

# Hammocks Community Association Incorporated

## Balance Sheet

Posted 02/28/2026

### Consolidated

#### Assets

##### Banks

10101	CNB Operating 6807	0.00
10111	CIT Operating 2103	926,958.10
10112	CIT Operating Surplus 2111	3,087,323.06
10301	CIT Security Deposit 2138	3,801.42

<b><u>Total Banks</u></b>	<b>4,018,082.58</b>
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##### Accounts Receivable

11001	Assessments Receivable	1,050,311.71
11002	Other Receivables	120,842.67
11003	Other Receivables-Building	102,351.64
11005	Pending Bank Accounts Closure - Receiver	225,371.00
11009	AR - Admin	200.00

<b><u>Total Accounts Receivable</u></b>	<b>1,499,077.02</b>
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##### Bad Debt

11090	Allowance for Bad Debt	(255,270.39)
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<b><u>Total Bad Debt</u></b>	<b>(255,270.39)</b>
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##### Fixed Assets

12001	Machinery & Equip	70,385.36
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<b><u>Total Fixed Assets</u></b>	<b>70,385.36</b>
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##### Other Assets

19999	Suspense	0.00
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<b><u>Total Other Assets</u></b>	<b>0.00</b>
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##### Other Current Assets

11105	A/P Clearing	694.00
11106	A/R Clearing	(1,745.00)
11107	NSF in Transit	1,955.00
11202	Utility Deposits	7,470.00

<b><u>Total Other Current Assets</u></b>	<b>8,374.00</b>
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##### Prepays

11102	Prepaid Insurance	1,032,169.58
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<b><u>Total Prepays</u></b>	<b>1,032,169.58</b>
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#### **Total Assets**

**6,372,818.15**

#### **Liabilities & Equity**

##### Accounts Payable

20001	Accounts Payable	30,164.86
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<b><u>Total Accounts Payable</u></b>	<b>30,164.86</b>
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##### Deferred Revenue

20010	Deferred Assessments	509,331.84
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<b><u>Total Deferred Revenue</u></b>	<b>509,331.84</b>
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##### Deposits

20025	Security Deposit	3,801.11
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<b><u>Total Deposits</u></b>	<b>3,801.11</b>
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##### Liability

20015	Prepaid Homeowner Payments	647,901.98
20040	Credit Card Liability	1,230.24

Hammocks Community Association Incorporated

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Posted 02/28/2026

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**Liabilities & Equity**

Liability

21001	Note Payable	115,158.24
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Total Liability

764,290.46

Equity

30000	Retained Earnings	4,959,698.17
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30001	Prior Year Net Income(Loss)	199,403.48
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	Net Income	(93,871.77)
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Total Equity

5,065,229.88

*Total Liabilities & Equity*

6,372,818.15

# Hammocks Community Association Incorporated

## Income/Expense Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Consolidated			Year to Date Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
40101 Owner Assessments	511,034.72	511,231.99	(197.27)	1,022,266.68	1,022,463.98	(197.30)	6,134,783.82
40102 Late Fees & Interest	0.00	0.00	0.00	283.36	0.00	283.36	0.00
40103 Non-Sufficient Funds	35.00	0.00	35.00	770.00	0.00	770.00	0.00
40107 Master	0.00	35,393.73	(35,393.73)	0.00	70,787.46	(70,787.46)	424,724.63
40150 Boat Rental	0.00	4,166.67	(4,166.67)	4,400.00	8,333.34	(3,933.34)	50,000.00
40152 Clubhouse Rental	0.00	1,250.00	(1,250.00)	1,200.00	2,500.00	(1,300.00)	15,000.00
40172 Owner Administrative Fees	0.00	0.00	0.00	299.00	0.00	299.00	0.00
40190 Other Income	4,170.23	0.00	4,170.23	4,170.23	0.00	4,170.23	0.00
40191 Bank Interest	1,741.47	0.00	1,741.47	3,943.26	0.00	3,943.26	0.00
40200 Court Funds Income	0.00	63,829.53	(63,829.53)	0.00	127,659.06	(127,659.06)	765,954.39
<b>TOTAL Income</b>	<b>516,981.42</b>	<b>615,871.92</b>	<b>(98,890.50)</b>	<b>1,037,332.53</b>	<b>1,231,743.84</b>	<b>(194,411.31)</b>	<b>7,390,462.84</b>
<b>TOTAL Income</b>	<b>516,981.42</b>	<b>615,871.92</b>	<b>(98,890.50)</b>	<b>1,037,332.53</b>	<b>1,231,743.84</b>	<b>(194,411.31)</b>	<b>7,390,462.84</b>
<b>Expense</b>							
<b>Contracted Services</b>							
50179 Miami Dade Sheriff Office	9,472.00	9,250.00	(222.00)	21,608.00	18,500.00	(3,108.00)	111,000.00
50700 Management Fee	28,845.72	28,841.83	(3.89)	57,425.82	57,683.66	257.84	346,102.01
50703 Alarm Monitoring	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
50708 Security Services	79,631.60	51,427.82	(28,203.78)	85,820.79	102,855.64	17,034.85	617,133.89
50712 Outdoor Equipment - Financing	0.00	6,000.00	6,000.00	0.00	12,000.00	12,000.00	72,000.00
50731 Lawn Maintenance	0.00	58,605.70	58,605.70	77,409.83	117,211.40	39,801.57	703,268.00
50736 Pool/Spa Contract	7,644.00	3,822.00	(3,822.00)	11,466.00	7,644.00	(3,822.00)	45,864.00
50744 Lake Maintenance	9,687.50	3,875.00	(5,812.50)	10,737.50	7,750.00	(2,987.50)	46,500.00
50754 Beach Contract	0.00	1,078.00	1,078.00	3,110.00	2,156.00	(954.00)	12,936.00
<b>TOTAL Contracted Services</b>	<b>135,280.82</b>	<b>163,150.35</b>	<b>27,869.53</b>	<b>267,577.94</b>	<b>326,300.70</b>	<b>58,722.76</b>	<b>1,957,803.90</b>
<b>Financing</b>							
50144 Bank Fees	853.00	0.00	(853.00)	1,842.90	0.00	(1,842.90)	0.00
<b>TOTAL Financing</b>	<b>853.00</b>	<b>0.00</b>	<b>(853.00)</b>	<b>1,842.90</b>	<b>0.00</b>	<b>(1,842.90)</b>	<b>0.00</b>
<b>General &amp; Administrative</b>							
50101 Audit Fees	0.00	2,625.00	2,625.00	0.00	5,250.00	5,250.00	31,500.00
50103 CPA Auditing Fees	0.00	0.00	0.00	16,000.00	0.00	(16,000.00)	0.00
50106 Legal Fees	58,452.79	50,000.00	(8,452.79)	102,095.79	100,000.00	(2,095.79)	600,000.00
50107 Board Meetings	66.14	558.33	492.19	197.50	1,116.66	919.16	6,700.00
50110 Copier Maint/Supply	121.93	291.67	169.74	446.95	583.34	136.39	3,500.00
50115 Postage	15.15	0.00	(15.15)	340.35	0.00	(340.35)	0.00
50116 Printing & Postage	0.00	1,166.67	1,166.67	4,602.88	2,333.34	(2,269.54)	14,000.00
50117 Coupons	0.00	7,970.38	7,970.38	33,744.00	15,940.76	(17,803.24)	95,644.60
50119 Storage - Archives	2,000.00	333.33	(1,666.67)	4,000.00	666.66	(3,333.34)	4,000.00
50122 Maint/Vehicle Expense & Gas	1,365.48	2,083.33	717.85	6,979.27	4,166.66	(2,812.61)	25,000.00
50123 Election-related costs	715.00	1,666.67	951.67	715.00	3,333.34	2,618.34	20,000.00
50124 Admin- Accounting Fees	69.00	833.33	764.33	138.00	1,666.66	1,528.66	10,000.00
50125 Admin- Computer Maint/Supp	0.00	100.00	100.00	(79.00)	200.00	279.00	1,200.00

