December 16, 2025

Dear Hammocks Residents:

Please be advised that the Board of Directors adopted the 2026 Annual Budget for the Hammocks Community on December 9, 2025. A copy of the Approved 2026 Budget is enclosed with this letter and posted on the Hammocks website under the "Docs" tab:

https://www.hammockscommunityassociation.info/docs.html.

2026 Assessments Due

- The 2026 Hammocks Assessments are due **QUARTERLY** on:
  - January 1, 2026
  - April 1, 2026
  - July 1, 2026
  - October 1, 2026
- Assessments are composed of two (2) types: (1) Master Assessments paid by all owners and (2) Neighborhood Assessments paid by owners of certain Neighborhoods managed by the Hammocks.
  - Owners paying the additional Neighborhood Assessment must include the sum of both assessments in the same payment.
- The 2026 Master Assessment owed by all owners every **QUARTER** is **$212.38**.
- The 2026 Neighborhoods Assessments owed by owners in the following Neighborhoods are:

Neighborhoods	Due Quarterly		Neighborhoods	Due Quarterly
0001-Belmont	**$86.95**		0010-Live Oak	**$75.27**
0002-Cedar Landing	**$66.77**		0011-Oaklake	**$76.99**
0003-Chantarelle/Ravena	**$102.23**		0012-Oakwood	**$76.99**
0004-Corella	**$85.45**		0013-Paseos I	**$71.64**
0005-Ensenada I	**$70.59**		0014-Paseos II	**$118.36**
0006-Ensenada II	**$81.71**		0015-Pelican Point	**$70.23**
0007-Haciendas	**$75.71**		0016-Skylark	**$74.20**
0008-Juniper	**$77.58**		0017-Spicewood	**$78.32**
0009-Lakeside	**$76.19**		0018-Sunflower	**$76.16**

How to Pay Your Assessments

- Checks or money orders can be: (1) hand-delivered during office hours to the Clubhouse reception team, (2) dropped in the drop-box at the Clubhouse 24 hours a day, or (3) mailed to the following address:

  Hammocks Community Association, Inc.
  c/o Affinity Management Services
  P.O. Box 30135
  Tampa, FL 33630

  Please note your account number on all checks or money orders.

- Online Payments are accepted through **Click*Pay*:**
  - If you currently have automatic payments set up with **Click*Pay***, please ensure the payment amount is correct within your account.
  - If you wish to enroll in **Click*Pay***, we welcome you to visit www.ClickPay.com/FirstService and select "Residents" to start the process.
  - For further assistance regarding **Click*Pay***, please do not hesitate to contact **Click*Pay*** directly at 1-888-354-0135 and press option 1.

- If you prefer to use your personal bill payment service through your bank, please ensure that your payment instructions include your account number. Please send payments to the address specified above.

Collections Policy

- LATE FEES: Payments not received within 15 days of the due date will be charged a late fee of $20.00. Owners will be notified of the late fee via a Reminder Notice mailed via first-class mail at no additional charge to you.
- INTEREST AND COLLECTION COSTS: Payments not received within 30 days of the Reminder Notice will be issued a Notice of Late Assessment (NOLA) per Florida Statutes, which will outline the assessment(s) due, late fee(s), interest charge(s) at 18% per year through the date of the NOLA, and $36.00 to cover the cost of the NOLA.
- ATTORNEY TRANSFER: Payments not received within 30 days of the NOLA will be transferred to an attorney or collections company. An additional fee of $200.00 will be charged to cover the cost of the transfer.
- RESIDENTIAL RENTAL APARTMENT BUILDING OWNERS ONLY:
  - The Collection Policy for Residential Rental Apartment Building Owners is the same as above, except that payments must be received within 30 days to avoid a late fee of $5.00 per unit.

Hardship and Payment Plan Options

- FINANCIAL HARDSHIP EXCEPTION: Owners facing financial hardship may request permission from the Board of Directors to switch from quarterly to monthly assessment payments. This option must be renewed in December each year by demonstrating continued financial hardship. Owners with an approved financial hardship exception must pay their assessments through **MONTHLY** payments. Late monthly payments will follow the same Collection Policy above. Late fees apply once per quarter, beginning with the first late monthly payment.

- PAYMENT PLAN OPTION: Owners with an outstanding balance who elect the Payment Plan Option will avoid collections and defer the accrual of interest charges, late fees, and collection costs from the date of the election. Deferred collection costs will be waived if the outstanding balance is paid according to the terms of the Payment Plan Option. Failure to pay by the terms of the Payment Plan Option will result in the reinstatement of the deferred interest, late fees, and costs of collection.

  To qualify for this option, the owner: (1) must apply and gain approval from the Board of Directors and the Court Monitor, (2) sign a contract confirming the Payment Plan Option's terms, (3) stay current with ongoing assessments, and (4) commit to paying the outstanding balance according to the following schedule:

Outstanding Balance	Down Payment	Months to Pay
$0.00 – $999.99	50%	4
$1,000.00 – $2,499.99	40%	6
$2,500.00 or higher	30%	12

We are excited about the prospects that lie ahead in 2026, and we are grateful for your continued support and cooperation. Should you have any questions or require further clarification regarding the enclosed budget or policies of the Hammocks Community, please do not hesitate to contact us. We are here to assist you every step of the way.

Here's to a prosperous year ahead! We look forward to working together and achieving our collective goals. Thank you once again for being an integral part of our community.

Affinity Management Services, Management Team
on behalf of the Board of Directors

THE HAMMOCKS COMMUNITY
2026 Proposed Estimated Budget
January 1, 2026 - December 31, 2026

