



FirstService
RESIDENTIAL

OTSJ THE HAMMOCKS COMMUNITY ASSOCIATION INC

RESIDENT PACKAGE - FRO TIER SUB ENTITIES ONLY

For period ending February 29, 2024

Confidential - For Management Use Only



THE HAMMOCKS COMMUNITY ASSOCIATION INC
RESIDENT PACKAGE - FRO TIER SUB ENTITIES ONLY

February 29, 2024

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Disclosures:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Executive Summary

February 29, 2024

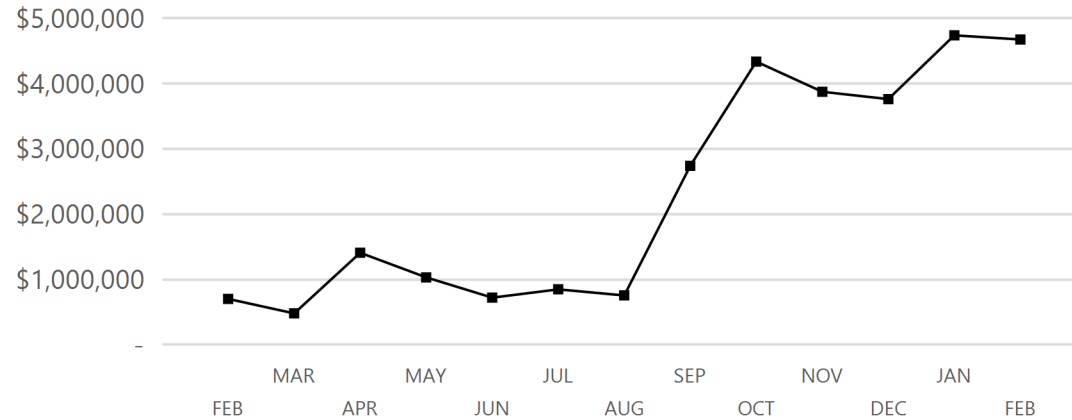
TOTAL CASH

Operating	\$4,667,862
Other	-
Reserves	-
Security Deposits	\$4,800
Special Assessment	-
Total Cash	\$4,672,662

OPERATING CASH

Beginning Cash	\$4,734,123
Change in Cash	(\$66,261)
Ending Cash	\$4,667,862
<i>Less: Accruals</i>	\$728,497
<i>Less: Current Accounts Payable</i>	\$939,372
Adjusted Operating Cash	\$2,999,993

Total Cash Trend



ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
AF Attorney Fees	-	-	-	\$9,191	\$9,191
AM Master Assessment	(\$5,432)	(\$22,429)	(\$17,319)	(\$100,606)	(\$145,785)
AQ Master Assessment	(\$36,863)	\$60,328	(\$52,161)	\$318,422	\$289,726
BC Return Check Fees	\$240	\$447	\$150	\$504	\$1,340
II Interest Income	(\$2)	(\$14)	(\$18)	\$7,755	\$7,721
LF Late Fees	(\$20)	(\$127)	(\$200)	\$41,396	\$41,049
MI Miscellaneous	-	-	-	\$562	\$562
MM Maintenance Fees	-	-	-	(\$9,956)	(\$9,956)
NH1 Neighborhood Fees	\$113	\$67	\$220	\$8,210	\$8,611
NH2 Neighborhood Fees	(\$2,405)	\$20,410	(\$24,044)	\$205,768	\$199,729
UD Demand/30 Day Collection Notice	-	(\$36)	(\$36)	\$5,919	\$5,847
UF Reminder Collection Cost	(\$11)	(\$143)	(\$256)	\$550	\$140

Executive Summary

February 29, 2024

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
VF Violation Fees	-	-	-	\$53,514	\$53,514
TOTAL	(\$44,381)	\$58,504	(\$93,663)	\$541,229	\$461,689

Executive Summary

February 29, 2024

INCOME STATEMENT SUMMARY

Income Recap

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2024 Total Budget	2024 Budget Remaining
TOTAL REVENUE	\$529,213	\$574,409	(\$45,196)	\$2,551,158	\$1,148,818	\$1,402,340	\$6,892,881	(\$4,341,723)
TOTAL EXPENSES	\$1,448,888	\$574,415	(\$874,473)	\$1,888,330	\$1,148,830	(\$739,500)	\$6,892,881	\$5,004,551
NET INCOME/(LOSS)	(\$919,676)	(\$6)	(\$919,670)	\$662,829	(\$12)	\$662,841	-	\$662,829