# Hammocks Community Association Incorporated

## Income/Expense Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Consolidated			Year to Date Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
50126 Admin- Mailouts	24,610.93	0.00	(24,610.93)	24,610.93	0.00	(24,610.93)	0.00
50127 Office Equipment	79.00	0.00	(79.00)	143.19	0.00	(143.19)	0.00
50128 Architectural Expense	21,750.00	375.00	(21,375.00)	21,750.00	750.00	(21,000.00)	4,500.00
50195 Employee Uniforms	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
<b>TOTAL General &amp; Administr</b>	<b>109,245.42</b>	<b>68,503.71</b>	<b>(40,741.71)</b>	<b>215,684.86</b>	<b>137,007.42</b>	<b>(78,677.44)</b>	<b>822,044.60</b>
<b><u>Insurance</u></b>							
50130 Insurance	122,923.44	129,268.17	6,344.73	234,645.92	258,536.34	23,890.42	1,551,218.00
<b>TOTAL Insurance</b>	<b>122,923.44</b>	<b>129,268.17</b>	<b>6,344.73</b>	<b>234,645.92</b>	<b>258,536.34</b>	<b>23,890.42</b>	<b>1,551,218.00</b>
<b><u>Licenses &amp; Permits</u></b>							
50172 Annual Report	61.25	5.42	(55.83)	113.25	10.84	(102.41)	65.00
<b>TOTAL Licenses &amp; Permits</b>	<b>61.25</b>	<b>5.42</b>	<b>(55.83)</b>	<b>113.25</b>	<b>10.84</b>	<b>(102.41)</b>	<b>65.00</b>
<b><u>Licenses&amp; Permits</u></b>							
50177 License,Taxes,Permit	0.00	1,250.00	1,250.00	1,200.00	2,500.00	1,300.00	15,000.00
<b>TOTAL Licenses&amp; Permits</b>	<b>0.00</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>1,200.00</b>	<b>2,500.00</b>	<b>1,300.00</b>	<b>15,000.00</b>
<b><u>Office &amp; Tech</u></b>							
50120 Office Supplies	3,155.93	500.00	(2,655.93)	4,489.74	1,000.00	(3,489.74)	6,000.00
50121 IT Services	1,230.55	416.67	(813.88)	2,444.11	833.34	(1,610.77)	5,000.00
<b>TOTAL Office &amp; Tech</b>	<b>4,386.48</b>	<b>916.67</b>	<b>(3,469.81)</b>	<b>6,933.85</b>	<b>1,833.34</b>	<b>(5,100.51)</b>	<b>11,000.00</b>
<b><u>Other General Administrative</u></b>							
50182 Community Social Events	0.00	3,333.33	3,333.33	3,695.29	6,666.66	2,971.37	40,000.00
50190 Bad Debt	0.00	0.00	0.00	4,417.29	0.00	(4,417.29)	0.00
<b>TOTAL Other General Admi</b>	<b>0.00</b>	<b>3,333.33</b>	<b>3,333.33</b>	<b>8,112.58</b>	<b>6,666.66</b>	<b>(1,445.92)</b>	<b>40,000.00</b>
<b><u>Personnel</u></b>							
50002 Salaries- - Manager	12,972.76	12,972.92	0.16	25,945.52	25,945.84	0.32	155,675.00
50003 Salaries - Assistant Manager	5,204.87	5,811.87	607.00	10,568.73	11,623.74	1,055.01	69,742.40
50004 Salaries- - Administrative Assistant	23,989.64	18,473.43	(5,516.21)	43,111.70	36,946.86	(6,164.84)	221,681.20
50006 Salaries - Front Desk	10,650.47	13,152.54	2,502.07	19,798.54	26,305.08	6,506.54	157,830.50
50008 Salaries- - Recreation	11,763.06	22,157.74	10,394.68	24,126.22	44,315.48	20,189.26	265,892.90
50009 Salaries- - Janitorial	23,118.49	7,264.83	(15,853.66)	41,319.63	14,529.66	(26,789.97)	87,178.00
50010 Salaries - Maintenance	18,473.99	33,075.75	14,601.76	36,744.99	66,151.50	29,406.51	396,908.98
50031 Salaries- - Health Insurance	7,380.00	10,342.88	2,962.88	14,760.00	20,685.76	5,925.76	124,114.56
<b>TOTAL Personnel</b>	<b>113,553.28</b>	<b>123,251.96</b>	<b>9,698.68</b>	<b>216,375.33</b>	<b>246,503.92</b>	<b>30,128.59</b>	<b>1,479,023.54</b>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	16,355.62	11,954.70	(4,400.92)	17,836.68	23,909.40	6,072.72	143,456.38
50503 Air Conditioning	1,895.00	416.67	(1,478.33)	1,977.04	833.34	(1,143.70)	5,000.00
50518 Electrical	1,310.75	416.67	(894.08)	3,839.97	833.34	(3,006.63)	5,000.00
50524 Rec Center	18,050.00	3,750.00	(14,300.00)	26,102.86	7,500.00	(18,602.86)	45,000.00
50536 Janitorial Supplies	62.92	1,250.00	1,187.08	2,526.32	2,500.00	(26.32)	15,000.00
50542 Maintenance Supplies	67.80	1,250.00	1,182.20	167.74	2,500.00	2,332.26	15,000.00
50545 Pest Control	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50547 Pool Repairs	2,445.62	4,166.67	1,721.05	2,429.58	8,333.34	5,903.76	50,000.00
50553 Storm Drain	0.00	2,575.00	2,575.00	0.00	5,150.00	5,150.00	30,900.00