GL	Description	2025 Actual (As of September 30)	2025 Projected (As of December 31)	2025 Approved Budget	2026 Proposed Monthly Budget	2026 Proposed Annual Budget	2026 Proposed Variances
	**REVENUE						
40101	Owner Assessments	4,173,936.75	5,565,249.00	$ 5,565,249.00	$ 463,770.75	$ 5,565,249.00	0%
40102	Late Fees & Interest	17,655.88	23,541.17		$ -	$ -	
40103	Non-Sufficient Funds	4,378.67	5,838.23		$ -	$ -	
40104	Violations & Fines	10,802.08	14,402.77		$ -	$ -	
40107	Master and Rec Lease	1,530.00	2,040.00		$ -	$ -	
40108	Legal & Attorney	27,852.61	37,136.81		$ -	$ -	
40111	Insurance Income	6,939.42	9,252.56		$ -	$ -	
40112	Returned Check Fees	410.00	546.67		$ -	$ -	
40120	Parking Decals	0.00	0.00		$ -	$ -	
40150	Boat Rental	25,400.00	33,866.67	$ 45,600.00	$ 4,166.67	$ 50,000.00	10%
40152	Clubhouse Rental	13,790.00	18,386.67	$ 12,000.00	$ 1,250.00	$ 15,000.00	25%
40172	Owner Administrative fees	2,866.00	3,821.33	$ -	$ -	$ -	
40190	Other Income	3,504.05	4,672.07	$ -	$ -	$ -	
40191	Bank Interest	66,772.77	89,030.36	$ -	$ -	$ -	
40200	Court Funds Income	0.00	0.00	$ 672,352.00	$ 57,586.50	$ 691,038.04	
	**TOTAL REVENUE	4,355,838.23	5,807,784.31	$ 6,295,201.00	$526,773.92	$6,321,287.04	0%
	**CONTRACTED SERVICES						
50700	Management Fee	$ 258,359.80	$ 344,479.73	$ 340,807.00	$ 28,841.83	$ 346,102.01	2%
50703	Alarm Monitoring	$ -	$ -	$ 3,000.00	$ 250.00	$ 3,000.00	0%
50708	Security Services	$ 610,002.94	$ 813,337.25	$ 822,583.00	$ 51,427.82	$ 617,133.89	-25%
50712	Outdoor Equiptment- Financing	$ 6,743.96	$ 8,991.95	$ 70,715.00	$ 6,000.00	$ 72,000.00	2%
50724	Equiptment Contract - Fitness Room	$ 620.60	$ 827.47	$ 1,220.00	$ -	$ -	-100%
50731	Lawn Maintenance	$ 420,854.56	$ 561,139.41	$ 437,000.00	$ 43,612.50	$ 523,350.00	20%
50179	Miami Dade Sheriff Office	$ 89,237.25	$ 118,983.00	$ -	$ 9,250.00	$ 111,000.00	100%
50736	Pool/Spa Contract	$ 35,164.00	$ 46,885.33	$ 43,680.00	$ 3,822.00	$ 45,864.00	5%
50744	Lake Maintenance	$ 36,974.50	$ 49,299.33	$ 46,500.00	$ 3,875.00	$ 46,500.00	0%
50754	Beach Contract	$ 9,330.00	$ 12,440.00	$ 12,440.00	$ 1,078.00	$ 12,936.00	4%
	**TOTAL CONTRACTED SERVICES	$ 1,467,287.61	$ 1,956,383.48	$ 1,777,945.00	$ 148,157.16	$ 1,777,885.90	0%
	**FINANCING						
50144	Bank Fees	$ -	$ -	$ -	$ -	$ -	0%
	**TOTAL FINANCING	$ -	$ -	$ -	$ -	$ -	0%
	**GENERAL & ADMINISTRATIVE						
50101	Audit Fees	$ 52,333.00	$ 69,777.33	$ 31,500.00	$ 2,625.00	$ 31,500.00	0%
50106	Legal Fees	$ 432,136.81	$ 576,182.41	$ 720,000.00	$ 50,000.00	$ 600,000.00	-17%
50107	Board Meetings	$ 320.99	$ 427.99	$ 6,700.00	$ 558.33	$ 6,700.00	0%
50110	Copier Maint/Supply	$ 1,113.97	$ 1,485.29	$ 1,224.00	$ 291.67	$ 3,500.00	186%
50115	Postage	$ 3,627.12	$ 4,836.16	$ 5,700.00	$ -	$ -	-100%
50116	Printing & Postage	$ 788.85	$ 1,051.80	$ 14,000.00	$ 1,166.67	$ 14,000.00	0%
50117	Coupons	$ 44,400.00	$ 59,200.00	$ -	$ 7,970.38	$ 95,644.60	100%
50119	Storage - Archives	$ 17,696.00	$ 23,594.67	$ 22,570.00	$ 333.33	$ 4,000.00	-82%
50122	Maint/Vehicles Expenses & Gas	$ 2,128.38	$ 2,837.84	$ 15,000.00	$ 2,083.33	$ 25,000.00	67%
50123	Election - Related Costs	$ -	$ -	$ 20,000.00	$ 1,666.67	$ 20,000.00	0%
50124	Admin- Accounting Fees	$ 3,269.00	$ 4,358.67	$ 51,160.00	$ 833.33	$ 10,000.00	-80%
50125	Admin- Computer Maint/Supp	$ -	$ -	$ 1,200.00	$ 100.00	$ 1,200.00	0%
50126	Admin-Mailouts	$ -	$ -	$ 15,268.00	$ -	$ -	-100%
50127	Office Equiptment	$ 1,969.01	$ 2,625.35	$ 2,500.00	$ -	$ -	-100%
50128	Architectual Expenses	$ 2,550.00	$ 3,400.00	$ 4,500.00	$ 375.00	$ 4,500.00	0%
50129	Admin Computer Maint/Supp	$ 100.00	$ 133.33	$ -	$ -	$ -	0%
50195	Employee Uniforms	$ 4,540.00	$ 6,053.33	$ 4,077.00	$ 500.00	$ 6,000.00	47%
	**TOTAL GENERAL & ADMINISTRATIVE	$ 566,973.13	$ 755,964.17	$ 915,399.00	$ 68,503.72	$ 822,044.60	-10%
	**INSURANCE						
50130	Insurance	$ 1,091,853.16	$ 1,455,804.21	$ 1,500,000.00	$ 129,268.17	$ 1,551,218.00	3%
50142	Insurance - Fees	$ 445.20	$ 593.60	$ 12,000.00	$ -	$ -	-100%
	**TOTAL INSURANCE	$ 1,092,298.36	$ 1,456,397.81	$ 1,512,000.00	$ 129,268.17	$ 1,551,218.00	3%
	**LICENSES & PERMITS						
50172	Annual Report	$ 204.00	$ 204.00	$ 65.00	$ 5.42	$ 65.00	0%
50177	License, Taxes,Permit	$ 20,844.44	$ 27,792.59	$ 4,500.00	$ 1,250.00	$ 15,000.00	70%
	**TOTAL LICENSES & PERMITS	$ 21,048.44	$ 27,996.59	$ 4,565.00	$ 1,255.42	$ 15,065.00	230%
	**OFFICE & TECH						
50120	Office Supplies	$ 29,144.06	$ 38,858.75	$ 6,000.00	$ 500.00	$ 6,000.00	0%
50121	IT Services	$ 28,192.43	$ 37,589.91	$ 5,000.00	$ 416.67	$ 5,000.00	0%
	**TOTAL REPAIRS/MAINTENANCE	$ 57,336.49	$ 76,448.65	$ 11,000.00	$ 916.67	$ 11,000.00	0%
	**OTHER GENERAL & ADMINISTRATIVE						
50182	Community Social Events	$ 16,854.44	$ 22,472.59	$ 18,000.00	$ 3,333.33	$ 40,000.00	122%
50190	Bad Debt	$ 11,673.14	$ 15,564.19	$ -	$ -	$ -	0%
	**TOTAL OTHER GENERAL & ADMINISTRATIVE	$ 28,527.58	$ 38,036.77	$ 18,000.00	$ 3,333.33	$ 40,000.00	122%
	**PERSONNEL						
50002	Salaries - Manager	$ 177,765.60	$ 237,020.80	$ 297,906.00	$ 12,972.92	$ 155,675.00	-48%

THE HAMMOCKS COMMUNITY
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January 1, 2026 - December 31, 2026

