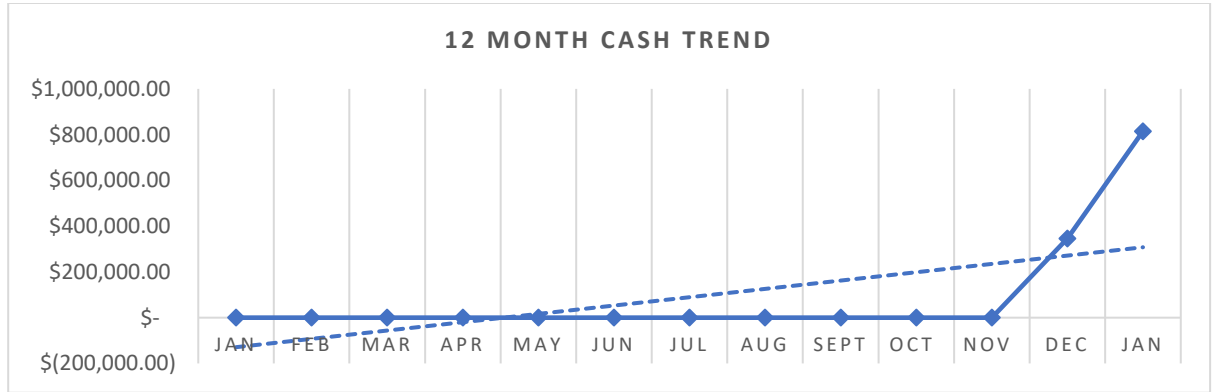
**TOTAL CASH**

814,995

**OPERATING CASH**

Beginning Cash	296,603
Change in Cash	518,392
Ending Cash	814,995
Less: Accruals	452,648
Less: Current Accounts Payable	74,639
<b>Adjusted Cash</b>	<b>287,708</b>

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
<b>TOTAL</b>	<b>0.00</b>	<b>240,254.99</b>	<b>172,603.21</b>	<b>0.00</b>	<b>412,858.20</b>
AM Master Assessment	0.00	186,590.81	129,856.53	0.00	316,447.34
NH1 Neighborhood Fees	0.00	53,664.18	42,746.68	0.00	96,410.86

THE HAMMOCKS COMMUNITY  
**Executive Summary**

As of January 31, 2023

**INCOME STATEMENT SUMMARY**

**INCOME RECAP**

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
**TOTAL REVENUE	359,107	401,889	(42,782)	359,107	401,889	(42,782)	4,822,628	(4,463,521)
**TOTAL EXPENSES	291,158	389,219	98,061	291,158	389,219	98,061	4,670,683	4,379,525
<b>NET INCOME/(LOSS)</b>	<b>67,949</b>	<b>12,670</b>	<b>55,279</b>	<b>67,949</b>	<b>12,670</b>	<b>55,279</b>	<b>151,945</b>	<b>(83,996)</b>

**EXPENSE SUMMARY**

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
**TOTAL ADMINISTRATIVE	54,459	75,725	21,266	54,459	75,725	21,266	908,700	854,241
**TOTAL PROPERTY INSURANCE	37,810	35,209	(2,601)	37,810	35,209	(2,601)	422,500	384,690
**TOTAL UTILITIES	10,457	21,982	11,525	10,457	21,982	11,525	263,800	253,343
**TOTAL CONTRACTS	83,505	31,877	(51,628)	83,505	31,877	(51,628)	382,550	299,045
**TOTAL SALARIES & BENEFITS	73,528	119,200	45,672	73,528	119,200	45,672	1,430,400	1,356,872
**TOTAL REPAIRS/MAINTENANCE	34,599	105,226	70,627	34,599	105,226	70,627	1,262,733	1,228,134
**TOTAL PRIOR YEAR ACTIVITY	(3,200)	-	3,200	(3,200)	-	3,200	-	3,200