# Hammocks Community Association Incorporated

## Income/Expense Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Consolidated			Year to Date Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
50559 Landscape Extras	0.00	8,742.36	8,742.36	0.00	17,484.72	17,484.72	104,907.97
50561 Tree Trimming	0.00	18,804.16	18,804.16	0.00	37,608.32	37,608.32	225,650.00
<b>TOTAL Repairs and Mainter</b>	<u>40,187.71</u>	<u>53,742.90</u>	<u>13,555.19</u>	<u>54,880.19</u>	<u>107,485.80</u>	<u>52,605.61</u>	<u>644,914.35</u>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	51,628.92	51,628.92	87,692.82	103,257.84	15,565.02	619,546.91
<b>TOTAL Special Projects</b>	<u>0.00</u>	<u>51,628.92</u>	<u>51,628.92</u>	<u>87,692.82</u>	<u>103,257.84</u>	<u>15,565.02</u>	<u>619,546.91</u>
<b><u>Utilities</u></b>							
50200 Electricity	8,735.96	13,487.21	4,751.25	20,197.32	26,974.42	6,777.10	161,846.54
50201 Water & Sewer	2,530.85	3,166.67	635.82	11,139.06	6,333.34	(4,805.72)	38,000.00
50205 Telephone	908.94	833.33	(75.61)	1,827.87	1,666.66	(161.21)	10,000.00
50207 Waste Collection	777.40	3,333.33	2,555.93	2,980.41	6,666.66	3,686.25	40,000.00
<b>TOTAL Utilities</b>	<u>12,953.15</u>	<u>20,820.54</u>	<u>7,867.39</u>	<u>36,144.66</u>	<u>41,641.08</u>	<u>5,496.42</u>	<u>249,846.54</u>
<b>TOTAL Expense</b>	<u>539,444.55</u>	<u>615,871.97</u>	<u>76,427.42</u>	<u>1,131,204.30</u>	<u>1,231,743.94</u>	<u>100,539.64</u>	<u>7,390,462.84</u>
<b>Excess Revenue / Expense</b>	<u>(22,463.13)</u>	<u>(0.05)</u>	<u>(22,463.08)</u>	<u>(93,871.77)</u>	<u>(0.10)</u>	<u>(93,871.67)</u>	<u>0.00</u>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Belmont			Year to Date Belmont			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	2,086.80	2,086.73	0.07	4,173.53	4,173.46	0.07	25,040.72
40107 Master	0.00	957.00	(957.00)	0.00	1,914.00	(1,914.00)	11,484.00
TOTAL Income	<u>2,086.80</u>	<u>3,043.73</u>	<u>(956.93)</u>	<u>4,173.53</u>	<u>6,087.46</u>	<u>(1,913.93)</u>	<u>36,524.72</u>
TOTAL Income	<u>2,086.80</u>	<u>3,043.73</u>	<u>(956.93)</u>	<u>4,173.53</u>	<u>6,087.46</u>	<u>(1,913.93)</u>	<u>36,524.72</u>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	608.17	608.17	608.17	1,216.34	608.17	7,298.00
TOTAL Contracted Services	<u>0.00</u>	<u>608.17</u>	<u>608.17</u>	<u>608.17</u>	<u>1,216.34</u>	<u>608.17</u>	<u>7,298.00</u>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	6,187.20	388.33	(5,798.87)	6,187.20	776.66	(5,410.54)	4,660.00
50553 Storm Drain	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
50559 Landscape Extras	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50561 Tree Trimming	0.00	116.67	116.67	0.00	233.34	233.34	1,400.00
TOTAL Repairs and Mainter	<u>6,187.20</u>	<u>1,021.67</u>	<u>(5,165.53)</u>	<u>6,187.20</u>	<u>2,043.34</u>	<u>(4,143.86)</u>	<u>12,260.00</u>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	957.00	957.00	0.00	1,914.00	1,914.00	11,484.00
TOTAL Special Projects	<u>0.00</u>	<u>957.00</u>	<u>957.00</u>	<u>0.00</u>	<u>1,914.00</u>	<u>1,914.00</u>	<u>11,484.00</u>
<b><u>Utilities</u></b>							
50200 Electricity	518.10	456.89	(61.21)	1,043.60	913.78	(129.82)	5,482.72
TOTAL Utilities	<u>518.10</u>	<u>456.89</u>	<u>(61.21)</u>	<u>1,043.60</u>	<u>913.78</u>	<u>(129.82)</u>	<u>5,482.72</u>
TOTAL Expense	<u>6,705.30</u>	<u>3,043.73</u>	<u>(3,661.57)</u>	<u>7,838.97</u>	<u>6,087.46</u>	<u>(1,751.51)</u>	<u>36,524.72</u>
Excess Revenue / Expense	<u>(4,618.50)</u>	<u>0.00</u>	<u>(4,618.50)</u>	<u>(3,665.44)</u>	<u>0.00</u>	<u>(3,665.44)</u>	<u>0.00</u>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Cedar Landing			Year to Date Cedar Landing			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	3,026.90	3,026.75	0.15	6,053.65	6,053.50	0.15	36,321.00
40107 Master	0.00	3,210.58	(3,210.58)	0.00	6,421.16	(6,421.16)	38,526.91
40200 Court Funds Income	0.00	384.73	(384.73)	0.00	769.46	(769.46)	4,616.80
TOTAL Income	<u>3,026.90</u>	<u>6,622.06</u>	<u>(3,595.16)</u>	<u>6,053.65</u>	<u>13,244.12</u>	<u>(7,190.47)</u>	<u>79,464.71</u>
TOTAL Income	<u>3,026.90</u>	<u>6,622.06</u>	<u>(3,595.16)</u>	<u>6,053.65</u>	<u>13,244.12</u>	<u>(7,190.47)</u>	<u>79,464.71</u>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	1,162.42	1,162.42	1,162.42	2,324.84	1,162.42	13,949.00
TOTAL Contracted Services	<u>0.00</u>	<u>1,162.42</u>	<u>1,162.42</u>	<u>1,162.42</u>	<u>2,324.84</u>	<u>1,162.42</u>	<u>13,949.00</u>
<b><u>General &amp; Administrative</u></b>							
50128 Architectural Expense	5,775.00	0.00	(5,775.00)	5,775.00	0.00	(5,775.00)	0.00
TOTAL General & Administr	<u>5,775.00</u>	<u>0.00</u>	<u>(5,775.00)</u>	<u>5,775.00</u>	<u>0.00</u>	<u>(5,775.00)</u>	<u>0.00</u>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	333.33	333.33	56.67	666.66	609.99	4,000.00
50553 Storm Drain	0.00	241.67	241.67	0.00	483.34	483.34	2,900.00
50559 Landscape Extras	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
50561 Tree Trimming	0.00	450.00	450.00	0.00	900.00	900.00	5,400.00
TOTAL Repairs and Mainter	<u>0.00</u>	<u>1,358.33</u>	<u>1,358.33</u>	<u>56.67</u>	<u>2,716.66</u>	<u>2,659.99</u>	<u>16,300.00</u>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	3,834.64	3,834.64	0.00	7,669.28	7,669.28	46,015.71
TOTAL Special Projects	<u>0.00</u>	<u>3,834.64</u>	<u>3,834.64</u>	<u>0.00</u>	<u>7,669.28</u>	<u>7,669.28</u>	<u>46,015.71</u>
<b><u>Utilities</u></b>							
50200 Electricity	0.00	266.67	266.67	0.00	533.34	533.34	3,200.00
TOTAL Utilities	<u>0.00</u>	<u>266.67</u>	<u>266.67</u>	<u>0.00</u>	<u>533.34</u>	<u>533.34</u>	<u>3,200.00</u>
TOTAL Expense	<u>5,775.00</u>	<u>6,622.06</u>	<u>847.06</u>	<u>6,994.09</u>	<u>13,244.12</u>	<u>6,250.03</u>	<u>79,464.71</u>
Excess Revenue / Expense	<u>(2,748.10)</u>	<u>0.00</u>	<u>(2,748.10)</u>	<u>(940.44)</u>	<u>0.00</u>	<u>(940.44)</u>	<u>0.00</u>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Chantarelle/Ravena			Year to Date Chantarelle/Ravena			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	6,065.64	6,065.50	0.14	12,131.14	12,131.00	0.14	72,786.00
40107 Master	0.00	2,390.35	(2,390.35)	0.00	4,780.70	(4,780.70)	28,684.15
TOTAL Income	<u>6,065.64</u>	<u>8,455.85</u>	<u>(2,390.21)</u>	<u>12,131.14</u>	<u>16,911.70</u>	<u>(4,780.56)</u>	<u>101,470.15</u>
TOTAL Income	<u>6,065.64</u>	<u>8,455.85</u>	<u>(2,390.21)</u>	<u>12,131.14</u>	<u>16,911.70</u>	<u>(4,780.56)</u>	<u>101,470.15</u>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	1,495.67	1,495.67	1,495.67	2,991.34	1,495.67	17,948.00
TOTAL Contracted Services	<u>0.00</u>	<u>1,495.67</u>	<u>1,495.67</u>	<u>1,495.67</u>	<u>2,991.34</u>	<u>1,495.67</u>	<u>17,948.00</u>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	833.33	833.33	0.00	1,666.66	1,666.66	10,000.00
50553 Storm Drain	0.00	200.00	200.00	0.00	400.00	400.00	2,400.00
50559 Landscape Extras	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50561 Tree Trimming	0.00	450.00	450.00	0.00	900.00	900.00	5,400.00
TOTAL Repairs and Mainter	<u>0.00</u>	<u>1,900.00</u>	<u>1,900.00</u>	<u>0.00</u>	<u>3,800.00</u>	<u>3,800.00</u>	<u>22,800.00</u>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	4,558.67	4,558.67	0.00	9,117.34	9,117.34	54,704.00
TOTAL Special Projects	<u>0.00</u>	<u>4,558.67</u>	<u>4,558.67</u>	<u>0.00</u>	<u>9,117.34</u>	<u>9,117.34</u>	<u>54,704.00</u>
<b><u>Utilities</u></b>							
50200 Electricity	574.86	501.51	(73.35)	1,149.25	1,003.02	(146.23)	6,018.15
TOTAL Utilities	<u>574.86</u>	<u>501.51</u>	<u>(73.35)</u>	<u>1,149.25</u>	<u>1,003.02</u>	<u>(146.23)</u>	<u>6,018.15</u>
TOTAL Expense	<u>574.86</u>	<u>8,455.85</u>	<u>7,880.99</u>	<u>2,644.92</u>	<u>16,911.70</u>	<u>14,266.78</u>	<u>101,470.15</u>
Excess Revenue / Expense	<u>5,490.78</u>	<u>0.00</u>	<u>5,490.78</u>	<u>9,486.22</u>	<u>0.00</u>	<u>9,486.22</u>	<u>0.00</u>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Corella			Year to Date Corella			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	1,737.48	1,737.50	(0.02)	3,474.98	3,475.00	(0.02)	20,850.00
40107 Master	0.00	1,440.04	(1,440.04)	0.00	2,880.08	(2,880.08)	17,280.45
TOTAL Income	<u>1,737.48</u>	<u>3,177.54</u>	<u>(1,440.06)</u>	<u>3,474.98</u>	<u>6,355.08</u>	<u>(2,880.10)</u>	<u>38,130.45</u>
TOTAL Income	<u>1,737.48</u>	<u>3,177.54</u>	<u>(1,440.06)</u>	<u>3,474.98</u>	<u>6,355.08</u>	<u>(2,880.10)</u>	<u>38,130.45</u>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	520.75	520.75	520.75	1,041.50	520.75	6,249.00
TOTAL Contracted Services	<u>0.00</u>	<u>520.75</u>	<u>520.75</u>	<u>520.75</u>	<u>1,041.50</u>	<u>520.75</u>	<u>6,249.00</u>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	6,780.80	416.67	(6,364.13)	6,780.80	833.34	(5,947.46)	5,000.00
50553 Storm Drain	0.00	75.00	75.00	0.00	150.00	150.00	900.00
50559 Landscape Extras	0.00	409.00	409.00	0.00	818.00	818.00	4,907.97
50561 Tree Trimming	0.00	383.33	383.33	0.00	766.66	766.66	4,600.00
TOTAL Repairs and Mainter	<u>6,780.80</u>	<u>1,284.00</u>	<u>(5,496.80)</u>	<u>6,780.80</u>	<u>2,568.00</u>	<u>(4,212.80)</u>	<u>15,407.97</u>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	1,227.17	1,227.17	0.00	2,454.34	2,454.34	14,726.00
TOTAL Special Projects	<u>0.00</u>	<u>1,227.17</u>	<u>1,227.17</u>	<u>0.00</u>	<u>2,454.34</u>	<u>2,454.34</u>	<u>14,726.00</u>
<b><u>Utilities</u></b>							
50200 Electricity	201.94	145.62	(56.32)	408.88	291.24	(117.64)	1,747.48
TOTAL Utilities	<u>201.94</u>	<u>145.62</u>	<u>(56.32)</u>	<u>408.88</u>	<u>291.24</u>	<u>(117.64)</u>	<u>1,747.48</u>
TOTAL Expense	<u>6,982.74</u>	<u>3,177.54</u>	<u>(3,805.20)</u>	<u>7,710.43</u>	<u>6,355.08</u>	<u>(1,355.35)</u>	<u>38,130.45</u>
Excess Revenue / Expense	<u>(5,245.26)</u>	<u>0.00</u>	<u>(5,245.26)</u>	<u>(4,235.45)</u>	<u>0.00</u>	<u>(4,235.45)</u>	<u>0.00</u>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Ensenada I			Year to Date Ensenada I			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
40101 Owner Assessments	2,000.05	2,000.08	(0.03)	4,000.13	4,000.16	(0.03)	24,001.00
40107 Master	0.00	2,006.61	(2,006.61)	0.00	4,013.22	(4,013.22)	24,079.32
40200 Court Funds Income	0.00	2,988.57	(2,988.57)	0.00	5,977.14	(5,977.14)	35,862.82
TOTAL Income	2,000.05	6,995.26	(4,995.21)	4,000.13	13,990.52	(9,990.39)	83,943.14
TOTAL Income	2,000.05	6,995.26	(4,995.21)	4,000.13	13,990.52	(9,990.39)	83,943.14
<b>Expense</b>							
<b>Contracted Services</b>							
50731 Lawn Maintenance	0.00	724.92	724.92	724.92	1,449.84	724.92	8,699.00
TOTAL Contracted Services	0.00	724.92	724.92	724.92	1,449.84	724.92	8,699.00
<b>General &amp; Administrative</b>							
50128 Architectural Expense	3,150.00	0.00	(3,150.00)	3,150.00	0.00	(3,150.00)	0.00
TOTAL General & Administr.	3,150.00	0.00	(3,150.00)	3,150.00	0.00	(3,150.00)	0.00
<b>Repairs and Maintenance</b>							
50501 General Maintenance	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
50553 Storm Drain	0.00	291.67	291.67	0.00	583.34	583.34	3,500.00
50559 Landscape Extras	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50561 Tree Trimming	0.00	316.67	316.67	0.00	633.34	633.34	3,800.00
TOTAL Repairs and Mainte	0.00	1,275.01	1,275.01	0.00	2,550.02	2,550.02	15,300.00
<b>Special Projects</b>							
50790 Capital Improvements	0.00	4,484.64	4,484.64	0.00	8,969.28	8,969.28	53,815.71
TOTAL Special Projects	0.00	4,484.64	4,484.64	0.00	8,969.28	8,969.28	53,815.71
<b>Utilities</b>							
50200 Electricity	179.70	510.70	331.00	884.82	1,021.40	136.58	6,128.43
TOTAL Utilities	179.70	510.70	331.00	884.82	1,021.40	136.58	6,128.43
TOTAL Expense	3,329.70	6,995.27	3,665.57	4,759.74	13,990.54	9,230.80	83,943.14
Excess Revenue / Expense	(1,329.65)	(0.01)	(1,329.64)	(759.61)	(0.02)	(759.59)	0.00