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50003	Salaries - Assistant Manager	$ 76,948.06	$ 102,597.41	$ -	$ 5,811.87	$ 69,742.40	100%
50004	Salaries - Administrative Assistant	$ 221,653.45	$ 295,537.93	$ 400,000.00	$ 18,473.43	$ 221,681.20	-45%
50006	Salaries - Front Desk	$ 72,521.62	$ 96,695.49	$ -	$ 13,152.54	$ 157,830.50	100%
50008	Salaries - Recreation	$ 133,160.23	$ 177,546.97	$ 487,842.00	$ 22,157.74	$ 265,892.90	-45%
50009	Salaries - Janitorial	$ 150,617.75	$ 200,823.67	$ 89,544.00	$ 7,264.83	$ 87,178.00	-3%
50010	Salaries - Maintenance / Groundskeepers	$ 234,756.23	$ 313,008.31	$ -	$ 33,075.75	$ 396,908.98	100%
50031	Salaries - Health Insurance	$ 70,687.00	$ 94,249.33	$ 255,000.00	$ 10,342.88	$ 124,114.56	-51%
50043	Payroll Process Fees	$ 319.00	$ 425.33	$ -	$ -	$ -	0%
	**TOTAL PERSONNEL	$ 1,138,428.94	$ 1,517,905.25	$ 1,530,292.00	$ 123,251.96	$ 1,479,023.54	-3%
	**REPAIRS AND MAINTENANCE						
50501	General Maintenance	$ 66,993.58	$ 89,324.77	$ 40,000.00	$ 3,333.33	$ 40,000.00	0%
50503	Air Conditioning	$ 927.00	$ 1,236.00	$ 5,000.00	$ 416.67	$ 5,000.00	0%
50518	Electrical	$ 7,103.72	$ 9,471.63	$ -	$ 416.67	$ 5,000.00	100%
50524	Rec Center	$ 8,100.22	$ 10,800.29	$ 45,000.00	$ 3,750.00	$ 45,000.00	0%
50536	Janitorial Supplies	$ 7,620.23	$ 10,160.31	$ 15,000.00	$ 1,250.00	$ 15,000.00	0%
50542	Maintenance Supplies	$ 2,718.06	$ 3,624.08	$ 15,000.00	$ 1,250.00	$ 15,000.00	0%
50545	Pest Control	$ 750.00	$ 1,000.00	$ 5,000.00	$ 416.67	$ 5,000.00	0%
50547	Pool Repairs	$ 17,092.00	$ 22,789.33	$ 50,000.00	$ 4,166.67	$ 50,000.00	100%
50559	Landscape Extras	$ 5,399.75	$ 7,199.67	$ 25,000.00	$ 2,083.33	$ 25,000.00	0%
50561	Tree Trimming	$ 44,800.00	$ 59,733.33	$ 150,000.00	$ 13,504.17	$ 162,050.00	8%
	**TOTAL REPAIRS AND MAINTENANCE	$ 161,504.56	$ 215,339.41	$ 350,000.00	$ 30,587.50	$ 367,050.00	5%
	**SPECIAL PROJECTS						
50790	Capital Improvements	$ 35,052.13	$ 46,736.17	$ -	$ 5,833.33	$ 70,000.00	100%
50900	Prior Year Expenses	$ 997.00	$ 1,329.33	$ -	$ -	$ -	0%
	**TOTAL SPECIAL PROJECTS	$ 36,049.13	$ 48,065.51	$ -	$ 5,833.33	$ 70,000.00	100%
	**UTILITIES						
50200	Electricity	$ 36,414.89	$ 48,553.19	$ 70,000.00	$ 8,333.33	$ 100,000.00	43%
50201	Water & Sewer	$ 18,394.77	$ 24,526.36	$ 15,000.00	$ 3,166.67	$ 38,000.00	153%
50203	Cable TV	$ 9,152.82	$ 12,203.76	$ -	$ -	$ -	0%
50205	Telephone	$ 4,735.39	$ 6,313.85	$ 18,000.00	$ 833.33	$ 10,000.00	-44%
50207	Waste Collection	$ 24,361.64	$ 32,482.19	$ 73,000.00	$ 3,333.33	$ 40,000.00	-45%
	**TOTAL UTILITIES	$ 93,059.51	$ 124,079.35	$ 176,000.00	$ 15,666.67	$ 188,000.00	7%
	**TOTAL EXPENSES	$4,662,513.75	$6,216,617.00	$6,295,201.00	$526,773.92	$6,321,287.04	0%

Frank Perez
Secretary

THE HAMMOCKS COMMUNITY
2026 Proposed Estimated Budget
Schedule of Proposed Maintenance

Buildings / Neighborhood	Number of Units TOTAL	Total Percentage	2025 HOA Master Payment	2025 Payment (Sub) QUARTERLY	2025 Payment TOTAL QUARTERLY	2026 HOA Master Payment	2026 Payment (Sub) QUARTERLY	2026 Payment TOTAL QUARTERLY	Increase / Decrease	Percentage Increase / Decrease
0001-Belmont	72	0.010977283	$212.38	$86.95	$299.33	$212.38	$86.95	$299.33	($0.00)	0%
0002-Cedar Landing	136	0.020734858	$212.38	$66.77	$279.15	$212.38	$66.77	$279.15	($0.00)	0%
0003-Chanterelle/Ravena	178	0.027138283	$212.38	$102.23	$314.61	$212.38	$102.23	$314.61	($0.00)	0%
0004-Corella	61	0.009300198	$212.38	$85.45	$297.83	$212.38	$85.45	$297.83	$0.00	0%
0005-Ensenada I	85	0.012959293	$212.38	$70.59	$282.97	$212.38	$70.59	$282.97	($0.00)	0%
0006-Ensenada II	117	0.017838085	$212.38	$81.71	$294.09	$212.38	$81.71	$294.09	$0.00	0%
0007-Haciendas	134	0.020429944	$212.38	$75.71	$288.09	$212.38	$75.71	$288.09	($0.00)	0%
0008-Juniper	170	0.025918585	$212.38	$77.58	$289.96	$212.38	$77.58	$289.96	($0.00)	0%
0009-Lakeside	141	0.021497179	$212.38	$76.19	$288.57	$212.38	$76.19	$288.57	$0.00	0%
0010-Live Oak	95	0.014483915	$212.38	$75.27	$287.65	$212.38	$75.27	$287.65	($0.00)	0%
0011-Oakdale	110	0.016770849	$212.38	$76.99	$289.37	$212.38	$76.99	$289.37	($0.00)	0%
0012-Oakwood	85	0.012959293	$212.38	$76.99	$289.37	$212.38	$76.99	$289.37	$0.00	0%
0013-Paseos I	52	0.007928038	$212.38	$71.64	$284.02	$212.38	$71.64	$284.02	$0.00	0%
0014-Paseos II	80	0.012196981	$212.38	$118.36	$330.74	$212.38	$118.36	$330.74	($0.00)	0%
0015-Pelican Point	55	0.008385425	$212.38	$70.23	$282.61	$212.38	$70.23	$282.61	($0.00)	0%
0016-Skylark	56	0.008537887	$212.38	$74.20	$286.58	$212.38	$74.20	$286.58	($0.00)	0%
0017-Spicewood	52	0.007928038	$212.38	$78.32	$290.70	$212.38	$78.32	$290.70	$0.00	0%
0018-Sunflower	86	0.013111755	$212.38	$76.16	$288.54	$212.38	$76.16	$288.54	($0.00)	0%
0019-Adagio	145	0.022107029	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0020-Banyan Tree	326	0.049702699	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0021-Biscayne Beachclub	232	0.035371246	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0022-Blossoms	75	0.01143467	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0023-Chateaubleau	105	0.016008538	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0024-Coral Club	240	0.036590944	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0025-Hammocks Trails	312	0.047568227	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0026-Heron	264	0.040250038	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0027-Jasmine	215	0.032779387	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0028-La Maison	160	0.024393962	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0029-Lakeview	232	0.035371246	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0030-Lakewood	42	0.006403415	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0031-Mahogany Key	48	0.007318189	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0032-Palm Point	208	0.031712151	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0033-Park Place	29	0.004421406	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0034-Park Villas	36	0.005488642	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0035-Royal Palm	377	0.057478274	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0036-Atriums	43	0.006555877	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0037-Villas	114	0.017380698	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0038-Vizcaya	204	0.031102302	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0039-Mahogany Isle	123	0.018752859	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0040-Vista Lago	248	0.037810642	$212.38		$212.38	$212.38		$212.38	($0.00)	0%
0041-Broadwater	424	0.064644001	$90,049.11		$90,049.11	$90,049.11		$90,049.11	($0.00)	0%
0041-Cascades	264	0.040250038	$56,068.31		$56,068.31	$56,068.31		$56,068.31	($0.00)	0%
0041-Hammocks Place	296	0.045128831	$62,864.47		$62,864.47	$62,864.47		$62,864.47	($0.00)	0%
[redacted]	24	[redacted]	[redacted]		[redacted]	[redacted]		[redacted]	[redacted]	[redacted]
	6,551									