THE HAMMOCKS COMMUNITY  
**Executive Summary**

As of January 31, 2023

**CASH SUMMARY**

<b>Account Description</b>	<b>Bank Code</b>	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</b>
Cash-Operating- City National Bank	OPR1	249,039	1,050,753	(485,826)	813,966
Cash-Operating-Truist Bank	OPR2	14,207	14,207	(60,741)	1,029
<b>Total</b>		<b>263,246</b>	<b>1,064,960</b>	<b>(546,567)</b>	<b>814,995</b>

# Balance Sheet

As of January 31, 2023

Account	Description	As of Jan	Prior Month	Inc/(Dec)
<b>ASSETS</b>				
**CURRENT ASSETS				
10010 06	Cash-Operating - Truist	1,029	47,564	(46,535)
10010 22	Cash-Operating - City National Bank	813,966	249,039	564,927
10050 00	Cash In Transit - Oper	79,950	50,000	29,950
10300	Accounts Receivable	412,858	357,444	55,414
10330 85	Other Receivables - Vendors	4,179	0	4,179
10500	Prepaid Insurance	461,075	351,755	109,320
10510	Other Prepays	4,057	4,057	0
10549	A/P Clearing	26,244	6,261	19,983
10550	A/R Clearing	(537,538)	(144,241)	(393,297)
10560	NSF in Transit	8,399	3,491	4,908
<b>**TOTAL CURRENT ASSETS</b>		<b>\$1,274,219</b>	<b>\$925,370</b>	<b>\$348,849</b>
<b>**TOTAL ASSETS</b>		<b>\$1,274,219</b>	<b>\$925,370</b>	<b>\$348,849</b>

<b>LIABILITIES</b>				
**CURRENT LIABILITIES				
20000	Accounts Payable	74,639	0	74,639
20010	Accrued Expenses	452,648	377,737	74,911
20030	Insurance Payable	384,760	345,505	39,255
20100	PrePaid Assessments	138,480	46,384	92,096

# Balance Sheet

As of January 31, 2023

Account	Description	As of Jan	Prior Month	Inc/(Dec)
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$1,050,527</b>	<b>\$769,627</b>	<b>\$280,900</b>
<b>**TOTAL LIABILITIES</b>		<b>\$1,050,527</b>	<b>\$769,627</b>	<b>\$280,900</b>
<b>EQUITY</b>				
<b>**MEMBERS EQUITY</b>				
38880	Fund Balance	155,743	155,743	0
	Current Year Net Income/(Loss)	\$67,949	\$0	\$67,949
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$223,692</b>	<b>\$155,743</b>	<b>\$67,949</b>
<b>**TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$1,274,219</b>	<b>\$925,370</b>	<b>\$348,849</b>