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Ensenada II			Year to Date Ensenada II			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	3,186.69	3,186.67	0.02	6,373.36	6,373.34	0.02	38,240.00
40107 Master	0.00	2,762.04	(2,762.04)	0.00	5,524.08	(5,524.08)	33,144.48
40200 Court Funds Income	0.00	294.88	(294.88)	0.00	589.76	(589.76)	3,538.52
TOTAL Income	<u>3,186.69</u>	<u>6,243.59</u>	<u>(3,056.90)</u>	<u>6,373.36</u>	<u>12,487.18</u>	<u>(6,113.82)</u>	<u>74,923.00</u>
TOTAL Income	<u>3,186.69</u>	<u>6,243.59</u>	<u>(3,056.90)</u>	<u>6,373.36</u>	<u>12,487.18</u>	<u>(6,113.82)</u>	<u>74,923.00</u>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	995.67	995.67	995.67	1,991.34	995.67	11,948.00
TOTAL Contracted Services	<u>0.00</u>	<u>995.67</u>	<u>995.67</u>	<u>995.67</u>	<u>1,991.34</u>	<u>995.67</u>	<u>11,948.00</u>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	397.50	397.50	0.00	795.00	795.00	4,770.00
50553 Storm Drain	0.00	391.67	391.67	0.00	783.34	783.34	4,700.00
50559 Landscape Extras	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
50561 Tree Trimming	0.00	383.33	383.33	0.00	766.66	766.66	4,600.00
TOTAL Repairs and Mainter	<u>0.00</u>	<u>1,422.50</u>	<u>1,422.50</u>	<u>0.00</u>	<u>2,845.00</u>	<u>2,845.00</u>	<u>17,070.00</u>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	3,700.42	3,700.42	0.00	7,400.84	7,400.84	44,405.00
TOTAL Special Projects	<u>0.00</u>	<u>3,700.42</u>	<u>3,700.42</u>	<u>0.00</u>	<u>7,400.84</u>	<u>7,400.84</u>	<u>44,405.00</u>
<b><u>Utilities</u></b>							
50200 Electricity	542.23	125.00	(417.23)	542.23	250.00	(292.23)	1,500.00
TOTAL Utilities	<u>542.23</u>	<u>125.00</u>	<u>(417.23)</u>	<u>542.23</u>	<u>250.00</u>	<u>(292.23)</u>	<u>1,500.00</u>
TOTAL Expense	<u>542.23</u>	<u>6,243.59</u>	<u>5,701.36</u>	<u>1,537.90</u>	<u>12,487.18</u>	<u>10,949.28</u>	<u>74,923.00</u>
Excess Revenue / Expense	<u>2,644.46</u>	<u>0.00</u>	<u>2,644.46</u>	<u>4,835.46</u>	<u>0.00</u>	<u>4,835.46</u>	<u>0.00</u>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Haciendas			Year to Date Haciendas			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	3,381.72	3,381.57	0.15	6,763.29	6,763.14	0.15	40,578.80
40107 Master	0.00	2,220.46	(2,220.46)	0.00	4,440.92	(4,440.92)	26,645.46
TOTAL Income	<u>3,381.72</u>	<u>5,602.03</u>	<u>(2,220.31)</u>	<u>6,763.29</u>	<u>11,204.06</u>	<u>(4,440.77)</u>	<u>67,224.26</u>
TOTAL Income	<u>3,381.72</u>	<u>5,602.03</u>	<u>(2,220.31)</u>	<u>6,763.29</u>	<u>11,204.06</u>	<u>(4,440.77)</u>	<u>67,224.26</u>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	1,141.50	1,141.50	1,141.50	2,283.00	1,141.50	13,698.00
TOTAL Contracted Services	<u>0.00</u>	<u>1,141.50</u>	<u>1,141.50</u>	<u>1,141.50</u>	<u>2,283.00</u>	<u>1,141.50</u>	<u>13,698.00</u>
<b><u>General &amp; Administrative</u></b>							
50128 Architectural Expense	525.00	0.00	(525.00)	525.00	0.00	(525.00)	0.00
TOTAL General & Administr.	<u>525.00</u>	<u>0.00</u>	<u>(525.00)</u>	<u>525.00</u>	<u>0.00</u>	<u>(525.00)</u>	<u>0.00</u>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	858.75	858.75	0.00	1,717.50	1,717.50	10,305.00
50553 Storm Drain	0.00	225.00	225.00	0.00	450.00	450.00	2,700.00
50559 Landscape Extras	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50561 Tree Trimming	0.00	383.33	383.33	0.00	766.66	766.66	4,600.00
TOTAL Repairs and Mainter	<u>0.00</u>	<u>1,883.75</u>	<u>1,883.75</u>	<u>0.00</u>	<u>3,767.50</u>	<u>3,767.50</u>	<u>22,605.00</u>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	2,220.46	2,220.46	0.00	4,440.92	4,440.92	26,645.46
TOTAL Special Projects	<u>0.00</u>	<u>2,220.46</u>	<u>2,220.46</u>	<u>0.00</u>	<u>4,440.92</u>	<u>4,440.92</u>	<u>26,645.46</u>
<b><u>Utilities</u></b>							
50200 Electricity	405.24	356.32	(48.92)	810.15	712.64	(97.51)	4,275.80
TOTAL Utilities	<u>405.24</u>	<u>356.32</u>	<u>(48.92)</u>	<u>810.15</u>	<u>712.64</u>	<u>(97.51)</u>	<u>4,275.80</u>
TOTAL Expense	<u>930.24</u>	<u>5,602.03</u>	<u>4,671.79</u>	<u>2,476.65</u>	<u>11,204.06</u>	<u>8,727.41</u>	<u>67,224.26</u>
Excess Revenue / Expense	<u>2,451.48</u>	<u>0.00</u>	<u>2,451.48</u>	<u>4,286.64</u>	<u>0.00</u>	<u>4,286.64</u>	<u>0.00</u>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Juniper			Year to Date Juniper			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	4,396.20	4,396.17	0.03	8,792.37	8,792.34	0.03	52,754.00
40107 Master	0.00	4,013.22	(4,013.22)	0.00	8,026.44	(8,026.44)	48,158.64
40200 Court Funds Income	0.00	386.47	(386.47)	0.00	772.94	(772.94)	4,637.65
<b>TOTAL Income</b>	<b>4,396.20</b>	<b>8,795.86</b>	<b>(4,399.66)</b>	<b>8,792.37</b>	<b>17,591.72</b>	<b>(8,799.35)</b>	<b>105,550.29</b>
<b>TOTAL Income</b>	<b>4,396.20</b>	<b>8,795.86</b>	<b>(4,399.66)</b>	<b>8,792.37</b>	<b>17,591.72</b>	<b>(8,799.35)</b>	<b>105,550.29</b>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	1,449.92	1,449.92	1,449.92	2,899.84	1,449.92	17,399.00
<b>TOTAL Contracted Services</b>	<b>0.00</b>	<b>1,449.92</b>	<b>1,449.92</b>	<b>1,449.92</b>	<b>2,899.84</b>	<b>1,449.92</b>	<b>17,399.00</b>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
50553 Storm Drain	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
50559 Landscape Extras	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
50561 Tree Trimming	0.00	450.00	450.00	0.00	900.00	900.00	5,400.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>1,183.33</b>	<b>1,183.33</b>	<b>0.00</b>	<b>2,366.66</b>	<b>2,366.66</b>	<b>14,200.00</b>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	5,681.00	5,681.00	0.00	11,362.00	11,362.00	68,172.00
<b>TOTAL Special Projects</b>	<b>0.00</b>	<b>5,681.00</b>	<b>5,681.00</b>	<b>0.00</b>	<b>11,362.00</b>	<b>11,362.00</b>	<b>68,172.00</b>
<b><u>Utilities</u></b>							
50200 Electricity	0.00	481.61	481.61	547.77	963.22	415.45	5,779.29
<b>TOTAL Utilities</b>	<b>0.00</b>	<b>481.61</b>	<b>481.61</b>	<b>547.77</b>	<b>963.22</b>	<b>415.45</b>	<b>5,779.29</b>
<b>TOTAL Expense</b>	<b>0.00</b>	<b>8,795.86</b>	<b>8,795.86</b>	<b>1,997.69</b>	<b>17,591.72</b>	<b>15,594.03</b>	<b>105,550.29</b>
<b>Excess Revenue / Expense</b>	<b>4,396.20</b>	<b>0.00</b>	<b>4,396.20</b>	<b>6,794.68</b>	<b>0.00</b>	<b>6,794.68</b>	<b>0.00</b>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Lakeside			Year to Date Lakeside			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	3,580.93	3,581.00	(0.07)	7,161.93	7,162.00	(0.07)	42,972.00
40107 Master	0.00	3,328.61	(3,328.61)	0.00	6,657.22	(6,657.22)	39,943.35
40200 Court Funds Income	0.00	682.27	(682.27)	0.00	1,364.54	(1,364.54)	8,187.25
<b>TOTAL Income</b>	<b>3,580.93</b>	<b>7,591.88</b>	<b>(4,010.95)</b>	<b>7,161.93</b>	<b>15,183.76</b>	<b>(8,021.83)</b>	<b>91,102.60</b>
<b>TOTAL Income</b>	<b>3,580.93</b>	<b>7,591.88</b>	<b>(4,010.95)</b>	<b>7,161.93</b>	<b>15,183.76</b>	<b>(8,021.83)</b>	<b>91,102.60</b>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	1,183.17	1,183.17	1,183.17	2,366.34	1,183.17	14,198.00
<b>TOTAL Contracted Services</b>	<b>0.00</b>	<b>1,183.17</b>	<b>1,183.17</b>	<b>1,183.17</b>	<b>2,366.34</b>	<b>1,183.17</b>	<b>14,198.00</b>
<b><u>General &amp; Administrative</u></b>							
50128 Architectural Expense	8,400.00	0.00	(8,400.00)	8,400.00	0.00	(8,400.00)	0.00
<b>TOTAL General &amp; Administr.</b>	<b>8,400.00</b>	<b>0.00</b>	<b>(8,400.00)</b>	<b>8,400.00</b>	<b>0.00</b>	<b>(8,400.00)</b>	<b>0.00</b>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
50553 Storm Drain	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
50559 Landscape Extras	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
50561 Tree Trimming	0.00	183.33	183.33	0.00	366.66	366.66	2,200.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>916.66</b>	<b>916.66</b>	<b>0.00</b>	<b>1,833.32</b>	<b>1,833.32</b>	<b>11,000.00</b>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	5,093.08	5,093.08	0.00	10,186.16	10,186.16	61,116.93
<b>TOTAL Special Projects</b>	<b>0.00</b>	<b>5,093.08</b>	<b>5,093.08</b>	<b>0.00</b>	<b>10,186.16</b>	<b>10,186.16</b>	<b>61,116.93</b>
<b><u>Utilities</u></b>							
50200 Electricity	457.08	398.97	(58.11)	937.85	797.94	(139.91)	4,787.67
<b>TOTAL Utilities</b>	<b>457.08</b>	<b>398.97</b>	<b>(58.11)</b>	<b>937.85</b>	<b>797.94</b>	<b>(139.91)</b>	<b>4,787.67</b>
<b>TOTAL Expense</b>	<b>8,857.08</b>	<b>7,591.88</b>	<b>(1,265.20)</b>	<b>10,521.02</b>	<b>15,183.76</b>	<b>4,662.74</b>	<b>91,102.60</b>
<b>Excess Revenue / Expense</b>	<b>(5,276.15)</b>	<b>0.00</b>	<b>(5,276.15)</b>	<b>(3,359.09)</b>	<b>0.00</b>	<b>(3,359.09)</b>	<b>0.00</b>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Live Oak			Year to Date Live Oak			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	2,383.55	2,383.48	0.07	4,767.03	4,766.96	0.07	28,601.73
40107 Master	0.00	1,352.92	(1,352.92)	0.00	2,705.84	(2,705.84)	16,235.00
<b>TOTAL Income</b>	<b>2,383.55</b>	<b>3,736.40</b>	<b>(1,352.85)</b>	<b>4,767.03</b>	<b>7,472.80</b>	<b>(2,705.77)</b>	<b>44,836.73</b>