Master Assessments 2025	$5,565,249.00
Units	6,551
Annual Per Unit	$849.52
Quarterly Per Unit	$212.38

Master Assessments 2026	$5,565,249.00
Units	6,551
Annual Per Unit	$849.52
Quarterly Per Unit	$212.38

FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY BELMONT
2026 Proposed Estimated Budget

Unit Count	72

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$18,885.99	$25,181.32	$25,041.00	$2,086.73	$25,040.72	0%
	Master Distribution	$0.00	$0.00	$0.00	$957.00	$11,484.00	100%
40200	Court Funds Income			$1,448.00	$0.00	$0.00	0%
	**TOTAL INCOME	$18,885.99	$25,181.32	$26,489.00	$3,043.73	$36,524.72	38%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$3,899.64	$5,199.52	$2,400.00	$456.89	$5,482.72	128%
	**TOTAL UTILITIES	$3,899.64	$5,199.52	$2,400.00	$456.89	$5,482.72	
	**CONTRACTS						
50700	Lawn Maintenance	$3,077.90	$4,103.87	$7,840.00	$608.17	$7,298.00	-7%
50731	Management Services	$0.00	$0.00	$7,269.00	$0.00	$0.00	-100%
	**TOTAL CONTRACTS	$3,077.90	$4,103.87	$15,109.00	$608.17	$7,298.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$2,097.73	$2,796.97	$2,160.00	$388.33	$4,660.00	116%
50553	Storm Drain	$1,200.00	$1,600.00	$1,260.00	$100.00	$1,200.00	-5%
50559	Landscape Extras	$936.00	$1,248.00	$1,080.00	$0.00	$5,000.00	363%
50561	Tree Trimming	$0.00	$0.00	$1,600.00	$116.67	$1,400.00	-13%
	**TOTAL R&M	$4,233.73	$5,644.97	$6,100.00	$605.00	$12,260.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$5,296.80	$7,062.40	$2,880.00	$957.00	$11,484.00	299%
	**TOTAL SPECIAL PROJECTS	$5,296.80	$7,062.40	$2,880.00	$957.00	$11,484.00	
	**TOTAL EXPENSES	$11,211.27	$22,010.76	$26,489.00	$2,627.06	$36,524.72	38%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$86.95	$347.79	$86.95	$347.79
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$299.33	$1,197.31	$299.33	$1,197.31

Frank Perez
Secretary

THE HAMMOCKS COMMUNITY CEDAR LANDING

2026 Proposed Estimated Budget

Unit Count	136

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$27,240.75	$36,321.00	$36,321.00	$3,026.75	$36,321.00	0%
	Master Distribution	$0.00	$0.00	$0.00	$3,210.58	$38,526.91	100%
40200	Court Funds Income			$12,399.00	$384.73	$4,616.80	-63%
	**TOTAL INCOME	$27,240.75	$36,321.00	$48,720.00	$6,237.33	$79,464.71	63%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$0.00	$0.00	$0.00	$266.67	$3,200.00	100%
	**TOTAL UTILITIES	$0.00	$0.00	$0.00	$266.67	$3,200.00	
	**CONTRACTS						
50700	Management Services	$0.00	$0.00	$13,731.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$5,807.91	$7,743.88	$14,784.00	$1,162.42	$13,949.00	-6%
	**TOTAL CONTRACTS	$5,807.91	$7,743.88	$28,515.00	$1,162.42	$13,949.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$4,080.00	$333.33	$4,000.00	-2%
50553	Storm Drain	$2,900.00	$3,866.67	$3,045.00	$241.67	$2,900.00	-5%
50559	Landscape Extras	$612.00	$816.00	$2,040.00	$0.00	$4,000.00	96%
50561	Tree Trimming	$0.00	$0.00	$5,600.00	$450.00	$5,400.00	-4%
	**TOTAL R&M	$3,512.00	$4,682.67	$14,765.00	$1,025.00	$16,300.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$6,250.00	$8,333.33	$5,440.00	$3,834.64	$46,015.71	746%
	**TOTAL SPECIAL PROJECTS	$6,250.00	$8,333.33	$5,440.00	$3,834.64	$46,015.71	
	**TOTAL EXPENSES	$15,569.91	$20,759.88	$48,720.00	$6,288.73	$79,464.71	63%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$66.77	$267.07	$66.77	$267.07
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$279.15	$1,116.59	$279.15	$1,116.59

Frank Perez
Secretary

THE HAMMOCKS COMMUNITY CHANTARELLE
2026 Proposed Estimated Budget

Unit Count	178

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$54,589.50	$72,786.00	$72,786.00	$6,065.50	$72,786.00	0%
	Master Distribution			$0.00	$2,390.35	$28,684.15	100%
40200	Court Funds Income			$0.00	$0.00	$0.00	0%
	**TOTAL INCOME	$54,589.50	$72,786.00	$72,786.00	$6,065.50	$101,470.15	
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$13,447.01	$17,929.35	$2,400.00	$501.51	$6,018.15	151%
	**TOTAL UTILITIES	$13,447.01	$17,929.35	$2,400.00	$501.51	$6,018.15	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$17,972.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$5,529.12	$7,372.16	$19,348.00	$1,495.67	$17,948.00	-7%
	**TOTAL CONTRACT	$5,529.12	$7,372.16	$37,320.00	$1,495.67	$17,948.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$5,340.00	$833.33	$10,000.00	87%
50553	Storm Drains	$2,400.00	$3,200.00	$2,520.00	$200.00	$2,400.00	-5%
50559	Landscape Extras	$612.00	$816.00	$2,670.00	$0.00	$5,000.00	87%
50561	Tree Trimming	$0.00	$0.00	$5,600.00	$450.00	$5,400.00	-4%
	**TOTAL R&M	$3,012.00	$4,016.00	$16,130.00	$1,483.33	$22,800.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$7,500.00	$10,000.00	$16,936.00	$4,558.67	$54,704.00	223%
	**TOTAL SPECIAL PROJECTS	$7,500.00	$10,000.00	$16,936.00	$4,558.67	$54,704.00	
	**TOTAL EXPENSES	$29,488.13	$39,317.51	$72,786.00	$8,039.18	$101,470.15	39%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$102.23	$408.91	$102.23	$408.91
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$314.61	$1,258.43	$314.61	$1,258.43

FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY CORRELLA
2026 Proposed Estimated Budget