# Income Statement

January 31, 2023

Account	Description	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
<b>REVENUE</b>									
40000	Owner Assessments	75,660	75,662	(2)	75,660	75,662	(2)	907,922	(832,262)
40010 00	Master Assessments	281,784	236,521	45,263	281,784	236,521	45,263	2,838,234	(2,556,450)
40011	Late Fee Income	0	6,250	(6,250)	0	6,250	(6,250)	75,000	(75,000)
40065	Violation Fees	0	4,167	(4,167)	0	4,167	(4,167)	50,000	(50,000)
40068	Key Fob Income	0	5,417	(5,417)	0	5,417	(5,417)	65,000	(65,000)
40079	Clubhouse Fee	0	833	(833)	0	833	(833)	10,000	(10,000)
40080	Interest Income	0	500	(500)	0	500	(500)	6,000	(6,000)
40090	Miscellaneous Income	1,662	2,500	(838)	1,662	2,500	(838)	30,000	(28,338)
41000	Rental Income	0	45,264	(45,264)	0	45,264	(45,264)	543,168	(543,168)
41011	Reimbursable Charges	0	12,750	(12,750)	0	12,750	(12,750)	153,000	(153,000)
41015	Boat Storage Rental	0	3,400	(3,400)	0	3,400	(3,400)	40,800	(40,800)
41025 00	Commercial Income	0	1,459	(1,459)	0	1,459	(1,459)	17,504	(17,504)
41040	Social Activities In	0	83	(83)	0	83	(83)	1,000	(1,000)
42000	Estoppel Income	0	7,083	(7,083)	0	7,083	(7,083)	85,000	(85,000)
<b>**TOTAL REVENUE</b>		<b>\$359,107</b>	<b>\$401,889</b>	<b>(\$42,782)</b>	<b>\$359,107</b>	<b>\$401,889</b>	<b>(\$42,782)</b>	<b>\$4,822,628</b>	<b>(\$4,463,521)</b>
<b>EXPENSES</b>									
<b>**ADMINISTRATIVE</b>									
50004	Personnel Administrative Cost	0	250	250	0	250	250	3,000	3,000
50008	Accounting Fees-CPA	4,167	4,167	0	4,167	4,167	0	50,000	45,833
50010	Advertising & Marketing	0	4,583	4,583	0	4,583	4,583	55,000	55,000
50012 00	Bad Debts	0	4,583	4,583	0	4,583	4,583	55,000	55,000
50015	Bank Charges	496	5,083	4,587	496	5,083	4,587	61,000	60,504

# Income Statement

January 31, 2023

Account	Description	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
50017	Maint/Office Vehicle Expense & Gas, Toll	0	1,667	1,667	0	1,667	1,667	20,000	20,000
50026	Merchant Fee	0	1,250	1,250	0	1,250	1,250	15,000	15,000
50034	Commission	0	417	417	0	417	417	5,000	5,000
50035	Dues & Subscriptions	0	667	667	0	667	667	8,000	8,000
50045 00	Legal Fees	0	5,417	5,417	0	5,417	5,417	65,000	65,000
50045 01	Legal Fees - Assoc Matters	0	14,583	14,583	0	14,583	14,583	175,000	175,000
50045 04	Legal Fees - Collections	0	6,250	6,250	0	6,250	6,250	75,000	75,000
50047	Technical Support	0	6,917	6,917	0	6,917	6,917	83,000	83,000
50050 00	License,Taxes,Permit	0	667	667	0	667	667	8,000	8,000
50054	Administrative Collection Fee	0	25	25	0	25	25	300	300
50055	Meetings	0	333	333	0	333	333	4,000	4,000
50059	Social Events	0	417	417	0	417	417	5,000	5,000
50075	Office Supplies	0	3,750	3,750	0	3,750	3,750	45,000	45,000
50077	ID Supplies	0	867	867	0	867	867	10,400	10,400
50078	Software for Office	1,000	500	(500)	1,000	500	(500)	6,000	5,000
50080	Postage	12,485	2,500	(9,985)	12,485	2,500	(9,985)	30,000	17,516
50085	Printing	30,715	2,083	(28,632)	30,715	2,083	(28,632)	25,000	(5,715)
50094	Storage - Archives	5,597	2,083	(3,514)	5,597	2,083	(3,514)	25,000	19,404
50111	Late Charges	0	83	83	0	83	83	1,000	1,000
50113	Coupon/Statement Chg	0	4,750	4,750	0	4,750	4,750	57,000	57,000
50135	Depreciation Expense	0	1,833	1,833	0	1,833	1,833	22,000	22,000
<b>**TOTAL ADMINISTRATIVE</b>		<b>\$54,459</b>	<b>\$75,725</b>	<b>\$21,266</b>	<b>\$54,459</b>	<b>\$75,725</b>	<b>\$21,266</b>	<b>\$908,700</b>	<b>\$854,241</b>
<b>**PROPERTY INSURANCE</b>									
52027	Automobile Insurance	12,480	5,417	(7,063)	12,480	5,417	(7,063)	65,000	52,520
52030	Multiperil Insurance	25,330	29,167	3,837	25,330	29,167	3,837	350,000	324,670