<b>TOTAL Income</b>	<b>2,383.55</b>	<b>3,736.40</b>	<b>(1,352.85)</b>	<b>4,767.03</b>	<b>7,472.80</b>	<b>(2,705.77)</b>	<b>44,836.73</b>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	816.42	816.42	816.42	1,632.84	816.42	9,797.00
<b>TOTAL Contracted Services</b>	<b>0.00</b>	<b>816.42</b>	<b>816.42</b>	<b>816.42</b>	<b>1,632.84</b>	<b>816.42</b>	<b>9,797.00</b>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	580.17	580.17	0.00	1,160.34	1,160.34	6,962.00
50553 Storm Drain	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
50559 Landscape Extras	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50561 Tree Trimming	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>1,330.17</b>	<b>1,330.17</b>	<b>0.00</b>	<b>2,660.34</b>	<b>2,660.34</b>	<b>15,962.00</b>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	1,352.92	1,352.92	0.00	2,705.84	2,705.84	16,235.00
<b>TOTAL Special Projects</b>	<b>0.00</b>	<b>1,352.92</b>	<b>1,352.92</b>	<b>0.00</b>	<b>2,705.84</b>	<b>2,705.84</b>	<b>16,235.00</b>
<b><u>Utilities</u></b>							
50200 Electricity	269.41	236.89	(32.52)	538.82	473.78	(65.04)	2,842.73
<b>TOTAL Utilities</b>	<b>269.41</b>	<b>236.89</b>	<b>(32.52)</b>	<b>538.82</b>	<b>473.78</b>	<b>(65.04)</b>	<b>2,842.73</b>
<b>TOTAL Expense</b>	<b>269.41</b>	<b>3,736.40</b>	<b>3,466.99</b>	<b>1,355.24</b>	<b>7,472.80</b>	<b>6,117.56</b>	<b>44,836.73</b>
<b>Excess Revenue / Expense</b>	<b>2,114.14</b>	<b>0.00</b>	<b>2,114.14</b>	<b>3,411.79</b>	<b>0.00</b>	<b>3,411.79</b>	<b>0.00</b>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Oaklake			Year to Date Oaklake			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	2,822.96	2,823.00	(0.04)	5,645.96	5,646.00	(0.04)	33,876.00
40107 Master	0.00	2,089.25	(2,089.25)	0.00	4,178.50	(4,178.50)	25,071.00
<b>TOTAL Income</b>	<b>2,822.96</b>	<b>4,912.25</b>	<b>(2,089.29)</b>	<b>5,645.96</b>	<b>9,824.50</b>	<b>(4,178.54)</b>	<b>58,947.00</b>
<b>TOTAL Income</b>	<b>2,822.96</b>	<b>4,912.25</b>	<b>(2,089.29)</b>	<b>5,645.96</b>	<b>9,824.50</b>	<b>(4,178.54)</b>	<b>58,947.00</b>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	933.17	933.17	933.17	1,866.34	933.17	11,198.00
<b>TOTAL Contracted Services</b>	<b>0.00</b>	<b>933.17</b>	<b>933.17</b>	<b>933.17</b>	<b>1,866.34</b>	<b>933.17</b>	<b>11,198.00</b>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	611.53	611.53	0.00	1,223.06	1,223.06	7,338.38
50553 Storm Drain	0.00	133.33	133.33	0.00	266.66	266.66	1,600.00
50559 Landscape Extras	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50561 Tree Trimming	0.00	450.00	450.00	0.00	900.00	900.00	5,400.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>1,611.53</b>	<b>1,611.53</b>	<b>0.00</b>	<b>3,223.06</b>	<b>3,223.06</b>	<b>19,338.38</b>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	2,089.25	2,089.25	0.00	4,178.50	4,178.50	25,071.00
<b>TOTAL Special Projects</b>	<b>0.00</b>	<b>2,089.25</b>	<b>2,089.25</b>	<b>0.00</b>	<b>4,178.50</b>	<b>4,178.50</b>	<b>25,071.00</b>
<b><u>Utilities</u></b>							
50200 Electricity	316.15	278.30	(37.85)	632.30	556.60	(75.70)	3,339.62
<b>TOTAL Utilities</b>	<b>316.15</b>	<b>278.30</b>	<b>(37.85)</b>	<b>632.30</b>	<b>556.60</b>	<b>(75.70)</b>	<b>3,339.62</b>
<b>TOTAL Expense</b>	<b>316.15</b>	<b>4,912.25</b>	<b>4,596.10</b>	<b>1,565.47</b>	<b>9,824.50</b>	<b>8,259.03</b>	<b>58,947.00</b>
<b>Excess Revenue / Expense</b>	<b>2,506.81</b>	<b>0.00</b>	<b>2,506.81</b>	<b>4,080.49</b>	<b>0.00</b>	<b>4,080.49</b>	<b>0.00</b>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Oakwood			Year to Date Oakwood			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	2,181.39	2,181.42	(0.03)	4,362.81	4,362.84	(0.03)	26,177.00
40107 Master	0.00	2,006.61	(2,006.61)	0.00	4,013.22	(4,013.22)	24,079.32
40200 Court Funds Income	0.00	263.69	(263.69)	0.00	527.38	(527.38)	3,164.30
<b>TOTAL Income</b>	<b>2,181.39</b>	<b>4,451.72</b>	<b>(2,270.33)</b>	<b>4,362.81</b>	<b>8,903.44</b>	<b>(4,540.63)</b>	<b>53,420.62</b>
<b>TOTAL Income</b>	<b>2,181.39</b>	<b>4,451.72</b>	<b>(2,270.33)</b>	<b>4,362.81</b>	<b>8,903.44</b>	<b>(4,540.63)</b>	<b>53,420.62</b>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	724.83	724.83	724.83	1,449.66	724.83	8,698.00
<b>TOTAL Contracted Services</b>	<b>0.00</b>	<b>724.83</b>	<b>724.83</b>	<b>724.83</b>	<b>1,449.66</b>	<b>724.83</b>	<b>8,698.00</b>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	335.58	335.58	0.00	671.16	671.16	4,027.00
50553 Storm Drain	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
50559 Landscape Extras	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50561 Tree Trimming	0.00	183.33	183.33	0.00	366.66	366.66	2,200.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>1,018.91</b>	<b>1,018.91</b>	<b>0.00</b>	<b>2,037.82</b>	<b>2,037.82</b>	<b>12,227.00</b>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	2,291.00	2,291.00	0.00	4,582.00	4,582.00	27,492.00
<b>TOTAL Special Projects</b>	<b>0.00</b>	<b>2,291.00</b>	<b>2,291.00</b>	<b>0.00</b>	<b>4,582.00</b>	<b>4,582.00</b>	<b>27,492.00</b>
<b><u>Utilities</u></b>							
50200 Electricity	472.95	416.97	(55.98)	945.51	833.94	(111.57)	5,003.62
<b>TOTAL Utilities</b>	<b>472.95</b>	<b>416.97</b>	<b>(55.98)</b>	<b>945.51</b>	<b>833.94</b>	<b>(111.57)</b>	<b>5,003.62</b>
<b>TOTAL Expense</b>	<b>472.95</b>	<b>4,451.71</b>	<b>3,978.76</b>	<b>1,670.34</b>	<b>8,903.42</b>	<b>7,233.08</b>	<b>53,420.62</b>
<b>Excess Revenue / Expense</b>	<b>1,708.44</b>	<b>0.01</b>	<b>1,708.43</b>	<b>2,692.47</b>	<b>0.02</b>	<b>2,692.45</b>	<b>0.00</b>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
40101 Owner Assessments	463,572.98	463,770.75	(197.77)	927,343.73	927,541.50	(197.77)	5,565,249.00
40102 Late Fees & Interest	0.00	0.00	0.00	283.36	0.00	283.36	0.00
40103 Non-Sufficient Funds	35.00	0.00	35.00	770.00	0.00	770.00	0.00
40150 Boat Rental	0.00	4,166.67	(4,166.67)	4,400.00	8,333.34	(3,933.34)	50,000.00
40152 Clubhouse Rental	0.00	1,250.00	(1,250.00)	1,200.00	2,500.00	(1,300.00)	15,000.00
40172 Owner Administrative Fees	0.00	0.00	0.00	299.00	0.00	299.00	0.00
40190 Other Income	4,170.23	0.00	4,170.23	4,170.23	0.00	4,170.23	0.00
40191 Bank Interest	1,741.47	0.00	1,741.47	3,943.26	0.00	3,943.26	0.00
40200 Court Funds Income	0.00	57,586.50	(57,586.50)	0.00	115,173.00	(115,173.00)	691,038.04
<b>TOTAL Income</b>	<b>469,519.68</b>	<b>526,773.92</b>	<b>(57,254.24)</b>	<b>942,409.58</b>	<b>1,053,547.84</b>	<b>(111,138.26)</b>	<b>6,321,287.04</b>
<b>TOTAL Income</b>	<b>469,519.68</b>	<b>526,773.92</b>	<b>(57,254.24)</b>	<b>942,409.58</b>	<b>1,053,547.84</b>	<b>(111,138.26)</b>	<b>6,321,287.04</b>
<b>Expense</b>							
<b>Contracted Services</b>							
50179 Miami Dade Sheriff Office	9,472.00	9,250.00	(222.00)	21,608.00	18,500.00	(3,108.00)	111,000.00
50700 Management Fee	28,845.72	28,841.83	(3.89)	57,425.82	57,683.66	257.84	346,102.01
50703 Alarm Monitoring	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
50708 Security Services	79,631.60	51,427.82	(28,203.78)	85,820.79	102,855.64	17,034.85	617,133.89
50712 Outdoor Equipment - Financing	0.00	6,000.00	6,000.00	0.00	12,000.00	12,000.00	72,000.00
50731 Lawn Maintenance	0.00	43,612.50	43,612.50	62,416.63	87,225.00	24,808.37	523,350.00
50736 Pool/Spa Contract	7,644.00	3,822.00	(3,822.00)	11,466.00	7,644.00	(3,822.00)	45,864.00
50744 Lake Maintenance	9,687.50	3,875.00	(5,812.50)	10,737.50	7,750.00	(2,987.50)	46,500.00
50754 Beach Contract	0.00	1,078.00	1,078.00	3,110.00	2,156.00	(954.00)	12,936.00
<b>TOTAL Contracted Services</b>	<b>135,280.82</b>	<b>148,157.15</b>	<b>12,876.33</b>	<b>252,584.74</b>	<b>296,314.30</b>	<b>43,729.56</b>	<b>1,777,885.90</b>
<b>Financing</b>							
50144 Bank Fees	853.00	0.00	(853.00)	1,842.90	0.00	(1,842.90)	0.00
<b>TOTAL Financing</b>	<b>853.00</b>	<b>0.00</b>	<b>(853.00)</b>	<b>1,842.90</b>	<b>0.00</b>	<b>(1,842.90)</b>	<b>0.00</b>
<b>General &amp; Administrative</b>							
50101 Audit Fees	0.00	2,625.00	2,625.00	0.00	5,250.00	5,250.00	31,500.00
50103 CPA Auditing Fees	0.00	0.00	0.00	16,000.00	0.00	(16,000.00)	0.00
50106 Legal Fees	58,452.79	50,000.00	(8,452.79)	102,095.79	100,000.00	(2,095.79)	600,000.00
50107 Board Meetings	66.14	558.33	492.19	197.50	1,116.66	919.16	6,700.00
50110 Copier Maint/Supply	121.93	291.67	169.74	446.95	583.34	136.39	3,500.00
50115 Postage	15.15	0.00	(15.15)	340.35	0.00	(340.35)	0.00
50116 Printing & Postage	0.00	1,166.67	1,166.67	4,602.88	2,333.34	(2,269.54)	14,000.00
50117 Coupons	0.00	7,970.38	7,970.38	33,744.00	15,940.76	(17,803.24)	95,644.60
50119 Storage - Archives	2,000.00	333.33	(1,666.67)	4,000.00	666.66	(3,333.34)	4,000.00
50122 Maint/Vehicle Expense & Gas	1,365.48	2,083.33	717.85	6,979.27	4,166.66	(2,812.61)	25,000.00
50123 Election-related costs	715.00	1,666.67	951.67	715.00	3,333.34	2,618.34	20,000.00
50124 Admin- Accounting Fees	69.00	833.33	764.33	138.00	1,666.66	1,528.66	10,000.00
50125 Admin- Computer Maint/Supp	0.00	100.00	100.00	(79.00)	200.00	279.00	1,200.00
50126 Admin- Mailouts	24,610.93	0.00	(24,610.93)	24,610.93	0.00	(24,610.93)	0.00