Unit Count	61

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$15,637.50	$20,850.00	$20,850.00	$1,737.50	$20,850.00	0%
	Master Distribution	$0.00	$0.00		$1,440.04	$17,280.45	100%
40200	Court Funds Income	$0.00	$0.00	$5,274.00	$0.00	$0.00	-100%
	**TOTAL INCOME	$15,637.50	$20,850.00	$26,124.00	$3,177.54	$38,130.45	46%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$2,055.63	$2,740.84	$2,400.00	$145.62	$1,747.48	-27%
	**TOTAL UTILITIES	$2,055.63	$2,740.84	$2,400.00	$145.62	$1,747.48	
	**CONTRACTED SERVICES						
50700	Management Services	$0.00	$0.00	$6,159.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$2,609.28	$3,479.04	$6,636.00	$520.75	$6,249.00	-6%
	**TOTAL CONTRACTS	$2,609.28	$3,479.04	$12,795.00	$520.75	$6,249.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$1,830.00	$416.67	$5,000.00	173%
50553	Storm Drain	$900.00	$1,200.00	$945.00	$75.00	$900.00	-5%
50559	Landscape Extras	$720.00	$960.00	$915.00	$409.00	$4,907.97	436%
50561	Tree Trimming	$0.00	$0.00	$4,000.00	$383.33	$4,600.00	15%
	**TOTAL R&M	$1,620.00	$2,160.00	$7,690.00	$1,284.00	$15,407.97	
	**SPECIAL PROJECTS						
50790	Capital Imrpovements	$7,945.20	$10,593.60	$3,239.00	$1,227.17	$14,726.00	355%
	**TOTAL SPECIAL PROJECTS	$7,945.20	$10,593.60	$3,239.00	$1,227.17	$14,726.00	
	**TOTAL EXPENSES	$14,230.11	$18,973.48	$26,124.00	$3,177.54	$38,130.45	46%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$85.45	$341.80	$85.45	$341.80
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$297.83	$1,191.32	$297.83	$1,191.32

FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY ENSENADA I
2026 Proposed Estimated Budget

Unit Count	85

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$18,000.72	$24,000.96	$24,001.00	$2,000.08	$24,001.00	0%
	Master Distribution	$0.00	$0.00		$2,006.61	$24,079.32	100%
40200	Court Funds Income	$0.00	$0.00	$10,806.00		$35,862.82	
	**TOTAL INCOME	$18,000.72	$24,000.96	$34,807.00	$4,006.69	$83,943.14	141%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$3,472.66	$4,630.21	$2,400.00	$510.70	$6,128.43	155%
	**TOTAL UTILITIES	$3,472.66	$4,630.21	$2,400.00	$510.70	$6,128.43	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$8,582.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$3,628.41	$4,837.88	$9,240.00	$724.92	$8,699.00	-6%
	**TOTAL CONTRACTS	$3,628.41	$4,837.88	$17,822.00	$724.92	$8,699.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$2,550.00	$250.00	$3,000.00	18%
50553	Storm Drain	$3,500.00	$4,666.67	$3,360.00	$291.67	$3,500.00	4%
50559	Landscape Extras	$504.00	$672.00	$1,275.00	$0.00	$5,000.00	292%
50561	Tree Trimming	$0.00	$0.00	$4,000.00	$316.67	$3,800.00	-5%
	**TOTAL R&M	$4,004.00	$5,338.67	$11,185.00	$858.33	$15,300.00	

	**SPECIAL PROJECTS						
50790	Capital Improvements	$4,250.00	$5,666.67	$3,400.00	$4,484.64	$53,815.71	1483%
	**TOTAL SPECIAL PROJECTS	$4,250.00	$5,666.67	$3,400.00	$4,484.64	$53,815.71	

	**TOTAL EXPENSES	$15,355.07	$20,473.43	$34,807.00	$6,578.59	$83,943.14	141%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$70.59	$282.36	$70.59	$282.36
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$282.97	$1,131.88	$282.97	$1,131.88

Frank Perez
SECRETARY

THE HAMMOCKS COMMUNITY ENSENALA II

2026 Proposed Estimated Budget

Unit Count	117

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$28,680.03	$38,240.04	$38,240.00	$3,186.67	$38,240.00	0%
	Master Distribution	$0.00	$0.00	$0.00	$2,762.04	$33,144.48	100%
40200	Court Funds Income	$0.00	$0.00	$5,755.00	$294.88	$3,538.52	-39%
	**TOTAL INCOME	$28,680.03	$38,240.04	$43,995.00	$6,243.58	$74,923.00	70%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$1,774.50	$2,366.00	$0.00	$125.00	$1,500.00	100%
	**TOTAL UTILITIES	$1,774.50	$2,366.00	$0.00	$125.00	$1,500.00	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$11,813.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$4,993.40	$6,657.87	$12,712.00	$995.67	$11,948.00	-6%
	**TOTAL CONTRACTS	$4,993.40	$6,657.87	$24,525.00	$995.67	$11,948.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$3,510.00	$397.50	$4,770.00	36%
50553	Storm Drain	$4,700.00	$6,266.67	$4,725.00	$391.67	$4,700.00	-1%
50559	Landscape Extras	$504.00	$672.00	$1,755.00	$0.00	$3,000.00	71%
50561	Tree Trimming	$0.00	$0.00	$4,000.00	$383.33	$4,600.00	15%
	**TOTAL R&M	$5,204.00	$6,938.67	$13,990.00	$1,172.50	$17,070.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$8,500.00	$11,333.33	$5,480.00	$3,700.42	$44,405.00	710%
	**TOTAL SPECIAL PROJECTS	$8,500.00	$11,333.33	$5,480.00	$3,700.42	$44,405.00	
	**TOTAL EXPENSES	$20,471.90	$27,295.87	$43,995.00	$5,993.58	$74,923.00	70%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$81.71	$326.84	$81.71	$326.84
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$294.09	$1,176.36	$294.09	$1,176.36

Frank Perez
Secretary

THE HAMMOCKS COMMUNITY HACIENDAS
2026 Proposed Estimated Budget

Unit Count	134

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$30,435.03	$40,580.04	$40,580.00	$3,381.57	$40,578.80	0%
	Master Distribution	$0.00	$0.00		$2,220.46	$26,645.46	100%
40200	Court Funds Income	$0.00	$0.00	$6,789.00	$0.00	$0.00	-100%
	**TOTAL INCOME	$30,435.03	$40,580.04	$47,369.00	$5,602.02	$67,224.26	42%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$3,092.15	$4,122.87	$2,400.00	$356.32	$4,275.80	78%
	**TOTAL UTILITIES	$3,092.15	$4,122.87	$2,400.00	$356.32	$4,275.80	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$13,529.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$5,717.84	$7,623.79	$14,560.00	$1,141.50	$13,698.00	-6%
	**TOTAL CONTRACTS	$5,717.84	$7,623.79	$28,089.00	$1,141.50	$13,698.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$4,020.00	$858.75	$10,305.00	156%
50553	Storm Drain	$2,700.00	$3,600.00	$2,835.00	$225.00	$2,700.00	-5%
50559	Landscape Extras	$648.00	$864.00	$2,010.00	$0.00	$5,000.00	149%
50561	Tree Trimming	$0.00	$0.00	$4,000.00	$383.33	$4,600.00	15%
	**TOTAL R&M	$3,348.00	$4,464.00	$12,865.00	$1,467.08	$22,605.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$9,422.80	$12,563.73	$4,015.00	$2,220.46	$26,645.46	564%
	**TOTAL SPECIAL PROJECTS	$9,422.80	$12,563.73	$4,015.00	$2,220.46	$26,645.46	
	**TOTAL EXPENSES	$21,580.79	$28,774.39	$47,369.00	$5,185.36	$67,224.26	42%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$75.71	$302.84	$75.71	$302.83
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$288.09	$1,152.36	$288.09	$1,152.35