# Income Statement

January 31, 2023

Account	Description	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
52048	Technology Equipment	0	417	417	0	417	417	5,000	5,000
52060 00	Insurance Claim	0	208	208	0	208	208	2,500	2,500
<b>**TOTAL PROPERTY INSURANCE</b>		<b>\$37,810</b>	<b>\$35,209</b>	<b>(\$2,601)</b>	<b>\$37,810</b>	<b>\$35,209</b>	<b>(\$2,601)</b>	<b>\$422,500</b>	<b>\$384,690</b>
<b>**UTILITIES</b>									
54050 00	Electricity	2,760	7,082	4,322	2,760	7,082	4,322	85,000	82,240
54070 00	Water & Sewer	2,265	5,000	2,735	2,265	5,000	2,735	60,000	57,735
54080	Gas/Fuel Oil	0	2,500	2,500	0	2,500	2,500	30,000	30,000
54096	Waste Services	1,831	6,250	4,419	1,831	6,250	4,419	75,000	73,169
54100 00	Telephone	3,601	1,000	(2,601)	3,601	1,000	(2,601)	12,000	8,399
54100 02	Telephone - Cellular	0	150	150	0	150	150	1,800	1,800
<b>**TOTAL UTILITIES</b>		<b>\$10,457</b>	<b>\$21,982</b>	<b>\$11,525</b>	<b>\$10,457</b>	<b>\$21,982</b>	<b>\$11,525</b>	<b>\$263,800</b>	<b>\$253,343</b>
<b>**CONTRACTS</b>									
60010	Alarm Monitoring	0	667	667	0	667	667	8,000	8,000
60030	Copier Lease	0	833	833	0	833	833	10,000	10,000
60082	Internet Access	773	1,417	644	773	1,417	644	17,000	16,227
60085	Lake Maintenance	1,825	2,000	175	1,825	2,000	175	24,000	22,175
60090	Lawn Maintenance	44,928	12,359	(32,569)	44,928	12,359	(32,569)	148,300	103,372
60095	Lawn Spray & Fertil	0	1,519	1,519	0	1,519	1,519	18,250	18,250
61020	Pool/Spa Contract	3,730	2,500	(1,230)	3,730	2,500	(1,230)	30,000	26,270
61026	Property Service	31,156	9,999	(21,157)	31,156	9,999	(21,157)	120,000	88,844
61060	Uniforms Maintenance Dept.	1,092	250	(842)	1,092	250	(842)	3,000	1,908
61061	Uniforms Public Safety Dept.	0	333	333	0	333	333	4,000	4,000
<b>**TOTAL CONTRACTS</b>		<b>\$83,505</b>	<b>\$31,877</b>	<b>(\$51,628)</b>	<b>\$83,505</b>	<b>\$31,877</b>	<b>(\$51,628)</b>	<b>\$382,550</b>	<b>\$299,045</b>