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
50127 Office Equipment	79.00	0.00	(79.00)	143.19	0.00	(143.19)	0.00
50128 Architectural Expense	1,800.00	375.00	(1,425.00)	1,800.00	750.00	(1,050.00)	4,500.00
50195 Employee Uniforms	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
<b>TOTAL General &amp; Administr</b>	<b>89,295.42</b>	<b>68,503.71</b>	<b>(20,791.71)</b>	<b>195,734.86</b>	<b>137,007.42</b>	<b>(58,727.44)</b>	<b>822,044.60</b>
<b><u>Insurance</u></b>							
50130 Insurance	122,923.44	129,268.17	6,344.73	234,645.92	258,536.34	23,890.42	1,551,218.00
<b>TOTAL Insurance</b>	<b>122,923.44</b>	<b>129,268.17</b>	<b>6,344.73</b>	<b>234,645.92</b>	<b>258,536.34</b>	<b>23,890.42</b>	<b>1,551,218.00</b>
<b><u>Licenses &amp; Permits</u></b>							
50172 Annual Report	61.25	5.42	(55.83)	113.25	10.84	(102.41)	65.00
<b>TOTAL Licenses &amp; Permits</b>	<b>61.25</b>	<b>5.42</b>	<b>(55.83)</b>	<b>113.25</b>	<b>10.84</b>	<b>(102.41)</b>	<b>65.00</b>
<b><u>Licenses&amp; Permits</u></b>							
50177 License,Taxes,Permit	0.00	1,250.00	1,250.00	1,200.00	2,500.00	1,300.00	15,000.00
<b>TOTAL Licenses&amp; Permits</b>	<b>0.00</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>1,200.00</b>	<b>2,500.00</b>	<b>1,300.00</b>	<b>15,000.00</b>
<b><u>Office &amp; Tech</u></b>							
50120 Office Supplies	3,155.93	500.00	(2,655.93)	4,489.74	1,000.00	(3,489.74)	6,000.00
50121 IT Services	1,230.55	416.67	(813.88)	2,444.11	833.34	(1,610.77)	5,000.00
<b>TOTAL Office &amp; Tech</b>	<b>4,386.48</b>	<b>916.67</b>	<b>(3,469.81)</b>	<b>6,933.85</b>	<b>1,833.34</b>	<b>(5,100.51)</b>	<b>11,000.00</b>
<b><u>Other General Administrative</u></b>							
50182 Community Social Events	0.00	3,333.33	3,333.33	3,695.29	6,666.66	2,971.37	40,000.00
50190 Bad Debt	0.00	0.00	0.00	4,417.29	0.00	(4,417.29)	0.00
<b>TOTAL Other General Admi</b>	<b>0.00</b>	<b>3,333.33</b>	<b>3,333.33</b>	<b>8,112.58</b>	<b>6,666.66</b>	<b>(1,445.92)</b>	<b>40,000.00</b>
<b><u>Personnel</u></b>							
50002 Salaries- - Manager	12,972.76	12,972.92	0.16	25,945.52	25,945.84	0.32	155,675.00
50003 Salaries - Assistant Manager	5,204.87	5,811.87	607.00	10,568.73	11,623.74	1,055.01	69,742.40
50004 Salaries- - Administrative Assistant	23,989.64	18,473.43	(5,516.21)	43,111.70	36,946.86	(6,164.84)	221,681.20
50006 Salaries - Front Desk	10,650.47	13,152.54	2,502.07	19,798.54	26,305.08	6,506.54	157,830.50
50008 Salaries- - Recreation	11,763.06	22,157.74	10,394.68	24,126.22	44,315.48	20,189.26	265,892.90
50009 Salaries- - Janitorial	23,118.49	7,264.83	(15,853.66)	41,319.63	14,529.66	(26,789.97)	87,178.00
50010 Salaries - Maintenance	18,473.99	33,075.75	14,601.76	36,744.99	66,151.50	29,406.51	396,908.98
50031 Salaries- - Health Insurance	7,380.00	10,342.88	2,962.88	14,760.00	20,685.76	5,925.76	124,114.56
<b>TOTAL Personnel</b>	<b>113,553.28</b>	<b>123,251.96</b>	<b>9,698.68</b>	<b>216,375.33</b>	<b>246,503.92</b>	<b>30,128.59</b>	<b>1,479,023.54</b>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	3,387.62	3,333.33	(54.29)	4,561.35	6,666.66	2,105.31	40,000.00
50503 Air Conditioning	1,895.00	416.67	(1,478.33)	1,977.04	833.34	(1,143.70)	5,000.00
50518 Electrical	1,310.75	416.67	(894.08)	3,839.97	833.34	(3,006.63)	5,000.00
50524 Rec Center	18,050.00	3,750.00	(14,300.00)	26,102.86	7,500.00	(18,602.86)	45,000.00
50536 Janitorial Supplies	62.92	1,250.00	1,187.08	2,526.32	2,500.00	(26.32)	15,000.00
50542 Maintenance Supplies	67.80	1,250.00	1,182.20	167.74	2,500.00	2,332.26	15,000.00
50545 Pest Control	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50547 Pool Repairs	2,445.62	4,166.67	1,721.05	2,429.58	8,333.34	5,903.76	50,000.00
50559 Landscape Extras	0.00	2,083.33	2,083.33	0.00	4,166.66	4,166.66	25,000.00
50561 Tree Trimming	0.00	13,504.17	13,504.17	0.00	27,008.34	27,008.34	162,050.00