Frank Perez
Secretary

THE HAMMOCKS COMMUNITY JUNIPER
2026 Proposed Estimated Budget

Unit Count	170

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$39,554.56	$52,739.41	$52,754.00	$4,396.17	$52,754.00	0%
	Master Distribution	$0.00	$0.00		$4,013.22	$48,158.64	100%
40200	Court Funds Income	$0.00	$0.00	$5,873.00		$4,637.65	-21%
	**TOTAL INCOME	$39,554.56	$52,739.41	$58,627.00	$8,409.39	$105,550.29	80%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$4,039.40	$5,385.87	$2,400.00	$481.61	$5,779.29	141%
	**TOTAL UTILITIES	$4,039.40	$5,385.87	$2,400.00	$481.61	$5,779.29	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$17,164.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$7,262.97	$9,683.96	$18,480.00	$1,449.92	$17,399.00	-6%
	**TOTAL CONTRACTS	$7,262.97	$9,683.96	$35,644.00	$1,449.92	$17,399.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$5,100.00	$333.33	$4,000.00	-22%
50553	Storm Drain	$1,800.00	$2,400.00	$1,890.00	$150.00	$1,800.00	-5%
50559	Landscape Extras	$612.00	$816.00	$2,550.00	$250.00	$3,000.00	18%
50561	Tree Trimming	$0.00	$0.00	$2,720.00	$450.00	$5,400.00	99%
	**TOTAL R&M	$2,412.00	$3,216.00	$12,260.00	$1,183.33	$14,200.00	
	**UTILITIES						
50790	Capital Improvements	$6,250.00	$8,333.33	$8,323.00	$5,681.00	$68,172.00	719%
	**TOTAL UTILITIES	$6,250.00	$8,333.33	$8,323.00	$5,681.00	$68,172.00	
	**TOTAL EXPENSES	$19,964.37	$26,619.16	$58,627.00	$8,795.86	$105,550.29	80%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$77.58	$310.32	$77.58	$310.32
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$289.96	$1,159.84	$289.96	$1,159.84

Frank Perez
Secretary

THE HAMMOCKS COMMUNITY LAKESIDE
2026 Proposed Estimated Budget

Unit Count	141

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$32,229.00	$42,972.00	$42,972.00	$3,581.00	$42,972.00	0%
	Master Distribution	$0.00	$0.00		$3,328.61	$39,943.34	100%
40200	Court Funds Income	$0.00	$0.00	$4,155.00	$682.27	$8,187.25	97%
	**TOTAL INCOME	$32,229.00	$42,972.00	$47,127.00	$6,909.61	$91,102.60	93%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$3,071.79	$4,095.72	$2,400.00	$398.97	$4,787.67	99%
	**TOTAL UTILITIES	$3,071.79	$4,095.72	$2,400.00	$398.97	$4,787.67	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$14,236.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$6,026.86	$8,035.81	$15,344.00	$1,183.17	$14,198.00	-7%
	**TOTAL CONTRACTS	$6,026.86	$8,035.81	$29,580.00	$1,183.17	$14,198.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$4,230.00	$333.33	$4,000.00	-5%
50553	Storm Drain	$1,800.00	$2,400.00	$1,890.00	$150.00	$1,800.00	-5%
50559	Landscape Extras	$1,080.00	$1,440.00	$2,115.00	$0.00	$3,000.00	42%
50561	Tree Trimming	$0.00	$0.00	$2,400.00	$183.33	$2,200.00	-8%
	**TOTAL R&M	$2,880.00	$3,840.00	$10,635.00	$666.67	$11,000.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$8,425.60	$11,234.13	$4,512.00	$5,093.08	$61,116.93	1255%
	**TOTAL SPECIAL PROJECTS	$8,425.60	$11,234.13	$4,512.00	$5,093.08	$61,116.93	
	**TOTAL EXPENSES	$20,404.25	$27,205.67	$47,127.00	$7,341.88	$91,102.60	93%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$76.19	$304.77	$76.19	$304.77
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$288.57	$1,154.29	$288.57	$1,154.29

Frank Perez
Secretary

THE HAMMOCKS COMMUNITY LIVE OAK
2026 Proposed Estimated Budget

Unit Count	95

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$21,452.22	$28,602.96	$28,603.00	$2,383.48	$28,601.73	0%
	Master Distribution	$0.00	$0.00		$1,352.92	$16,235.00	100%
40200	Court Funds Income	$0.00	$0.00	$6,074.00	$0.00	$0.00	-100%
	**TOTAL INCOME	$21,452.22	$28,602.96	$34,677.00	$3,736.39	$44,836.73	29%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$2,188.72	$2,918.29	$2,400.00	$236.89	$2,842.73	18%
	**TOTAL UTILITIES	$2,188.72	$2,918.29	$2,400.00	$236.89	$2,842.73	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$9,592.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$4,072.49	$5,429.99	$10,360.00	$816.42	$9,797.00	-5%
	**TOTAL CONTRACTS	$4,072.49	$5,429.99	$19,952.00	$816.42	$9,797.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$2,850.00	$580.17	$6,962.00	144%
50553	Storm Drain	$1,000.00	$1,333.33	$1,050.00	$83.33	$1,000.00	-5%
50559	Landscape Extras	$576.00	$768.00	$1,425.00	$0.00	$5,000.00	251%
50561	Tree Trimming	$0.00	$0.00	$3,200.00	$250.00	$3,000.00	-6%
	**TOTAL R&M	$1,576.00	$2,101.33	$8,525.00	$913.50	$15,962.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$7,247.00	$9,662.67	$3,800.00	$1,352.92	$16,235.00	327%
	**TOTAL SPECIAL PROJECTS	$7,247.00	$9,662.67	$3,800.00	$1,352.92	$16,235.00	
	**TOTAL EXPENSES	$15,084.21	$20,112.28	$34,677.00	$3,319.73	$44,836.73	29%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$75.27	$301.08	$75.27	$301.07
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$287.65	$1,150.60	$287.65	$1,150.59

FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY OAKLAKE
2026 Proposed Estimated Budget