Expense Summary

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2024 Total Budget	2024 Budget Remaining
ADMINISTRATIVE	\$418,385	\$108,925	(\$309,460)	\$466,606	\$217,850	(\$248,756)	\$1,307,113	\$840,507
PROPERTY INSURANCE	\$107,342	\$55,522	(\$51,820)	\$193,119	\$111,044	(\$82,075)	\$666,265	\$473,146
UTILITIES	\$17,237	\$30,906	\$13,669	\$44,308	\$61,812	\$17,504	\$370,850	\$326,542
CONTRACTS	\$134,968	\$180,029	\$45,061	\$274,381	\$360,058	\$85,677	\$2,160,286	\$1,885,905
SALARIES & BENEFITS	\$63,517	\$150,935	\$87,418	\$170,288	\$301,870	\$131,582	\$1,811,227	\$1,640,939
REPAIRS/MAINTENANCE	\$44,098	\$48,098	\$4,000	\$71,889	\$96,196	\$24,307	\$577,140	\$505,251
PRIOR YEAR ACTIVITY	\$663,341	-	(\$663,341)	\$667,739	-	(\$667,739)	-	(\$667,739)

Executive Summary

February 29, 2024

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR1 - CITY NATIONAL BANK OPR CLICK	OPERATING CLICK - CITY NATIONAL BANK OPR CLICK	\$4,734,123	\$473,832	\$540,093	\$4,667,862
OPR2 - TRUIST BANK OPR CLICK	OPERATING CHECKING ACCOUNT - TRUIST BANK OPR CLICK	-	-	-	-
Total Operating		\$4,734,123	\$473,832	\$540,093	\$4,667,862
Security Deposits					
SEC1 - CITY NATIONAL BANK SEC DEP CHK CLUBHOUSE RENTAL	SECURITY DEPOSIT CHECKING 'CLUBHOUSE RENTAL' - CITY NATIONAL BANK SEC DEP CHK CLUBHOUSE RENTAL	\$2,400	\$2,400	-	\$4,800
Total Security Deposits		\$2,400	\$2,400	-	\$4,800
Total Cash		\$4,736,523	\$476,232	\$540,093	\$4,672,662



THE HAMMOCKS COMMUNITY ASSOCIATION INC

Balance Sheet

As of February 29, 2024

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 06	Cash-Operating - 06 Truist	0	0	0	0	933	(933)
10010 22	Cash-Operating - 22 City National Bank	4,667,862	4,734,123	(66,261)	4,667,862	701,973	3,965,889
10050 00	Cash In Transit - Oper - 00	0	0	0	0	79,950	(79,950)
10207	Due (To)/From Security	(1,800)	(1,800)	0	(1,800)	0	(1,800)
10300	Accounts Receivable	1,113,210	1,434,225	(321,014)	1,113,210	513,911	599,299
10330 20	Other Receivables - 20 - Insurance	4,387	4,387	0	4,387	0	4,387
10330 85	Other Receivables - 85 - Vendors	27,956	2,578	25,379	27,956	4,686	23,270
10335	Pending Bank Accounts Closure - Receiver	134,884	122,745	12,139	134,884	0	134,884
10390 00	Allowance/Bad Debts - 00	(7,866)	(5,783)	(2,083)	(7,866)	0	(7,866)
10500	Prepaid Insurance	1,154,741	868,078	286,663	1,154,741	430,067	724,674
10505	Prepaid Expenses	2,560	1,732	828	2,560	2,318	242
10549	A/P Clearing	98,500	90,342	8,158	98,500	31,910	66,591
10550	A/R Clearing	(47,226)	(11,643)	(35,583)	(47,226)	(761,675)	714,449
10560	NSF in Transit	14,385	15,577	(1,192)	14,385	9,881	4,504
12090 22	Cash-Deposits - 22 City National	4,800	2,400	2,400	4,800	0	4,800
12091	Due (To)/From Oper	1,800	1,800	0	1,800	0	1,800
**TOTAL CURRENT ASSETS		\$7,168,194	\$7,258,760	(\$90,566)	\$7,168,194	\$1,013,954	\$6,154,240
**TOTAL ASSETS		\$7,168,194	\$7,258,760	(\$90,566)	\$7,168,194	\$1,013,954	\$6,154,240

LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	939,372	5,191	934,181	939,372	13,446	925,926
20010	Accrued Expenses	728,497	351,385	377,112	728,497	428,297	300,200
20030	Insurance Payable	74,089	88,414	(14,325)	74,089	375,687	(301,598)
20082 14	Other Deposits - 14 - Clubhouse	6,600	4,200	2,400	6,600	0	6,600

Entity: OTSJ
Executed: 04/01/2024 11:57 AM

Balance Sheet
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THE HAMMOCKS COMMUNITY ASSOCIATION INC