# Hammocks Community Association Incorporated

## Income Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Repairs and Mainter	27,219.71	30,587.51	3,367.80	41,604.86	61,175.02	19,570.16	367,050.00
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	5,833.33	5,833.33	86,693.82	11,666.66	(75,027.16)	70,000.00
TOTAL Special Projects	0.00	5,833.33	5,833.33	86,693.82	11,666.66	(75,027.16)	70,000.00
<b><u>Utilities</u></b>							
50200 Electricity	3,286.00	8,333.33	5,047.33	8,381.90	16,666.66	8,284.76	100,000.00
50201 Water & Sewer	2,530.85	3,166.67	635.82	11,139.06	6,333.34	(4,805.72)	38,000.00
50205 Telephone	908.94	833.33	(75.61)	1,827.87	1,666.66	(161.21)	10,000.00
50207 Waste Collection	777.40	3,333.33	2,555.93	2,980.41	6,666.66	3,686.25	40,000.00
TOTAL Utilities	7,503.19	15,666.66	8,163.47	24,329.24	31,333.32	7,004.08	188,000.00
TOTAL Expense	501,076.59	526,773.91	25,697.32	1,070,171.35	1,053,547.82	(16,623.53)	6,321,287.04
Excess Revenue / Expense	(31,556.91)	0.01	(31,556.92)	(127,761.77)	0.02	(127,761.79)	0.00

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Paseos I			Year to Date Paseos I			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	1,241.76	1,241.75	0.01	2,483.51	2,483.50	0.01	14,901.00
40107 Master	0.00	1,227.57	(1,227.57)	0.00	2,455.14	(2,455.14)	14,730.88
40200 Court Funds Income	0.00	677.04	(677.04)	0.00	1,354.08	(1,354.08)	8,124.44
<b>TOTAL Income</b>	<b>1,241.76</b>	<b>3,146.36</b>	<b>(1,904.60)</b>	<b>2,483.51</b>	<b>6,292.72</b>	<b>(3,809.21)</b>	<b>37,756.32</b>
<b>TOTAL Income</b>	<b>1,241.76</b>	<b>3,146.36</b>	<b>(1,904.60)</b>	<b>2,483.51</b>	<b>6,292.72</b>	<b>(3,809.21)</b>	<b>37,756.32</b>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	449.83	449.83	449.83	899.66	449.83	5,398.00
<b>TOTAL Contracted Services</b>	<b>0.00</b>	<b>449.83</b>	<b>449.83</b>	<b>449.83</b>	<b>899.66</b>	<b>449.83</b>	<b>5,398.00</b>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
50553 Storm Drain	0.00	108.33	108.33	0.00	216.66	216.66	1,300.00
50559 Landscape Extras	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
50561 Tree Trimming	0.00	183.33	183.33	0.00	366.66	366.66	2,200.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>708.33</b>	<b>708.33</b>	<b>0.00</b>	<b>1,416.66</b>	<b>1,416.66</b>	<b>8,500.00</b>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	1,802.17	1,802.17	999.00	3,604.34	2,605.34	21,626.00
<b>TOTAL Special Projects</b>	<b>0.00</b>	<b>1,802.17</b>	<b>1,802.17</b>	<b>999.00</b>	<b>3,604.34</b>	<b>2,605.34</b>	<b>21,626.00</b>
<b><u>Utilities</u></b>							
50200 Electricity	216.51	186.03	(30.48)	475.02	372.06	(102.96)	2,232.32
<b>TOTAL Utilities</b>	<b>216.51</b>	<b>186.03</b>	<b>(30.48)</b>	<b>475.02</b>	<b>372.06</b>	<b>(102.96)</b>	<b>2,232.32</b>
<b>TOTAL Expense</b>	<b>216.51</b>	<b>3,146.36</b>	<b>2,929.85</b>	<b>1,923.85</b>	<b>6,292.72</b>	<b>4,368.87</b>	<b>37,756.32</b>
<b>Excess Revenue / Expense</b>	<b>1,025.25</b>	<b>0.00</b>	<b>1,025.25</b>	<b>559.66</b>	<b>0.00</b>	<b>559.66</b>	<b>0.00</b>

# Hammocks Community Association Incorporated

## Income Statement

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	Current Period Paseos II			Year to Date Paseos II			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	3,156.26	3,156.25	0.01	6,312.51	6,312.50	0.01	37,875.00
40107 Master	0.00	1,519.58	(1,519.58)	0.00	3,039.16	(3,039.16)	18,234.92
TOTAL Income	<u>3,156.26</u>	<u>4,675.83</u>	<u>(1,519.57)</u>	<u>6,312.51</u>	<u>9,351.66</u>	<u>(3,039.15)</u>	<u>56,109.92</u>
TOTAL Income	<u>3,156.26</u>	<u>4,675.83</u>	<u>(1,519.57)</u>	<u>6,312.51</u>	<u>9,351.66</u>	<u>(3,039.15)</u>	<u>56,109.92</u>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	674.83	674.83	674.83	1,349.66	674.83	8,098.00
TOTAL Contracted Services	<u>0.00</u>	<u>674.83</u>	<u>674.83</u>	<u>674.83</u>	<u>1,349.66</u>	<u>674.83</u>	<u>8,098.00</u>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	1,148.17	1,148.17	204.06	2,296.34	2,092.28	13,778.00
50553 Storm Drain	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
50559 Landscape Extras	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
50561 Tree Trimming	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
TOTAL Repairs and Mainter	<u>0.00</u>	<u>1,981.50</u>	<u>1,981.50</u>	<u>204.06</u>	<u>3,963.00</u>	<u>3,758.94</u>	<u>23,778.00</u>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	1,784.67	1,784.67	0.00	3,569.34	3,569.34	21,416.00
TOTAL Special Projects	<u>0.00</u>	<u>1,784.67</u>	<u>1,784.67</u>	<u>0.00</u>	<u>3,569.34</u>	<u>3,569.34</u>	<u>21,416.00</u>
<b><u>Utilities</u></b>							
50200 Electricity	267.49	234.83	(32.66)	1,126.13	469.66	(656.47)	2,817.92
TOTAL Utilities	<u>267.49</u>	<u>234.83</u>	<u>(32.66)</u>	<u>1,126.13</u>	<u>469.66</u>	<u>(656.47)</u>	<u>2,817.92</u>
TOTAL Expense	<u>267.49</u>	<u>4,675.83</u>	<u>4,408.34</u>	<u>2,005.02</u>	<u>9,351.66</u>	<u>7,346.64</u>	<u>56,109.92</u>
Excess Revenue / Expense	<u>2,888.77</u>	<u>0.00</u>	<u>2,888.77</u>	<u>4,307.49</u>	<u>0.00</u>	<u>4,307.49</u>	<u>0.00</u>