# Income Statement

January 31, 2023

Account	Description	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
<b>**SALARIES &amp; BENEFITS</b>									
65000 02	Salaries - Maintenance	18,656	34,417	15,761	18,656	34,417	15,761	413,000	394,344
65000 09	Salaries - Security	19,721	43,750	24,029	19,721	43,750	24,029	525,000	505,279
65000 11	Salaries - Admin	26,756	28,583	1,827	26,756	28,583	1,827	343,000	316,244
65050	Workers Compensation	0	5,958	5,958	0	5,958	5,958	71,500	71,500
65057	Employee Appreciation	0	417	417	0	417	417	5,000	5,000
65060	Payroll Process Fees	0	1,250	1,250	0	1,250	1,250	15,000	15,000
65065 04	Payroll Taxes - Admin/Social 32%/27%	8,395	4,825	(3,570)	8,395	4,825	(3,570)	57,900	49,505
<b>**TOTAL SALARIES &amp; BENEFITS</b>		<b>\$73,528</b>	<b>\$119,200</b>	<b>\$45,672</b>	<b>\$73,528</b>	<b>\$119,200</b>	<b>\$45,672</b>	<b>\$1,430,400</b>	<b>\$1,356,872</b>
<b>**REPAIRS/MAINTENANCE</b>									
70005	R&M-Air Conditioning	1,250	250	(1,000)	1,250	250	(1,000)	3,000	1,750
70018	R&M-Beach	0	3,333	3,333	0	3,333	3,333	40,000	40,000
70032	R&M-Common Area	0	5,417	5,417	0	5,417	5,417	65,000	65,000
70060	R&M-General	3,349	11,582	8,233	3,349	11,582	8,233	139,000	135,651
70076	Maintenance Supplies	0	833	833	0	833	833	10,000	10,000
70095	R&M-Pool/Spa/Fountai	0	167	167	0	167	167	2,000	2,000
70097 00	R&M - Pool	0	2,083	2,083	0	2,083	2,083	25,000	25,000
70100	R&M-Pool Furn/Equip	0	2,083	2,083	0	2,083	2,083	25,000	25,000
70111	R&M-Rec Center	0	1,667	1,667	0	1,667	1,667	20,000	20,000
70126	R&M-Wall/Fence	0	1,202	1,202	0	1,202	1,202	14,430	14,430
70134	Root Pruning	0	167	167	0	167	167	2,000	2,000
70136	Landscape Repl.	0	8,320	8,320	0	8,320	8,320	99,800	99,800
70138	Tree Trimming	27,550	9,173	(18,377)	27,550	9,173	(18,377)	110,100	82,550
70174	Pressure Cleaning	0	125	125	0	125	125	1,500	1,500

# Income Statement

January 31, 2023

Account	Description	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget	Annual Variance
70175	Custodial Supplies	0	1,667	1,667	0	1,667	1,667	20,000	20,000
70192	High Way Off Duty Police	0	5,417	5,417	0	5,417	5,417	65,000	65,000
70211	Pest Control	0	1,519	1,519	0	1,519	1,519	18,250	18,250
70224	R&M-Vehicle Maintenance Dept.	0	2,917	2,917	0	2,917	2,917	35,000	35,000
70225	R&M-Vehicle Public Safety Dept.	0	2,500	2,500	0	2,500	2,500	30,000	30,000
70289 00	Contingency	2,450	44,804	42,354	2,450	44,804	42,354	537,653	535,203
<b>**TOTAL REPAIRS/MAINTENANCE</b>		<b>\$34,599</b>	<b>\$105,226</b>	<b>\$70,627</b>	<b>\$34,599</b>	<b>\$105,226</b>	<b>\$70,627</b>	<b>\$1,262,733</b>	<b>\$1,228,134</b>
<b>**PRIOR YEAR ACTIVITY</b>									
70298 00	Prior Year Expense	(3,200)	0	3,200	(3,200)	0	3,200	0	3,200
<b>**TOTAL PRIOR YEAR ACTIVITY</b>		<b>(\$3,200)</b>	<b>\$0</b>	<b>\$3,200</b>	<b>(\$3,200)</b>	<b>\$0</b>	<b>\$3,200</b>	<b>\$0</b>	<b>\$3,200</b>
<b>**TOTAL EXPENSES</b>		<b>\$291,158</b>	<b>\$389,219</b>	<b>\$98,061</b>	<b>\$291,158</b>	<b>\$389,219</b>	<b>\$98,061</b>	<b>\$4,670,683</b>	<b>\$4,379,525</b>
<b>NET INCOME/(LOSS)</b>		<b>\$67,949</b>	<b>\$12,670</b>	<b>\$55,279</b>	<b>\$67,949</b>	<b>\$12,670</b>	<b>\$55,279</b>	<b>\$151,945</b>	<b>(\$83,996)</b>