Unit Count	110

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$25,407.00	$33,876.00	$33,876.00	$2,823.00	$33,876.00	0%
	Master Distribution	$0.00	$0.00		$2,089.25	$25,071.00	100%
40200	Court Funds Income	$0.00	$0.00	$5,816.00	$0.00	$0.00	-100%
	**TOTAL INCOME	$25,407.00	$33,876.00	$39,692.00	$4,912.25	$58,947.00	49%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$2,166.28	$2,888.37	$0.00	$278.30	$3,339.62	100%
	**TOTAL UTILITIES	$2,166.28	$2,888.37	$0.00	$278.30	$3,339.62	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$11,106.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$4,698.71	$6,264.95	$11,956.00	$933.17	$11,198.00	-6%
	**TOTAL CONTRACTS	$4,698.71	$6,264.95	$23,062.00	$933.17	$11,198.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$3,300.00	$611.53	$7,338.38	122%
50553	Storm Drain	$1,600.00	$2,133.33	$1,680.00	$133.33	$1,600.00	-5%
50559	Landscape Extras	$504.00	$672.00	$1,650.00	$0.00	$5,000.00	203%
50561	Tree Trimming	$0.00	$0.00	$5,600.00	$450.00	$5,400.00	-4%
	**TOTAL R&M	$2,104.00	$2,805.33	$12,230.00	$1,194.87	$19,338.38	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$6,250.00	$8,333.33	$4,400.00	$2,089.25	$25,071.00	470%
	**TOTAL SPECIAL PROJECTS	$6,250.00	$8,333.33	$4,400.00	$2,089.25	$25,071.00	
	**TOTAL EXPENSES	$15,218.99	$20,291.99	$39,692.00	$4,495.58	$58,947.00	49%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$76.99	$307.96	$76.99	$307.96
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$289.37	$1,157.48	$289.37	$1,157.48

FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY OAKWOOD ESTATES

2026 Proposed Estimated Budget

Unit Count	85

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$19,632.78	$26,177.04	$26,177.00	$2,181.42	$26,177.00	0%
	Master Distribution	$0.00	$0.00		$2,006.61	$24,079.32	100%
40200	Court Funds Income	$0.00	$0.00	$4,536.00	$263.69	$3,164.30	-30%
	**TOTAL INCOME	$19,632.78	$26,177.04	$30,713.00	$4,451.72	$53,420.62	74%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$3,536.82	$4,715.76	$2,400.00	$416.97	$5,003.62	108%
	**TOTAL UTILITIES	$3,536.82	$4,715.76	$2,400.00	$416.97	$5,003.62	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$8,582.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$3,628.38	$4,837.84	$9,240.00	$724.83	$8,698.00	-6%
	**TOTAL CONTRACTS	$3,628.38	$4,837.84	$17,822.00	$724.83	$8,698.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$2,550.00	$335.58	$4,027.00	58%
50553	Storm Drain	$1,000.00	$1,333.33	$1,050.00	$83.33	$1,000.00	-5%
50559	Landscape Extras	$432.00	$576.00	$1,275.00	$416.67	$5,000.00	292%
50561	Tree Trimming	$0.00	$0.00	$2,400.00	$183.33	$2,200.00	-8%
	**TOTAL R&M	$1,432.00	$1,909.33	$7,275.00	$1,018.92	$12,227.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$5,000.00	$6,666.67	$3,216.00	$2,291.00	$27,492.00	755%
	**TOTAL SPECIAL PROJECTS	$5,000.00	$6,666.67	$3,216.00	$2,291.00	$27,492.00	
	**TOTAL EXPENSES	$13,597.20	$18,129.60	$30,713.00	$4,451.72	$53,420.62	74%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$76.99	$307.96	$76.99	$307.96
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$289.37	$1,157.48	$289.37	$1,157.48

Frank Perez
Secretary

THE HAMMOCKS COMMUNITY PASEO I
2026 Proposed Estimated Budget

Unit Count	52

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$11,175.75	$14,901.00	$14,901.00	$1,241.75	$14,901.00	0%
	Master Distribution	$0.00	$0.00		$1,227.57	$14,730.88	100%
40200	Court Funds Income	$0.00	$0.00	$7,110.00	$677.04	$8,124.44	14%
	**TOTAL INCOME	$11,175.75	$14,901.00	$22,011.00	$3,146.36	$37,756.32	72%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$1,690.45	$2,253.93	$0.00	$186.03	$2,232.32	100%
	**TOTAL UTILITIES	$1,690.45	$2,253.93	$0.00	$186.03	$2,232.32	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$5,250.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$2,224.52	$2,966.03	$5,656.00	$449.83	$5,398.00	-5%
	**TOTAL CONTRACTS	$2,224.52	$2,966.03	$10,906.00	$449.83	$5,398.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$1,560.00	$166.67	$2,000.00	28%
50553	Storm Drain	$1,300.00	$1,733.33	$1,365.00	$108.33	$1,300.00	-5%
50559	Landscape Extras	$1,440.00	$1,920.00	$780.00	$250.00	$3,000.00	285%
50561	Tree Trimming	$0.00	$0.00	$2,400.00	$183.33	$2,200.00	-8%
	**TOTAL R&M	$2,740.00	$3,653.33	$6,105.00	$708.33	$8,500.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$5,000.00	$6,666.67	$5,000.00	$1,802.17	$21,626.00	333%
	**TOTAL SPECIAL PROJECTS	$5,000.00	$6,666.67	$5,000.00	$1,802.17	$21,626.00	
	**TOTAL EXPENSES	$11,654.97	$15,539.96	$22,011.00	$3,146.36	$37,756.32	72%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	Quarterly	Annually	Quarterly	Annually
Owner Assessments	$71.64	$286.56	$71.64	$286.56
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$284.02	$1,136.08	$284.02	$1,136.08

FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY PASEO II
2026 Proposed Estimated Budget

Unit Count	80

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$28,406.25	$37,875.00	$37,875.00	$3,156.25	$37,875.00	0%
	Master Distribution	$0.00	$0.00		$1,519.58	$18,234.92	100%
40200	Court Funds Income	$0.00	$0.00		$0.00	$0.00	0%
	**TOTAL INCOME	$28,406.25	$37,875.00	$37,875.00	$4,675.83	$56,109.92	48%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$3,356.73	$4,475.64	$2,400.00	$234.83	$2,817.92	17%
	**TOTAL UTILITIES	$3,356.73	$4,475.64	$2,400.00	$234.83	$2,817.92	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$8,077.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$3,423.76	$4,565.01	$8,708.00	$674.83	$8,098.00	-7%
	**TOTAL CONTRACTS	$3,423.76	$4,565.01	$16,785.00	$674.83	$8,098.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$2,097.73	$2,796.97	$2,400.00	$1,148.17	$13,778.00	474%
50553	Storm Drain	$1,000.00	$1,333.33	$1,050.00	$83.33	$1,000.00	-5%
50559	Landscape Extras	$504.00	$672.00	$1,200.00	$0.00	$6,000.00	400%
50561	Tree Trimming	$0.00	$0.00	$3,200.00	$250.00	$3,000.00	-6%
	**TOTAL R&M	$3,601.73	$4,802.31	$7,850.00	$1,481.50	$23,778.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$8,283.20	$11,044.27	$10,840.00	$1,784.67	$21,416.00	98%
	**TOTAL SPECIAL PROJECTS	$8,283.20	$11,044.27	$10,840.00	$1,784.67	$21,416.00	
	**TOTAL EXPENSES	$18,665.42	$24,887.23	$37,875.00	$4,175.83	$56,109.92	48%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$118.36	$473.44	$118.36	$473.44
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$330.74	$1,322.96	$330.74	$1,322.96