# Hammocks Community Association Incorporated

## Income Statement

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	Current Period Pelican Point			Year to Date Pelican Point			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	1,287.55	1,287.58	(0.03)	2,575.10	2,575.16	(0.06)	15,451.00
40107 Master	0.00	1,298.40	(1,298.40)	0.00	2,596.80	(2,596.80)	15,580.74
40200 Court Funds Income	0.00	270.35	(270.35)	0.00	540.70	(540.70)	3,244.25
<b>TOTAL Income</b>	<b>1,287.55</b>	<b>2,856.33</b>	<b>(1,568.78)</b>	<b>2,575.10</b>	<b>5,712.66</b>	<b>(3,137.56)</b>	<b>34,275.99</b>
<b>TOTAL Income</b>	<b>1,287.55</b>	<b>2,856.33</b>	<b>(1,568.78)</b>	<b>2,575.10</b>	<b>5,712.66</b>	<b>(3,137.56)</b>	<b>34,275.99</b>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	458.17	458.17	458.17	916.34	458.17	5,498.00
<b>TOTAL Contracted Services</b>	<b>0.00</b>	<b>458.17</b>	<b>458.17</b>	<b>458.17</b>	<b>916.34</b>	<b>458.17</b>	<b>5,498.00</b>
<b><u>General &amp; Administrative</u></b>							
50128 Architectural Expense	2,100.00	0.00	(2,100.00)	2,100.00	0.00	(2,100.00)	0.00
<b>TOTAL General &amp; Administr.</b>	<b>2,100.00</b>	<b>0.00</b>	<b>(2,100.00)</b>	<b>2,100.00</b>	<b>0.00</b>	<b>(2,100.00)</b>	<b>0.00</b>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	220.17	220.17	0.00	440.34	440.34	2,642.00
50553 Storm Drain	0.00	75.00	75.00	0.00	150.00	150.00	900.00
50559 Landscape Extras	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
50561 Tree Trimming	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>795.17</b>	<b>795.17</b>	<b>0.00</b>	<b>1,590.34</b>	<b>1,590.34</b>	<b>9,542.00</b>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	1,563.92	1,563.92	0.00	3,127.84	3,127.84	18,767.10
<b>TOTAL Special Projects</b>	<b>0.00</b>	<b>1,563.92</b>	<b>1,563.92</b>	<b>0.00</b>	<b>3,127.84</b>	<b>3,127.84</b>	<b>18,767.10</b>
<b><u>Utilities</u></b>							
50200 Electricity	24.78	39.07	14.29	54.56	78.14	23.58	468.89
<b>TOTAL Utilities</b>	<b>24.78</b>	<b>39.07</b>	<b>14.29</b>	<b>54.56</b>	<b>78.14</b>	<b>23.58</b>	<b>468.89</b>
<b>TOTAL Expense</b>	<b>2,124.78</b>	<b>2,856.33</b>	<b>731.55</b>	<b>2,612.73</b>	<b>5,712.66</b>	<b>3,099.93</b>	<b>34,275.99</b>
<b>Excess Revenue / Expense</b>	<b>(837.23)</b>	<b>0.00</b>	<b>(837.23)</b>	<b>(37.63)</b>	<b>0.00</b>	<b>(37.63)</b>	<b>0.00</b>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Skylark			Year to Date Skylark			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
40101 Owner Assessments	1,385.06	1,385.08	(0.02)	2,770.14	2,770.16	(0.02)	16,621.00
40107 Master	0.00	1,163.34	(1,163.34)	0.00	2,326.68	(2,326.68)	13,960.13
<b>TOTAL Income</b>	<b>1,385.06</b>	<b>2,548.42</b>	<b>(1,163.36)</b>	<b>2,770.14</b>	<b>5,096.84</b>	<b>(2,326.70)</b>	<b>30,581.13</b>
<b>TOTAL Income</b>	<b>1,385.06</b>	<b>2,548.42</b>	<b>(1,163.36)</b>	<b>2,770.14</b>	<b>5,096.84</b>	<b>(2,326.70)</b>	<b>30,581.13</b>
<b>Expense</b>							
<b>Contracted Services</b>							
50731 Lawn Maintenance	0.00	474.92	474.92	474.92	949.84	474.92	5,699.00
<b>TOTAL Contracted Services</b>	<b>0.00</b>	<b>474.92</b>	<b>474.92</b>	<b>474.92</b>	<b>949.84</b>	<b>474.92</b>	<b>5,699.00</b>
<b>Repairs and Maintenance</b>							
50501 General Maintenance	0.00	416.67	416.67	46.60	833.34	786.74	5,000.00
50553 Storm Drain	0.00	50.00	50.00	0.00	100.00	100.00	600.00
50559 Landscape Extras	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50561 Tree Trimming	0.00	183.33	183.33	0.00	366.66	366.66	2,200.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>1,066.67</b>	<b>1,066.67</b>	<b>46.60</b>	<b>2,133.34</b>	<b>2,086.74</b>	<b>12,800.00</b>
<b>Special Projects</b>							
50790 Capital Improvements	0.00	886.42	886.42	0.00	1,772.84	1,772.84	10,637.00
<b>TOTAL Special Projects</b>	<b>0.00</b>	<b>886.42</b>	<b>886.42</b>	<b>0.00</b>	<b>1,772.84</b>	<b>1,772.84</b>	<b>10,637.00</b>
<b>Utilities</b>							
50200 Electricity	138.48	120.43	(18.05)	276.96	240.86	(36.10)	1,445.13
<b>TOTAL Utilities</b>	<b>138.48</b>	<b>120.43</b>	<b>(18.05)</b>	<b>276.96</b>	<b>240.86</b>	<b>(36.10)</b>	<b>1,445.13</b>
<b>TOTAL Expense</b>	<b>138.48</b>	<b>2,548.44</b>	<b>2,409.96</b>	<b>798.48</b>	<b>5,096.88</b>	<b>4,298.40</b>	<b>30,581.13</b>
<b>Excess Revenue / Expense</b>	<b>1,246.58</b>	<b>(0.02)</b>	<b>1,246.60</b>	<b>1,971.66</b>	<b>(0.04)</b>	<b>1,971.70</b>	<b>0.00</b>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Spicewood			Year to Date Spicewood			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
40101 Owner Assessments	1,357.54	1,357.58	(0.04)	2,715.12	2,715.16	(0.04)	16,291.00
40107 Master	0.00	1,227.57	(1,227.57)	0.00	2,455.14	(2,455.14)	14,730.88
40200 Court Funds Income	0.00	295.03	(295.03)	0.00	590.06	(590.06)	3,540.32
<b>TOTAL Income</b>	<b>1,357.54</b>	<b>2,880.18</b>	<b>(1,522.64)</b>	<b>2,715.12</b>	<b>5,760.36</b>	<b>(3,045.24)</b>	<b>34,562.20</b>
<b>TOTAL Income</b>	<b>1,357.54</b>	<b>2,880.18</b>	<b>(1,522.64)</b>	<b>2,715.12</b>	<b>5,760.36</b>	<b>(3,045.24)</b>	<b>34,562.20</b>
<b>Expense</b>							
<b>Contracted Services</b>							
50731 Lawn Maintenance	0.00	445.67	445.67	445.67	891.34	445.67	5,348.00
<b>TOTAL Contracted Services</b>	<b>0.00</b>	<b>445.67</b>	<b>445.67</b>	<b>445.67</b>	<b>891.34</b>	<b>445.67</b>	<b>5,348.00</b>
<b>Repairs and Maintenance</b>							
50501 General Maintenance	0.00	433.67	433.67	0.00	867.34	867.34	5,204.00
50553 Storm Drain	0.00	41.67	41.67	0.00	83.34	83.34	500.00
50559 Landscape Extras	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50561 Tree Trimming	0.00	316.67	316.67	0.00	633.34	633.34	3,800.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>1,208.68</b>	<b>1,208.68</b>	<b>0.00</b>	<b>2,417.36</b>	<b>2,417.36</b>	<b>14,504.00</b>
<b>Special Projects</b>							
50790 Capital Improvements	0.00	1,088.58	1,088.58	0.00	2,177.16	2,177.16	13,063.00
<b>TOTAL Special Projects</b>	<b>0.00</b>	<b>1,088.58</b>	<b>1,088.58</b>	<b>0.00</b>	<b>2,177.16</b>	<b>2,177.16</b>	<b>13,063.00</b>
<b>Utilities</b>							
50200 Electricity	578.15	137.27	(440.88)	862.79	274.54	(588.25)	1,647.20
<b>TOTAL Utilities</b>	<b>578.15</b>	<b>137.27</b>	<b>(440.88)</b>	<b>862.79</b>	<b>274.54</b>	<b>(588.25)</b>	<b>1,647.20</b>
<b>TOTAL Expense</b>	<b>578.15</b>	<b>2,880.20</b>	<b>2,302.05</b>	<b>1,308.46</b>	<b>5,760.40</b>	<b>4,451.94</b>	<b>34,562.20</b>
<b>Excess Revenue / Expense</b>	<b>779.39</b>	<b>(0.02)</b>	<b>779.41</b>	<b>1,406.66</b>	<b>(0.04)</b>	<b>1,406.70</b>	<b>0.00</b>

# Hammocks Community Association Incorporated

## Income Statement

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Period Sunflower			Year to Date Sunflower			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
40101 Owner Assessments	2,183.26	2,183.13	0.13	4,366.39	4,366.26	0.13	26,197.57
40107 Master	0.00	1,179.58	(1,179.58)	0.00	2,359.16	(2,359.16)	14,155.00
TOTAL Income	<u>2,183.26</u>	<u>3,362.71</u>	<u>(1,179.45)</u>	<u>4,366.39</u>	<u>6,725.42</u>	<u>(2,359.03)</u>	<u>40,352.57</u>
TOTAL Income	<u>2,183.26</u>	<u>3,362.71</u>	<u>(1,179.45)</u>	<u>4,366.39</u>	<u>6,725.42</u>	<u>(2,359.03)</u>	<u>40,352.57</u>
<b>Expense</b>							
<b><u>Contracted Services</u></b>							
50731 Lawn Maintenance	0.00	733.17	733.17	733.17	1,466.34	733.17	8,798.00
TOTAL Contracted Services	<u>0.00</u>	<u>733.17</u>	<u>733.17</u>	<u>733.17</u>	<u>1,466.34</u>	<u>733.17</u>	<u>8,798.00</u>
<b><u>Repairs and Maintenance</u></b>							
50501 General Maintenance	0.00	564.17	564.17	0.00	1,128.34	1,128.34	6,770.00
50553 Storm Drain	0.00	91.67	91.67	0.00	183.34	183.34	1,100.00
50559 Landscape Extras	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
50561 Tree Trimming	0.00	116.67	116.67	0.00	233.34	233.34	1,400.00
TOTAL Repairs and Mainter	<u>0.00</u>	<u>1,189.18</u>	<u>1,189.18</u>	<u>0.00</u>	<u>2,378.36</u>	<u>2,378.36</u>	<u>14,270.00</u>
<b><u>Special Projects</u></b>							
50790 Capital Improvements	0.00	1,179.58	1,179.58	0.00	2,359.16	2,359.16	14,155.00
TOTAL Special Projects	<u>0.00</u>	<u>1,179.58</u>	<u>1,179.58</u>	<u>0.00</u>	<u>2,359.16</u>	<u>2,359.16</u>	<u>14,155.00</u>
<b><u>Utilities</u></b>							
50200 Electricity	286.89	260.80	(26.09)	578.78	521.60	(57.18)	3,129.57
TOTAL Utilities	<u>286.89</u>	<u>260.80</u>	<u>(26.09)</u>	<u>578.78</u>	<u>521.60</u>	<u>(57.18)</u>	<u>3,129.57</u>
TOTAL Expense	<u>286.89</u>	<u>3,362.73</u>	<u>3,075.84</u>	<u>1,311.95</u>	<u>6,725.46</u>	<u>5,413.51</u>	<u>40,352.57</u>
Excess Revenue / Expense	<u>1,896.37</u>	<u>(0.02)</u>	<u>1,896.39</u>	<u>3,054.44</u>	<u>(0.04)</u>	<u>3,054.48</u>	<u>0.00</u>