Frank Perez
Secretary

THE HAMMOCKS COMMUNITY PELICAN POINT
2026 Proposed Estimated Budget

Unit Count	55

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$11,588.22	$15,450.96	$15,451.00	$1,287.58	$15,451.00	0%
	Master Distribution	$0.00	$0.00		$1,298.39	$15,580.74	100%
40200	Court Funds Income	$0.00	$0.00	$4,914.00	$270.35	$3,244.25	-34%
	**TOTAL INCOME	$11,588.22	$15,450.96	$20,365.00	$2,856.33	$34,275.99	68%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$296.56	$395.41	$0.00	$39.07	$468.89	100%
	**TOTAL UTILITIES	$296.56	$395.41	$0.00	$39.07	$468.89	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$5,553.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$2,353.46	$3,137.95	$5,992.00	$458.17	$5,498.00	-8%
	**TOTAL CONTRACTS	$2,353.46	$3,137.95	$11,545.00	$458.17	$5,498.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$1,650.00	$220.17	$2,642.00	60%
50553	Storm Drain	$900.00	$1,200.00	$945.00	$75.00	$900.00	-5%
50559	Landscape Extras	$504.00	$672.00	$825.00	$0.00	$3,000.00	264%
50561	Tree Trimming	$0.00	$0.00	$3,200.00	$250.00	$3,000.00	-6%
	**TOTAL R&M	$1,404.00	$1,872.00	$6,620.00	$545.17	$9,542.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$5,245.80	$6,994.40	$2,200.00	$1,563.93	$18,767.10	753%
	**TOTAL SPECIAL PROJECTS	$5,245.80	$6,994.40	$2,200.00	$1,563.93	$18,767.10	
	**TOTAL EXPENSES	$9,299.82	$12,399.76	$20,365.00	$2,606.33	$34,275.99	68%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$70.23	$280.93	$70.23	$280.93
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$282.61	$1,130.45	$282.61	$1,130.45

FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY SKYLARK
2026 Proposed Estimated Budget

Unit Count	56

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$12,465.72	$16,620.96	$16,621.00	$1,385.08	$16,621.00	0%
	Master Distribution	$0.00	$0.00		$1,163.34	$13,960.13	100%
40200	Court Funds Income	$0.00	$0.00	$5,326.00	$0.00	$0.00	-100%
	**TOTAL INCOME	$12,465.72	$16,620.96	$21,947.00	$2,548.43	$30,581.13	39%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$1,312.26	$1,749.68	$2,400.00	$120.43	$1,445.13	-40%
	**TOTAL UTILITIES	$1,312.26	$1,749.68	$2,400.00	$120.43	$1,445.13	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$5,654.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$2,398.48	$3,197.97	$6,104.00	$474.92	$5,699.00	-7%
	**TOTAL CONTRACTS	$2,398.48	$3,197.97	$11,758.00	$474.92	$5,699.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$1,680.00	$416.67	$5,000.00	198%
50553	Storm Drain	$600.00	$800.00	$630.00	$50.00	$600.00	-5%
50559	Landscape Extras	$468.00	$624.00	$840.00	$0.00	$5,000.00	495%
50561	Tree Trimming	$0.00	$0.00	$2,400.00	$183.33	$2,200.00	-8%
	**TOTAL R&M	$1,068.00	$1,424.00	$5,550.00	$650.00	$12,800.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$5,127.40	$6,836.53	$2,239.00	$886.42	$10,637.00	375%
	**TOTAL SPECIAL PROJECTS	$5,127.40	$6,836.53	$2,239.00	$886.42	$10,637.00	
	**TOTAL EXPENSES	$9,906.14	$13,208.19	$21,947.00	$2,131.76	$30,581.13	39%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$74.20	$296.80	$74.20	$296.80
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$286.58	$1,146.32	$286.58	$1,146.32

FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY SPICEWOOD
2026 Proposed Estimated Budget

Unit Count	52

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$12,218.22	$16,290.96	$16,291.00	$1,357.58	$16,291.00	0%
	Master Distribution	$0.00	$0.00		$1,227.57	$14,730.88	100%
40200	Court Funds Income	$0.00	$0.00	$5,960.00	$295.03	$3,540.32	-41%
	**TOTAL INCOME	$12,218.22	$16,290.96	$22,251.00	$2,880.18	$34,562.20	55%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$1,693.86	$2,258.48	$2,400.00	$137.27	$1,647.20	-31%
	**TOTAL UTILITIES	$1,693.86	$2,258.48	$2,400.00	$137.27	$1,647.20	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$5,250.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$2,218.37	$2,957.83	$5,656.00	$445.67	$5,348.00	-5%
	**TOTAL CONTRACTS	$2,218.37	$2,957.83	$10,906.00	$445.67	$5,348.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$0.00	$0.00	$1,560.00	$433.67	$5,204.00	234%
50553	Storm Drain	$500.00	$666.67	$525.00	$41.67	$500.00	-5%
50559	Landscape Extras	$144.00	$192.00	$780.00	$0.00	$5,000.00	541%
50561	Tree Trimming	$0.00	$0.00	$4,000.00	$316.67	$3,800.00	-5%
	**TOTAL R&M	$644.00	$858.67	$6,865.00	$792.00	$14,504.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$6,612.60	$8,816.80	$2,080.00	$1,088.58	$13,063.00	528%
	**TOTAL SPECIAL PROJECTS	$6,612.60	$8,816.80	$2,080.00	$1,088.58	$13,063.00	
	**TOTAL EXPENSES	$11,168.83	$14,891.77	$22,251.00	$2,463.52	$34,562.20	55%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$78.32	$313.29	$78.32	$313.29
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$290.70	$1,162.81	$290.70	$1,162.81

Frank Perez
Secretary

THE HAMMOCKS COMMUNITY SUNFLOWER
2026 Proposed Estimated Budget

Unit Count	86

GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	$19,649.25	$26,199.00	$26,199.00	$2,183.13	$26,197.57	0%
	Master Distribution	$0.00	$0.00		$1,179.58	$14,155.00	100%
40200	Court Funds Income	$0.00	$0.00	$4,330.00	$0.00	$0.00	
	**TOTAL INCOME	$19,649.25	$26,199.00	$30,529.00	$3,362.71	$40,352.57	32%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	$2,410.63	$3,214.17	$2,400.00	$260.80	$3,129.57	30%
	**TOTAL UTILITIES	$2,410.63	$3,214.17	$2,400.00	$260.80	$3,129.57	
	**CONTRACTED SERVICES						
50700	Management Fee	$0.00	$0.00	$8,683.00	$0.00	$0.00	-100%
50731	Lawn Maintenance	$3,681.58	$4,908.77	$9,380.00	$733.17	$8,798.00	-6%
	**TOTAL CONTRACTS	$3,681.58	$4,908.77	$18,063.00	$733.17	$8,798.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	$94.70	$126.27	$2,580.00	$564.17	$6,770.00	162%
50553	Storm Drain	$1,100.00	$1,466.67	$1,155.00	$91.67	$1,100.00	-5%
50559	Landscape Extras	$216.00	$288.00	$1,290.00	$0.00	$5,000.00	288%
50561	Tree Trimming	$0.00	$0.00	$1,600.00	$116.67	$1,400.00	-13%
	**TOTAL R&M	$1,410.70	$1,880.93	$6,625.00	$772.50	$14,270.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	$6,831.00	$9,108.00	$3,441.00	$1,179.58	$14,155.00	311%
	**TOTAL SPECIAL PROJECTS	$6,831.00	$9,108.00	$3,441.00	$1,179.58	$14,155.00	
	**TOTAL EXPENSES	$14,333.91	$19,111.88	$30,529.00	$2,946.05	$40,352.57	32%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	$76.16	$304.64	$76.16	$304.62
Master Assessments	$212.38	$849.52	$212.38	$849.52
TOTAL:	$288.54	$1,154.16	$288.54	$1,154.14

FRANK PEREZ
SECRETARY