Balance Sheet

As of February 29, 2024

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
20100	PrePaid Assessments	651,521	615,257	36,265	651,521	145,904	505,617
20150	Deferred Assessments	506,522	1,013,045	(506,522)	506,522	0	506,522
**TOTAL CURRENT LIABILITIES		\$2,906,602	\$2,077,492	\$829,110	\$2,906,602	\$963,334	\$1,943,268
**TOTAL LIABILITIES		\$2,906,602	\$2,077,492	\$829,110	\$2,906,602	\$963,334	\$1,943,268
**MEMBERS EQUITY							
38880	Fund Balance	3,598,764	3,598,764	0	3,598,764	155,743	3,443,020
	Current Year Net Income/ (Loss)	662,829	1,582,505	(919,676)	662,829	(105,124)	767,952
**TOTAL MEMBERS EQUITY		\$4,261,593	\$5,181,268	(\$919,676)	\$4,261,593	\$50,620	\$4,210,973
**TOTAL LIABILITIES & EQUITY		\$7,168,194	\$7,258,760	(\$90,566)	\$7,168,194	\$1,013,954	\$6,154,240

Income Statement

February 29, 2024

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: OTSJ-THE HAMMOCKS COMMUNITY ASSOCIATION INC											
REVENUE											
40000	Owner Assessments	509,792	509,510	282	0.1%	1,018,828	1,019,020	(192)	0.0%	6,114,089	(5,095,261)
40011	Late Fee Income	(40)	6,250	(6,290)	<-100%	(40)	12,500	(12,540)	<-100%	75,000	(75,040)
40025	Returned Check Fees	300	0	300	0.0%	1,050	0	1,050	0.0%	0	1,050
40078	Late Fee Interest	(6)	0	(6)	0.0%	(6)	0	(6)	0.0%	0	(6)
40079	Clubhouse Fee	4,495	0	4,495	0.0%	8,255	0	8,255	0.0%	0	8,255
40085	Recovery of Bad Debt	0	48,099	(48,099)	-100.0%	0	96,198	(96,198)	-100.0%	577,192	(577,192)
40115	Administrative Fee	(22)	0	(22)	0.0%	(22)	0	(22)	0.0%	0	(22)
40125	Facility Rent	0	1,250	(1,250)	-100.0%	0	2,500	(2,500)	-100.0%	15,000	(15,000)
41015	Boat Storage Rental	10,600	6,800	3,800	55.9%	19,000	13,600	5,400	39.7%	81,600	(62,600)
41025	Commercial Income	0	2,500	(2,500)	-100.0%	0	5,000	(5,000)	-100.0%	30,000	(30,000)
42095	Litigation Income	4,093	0	4,093	0.0%	4,093	0	4,093	0.0%	0	4,093
43100	Legal Settlement	0	0	0	0.0%	1,500,000	0	1,500,000	0.0%	0	1,500,000
REVENUE TOTAL:		\$529,213	\$574,409	(\$45,196)	-7.9%	\$2,551,158	\$1,148,818	\$1,402,340	>100	\$6,892,881	(\$4,341,723)

EXPENSES											
ADMINISTRATIVE											
50008	Accounting Fees-CPA	46,133	16,667	(29,466)	<-100%	63,400	33,334	(30,066)	-90.2%	200,000	136,600
50012	Bad Debts	2,083	2,083	0	0.0%	4,166	4,166	0	0.0%	25,000	20,834
50015	Bank Charges	575	0	(575)	0.0%	900	0	(900)	0.0%	0	(900)
50017	Maint/Office Vehicle Expense & Gas, Toll	807	538	(269)	-50.1%	807	1,076	269	25.0%	6,455	5,648
50045	Legal Fees - Assoc Matters	60,000	12,500	(47,500)	<-100%	60,000	25,000	(35,000)	<-100%	150,000	90,000
50045	Legal Fees - Legal Settlement	0	8,333	8,333	100.0%	0	16,666	16,666	100.0%	100,000	100,000
50045	Legal Fees - Collections	0	8,333	8,333	100.0%	0	16,666	16,666	100.0%	100,000	100,000

Income Statement

February 29, 2024

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
50045	Legal Fees - Legal Exp	300,000	41,667	(258,333)	<-100%	300,000	83,334	(216,666)	<-100%	500,000	200,000
50047	Technical Support	0	0	0	0.0%	675	0	(675)	0.0%	0	(675)
50050	License,Taxes,Permit	385	125	(260)	<-100%	658	250	(408)	<-100%	1,500	842
50053	Corporate Annual Rep	5	5	0	0.0%	10	10	0	0.0%	65	55
50054	Administrative Collection Fee	0	6,250	6,250	100.0%	60	12,500	12,440	99.5%	75,000	74,940
50055	Meetings	875	25	(850)	<-100%	875	50	(825)	<-100%	300	(575)
50059	Social Events	0	208	208	100.0%	7,500	416	(7,084)	<-100%	2,500	(5,000)
50064	Admin Accounting Fees	4,303	4,263	(40)	-0.9%	8,808	8,526	(282)	-3.3%	51,160	42,352
50064	Admin Computer Maint/Supp	100	100	0	0.0%	200	200	0	0.0%	1,200	1,000
50064	Admin Mailouts	0	3,689	3,689	100.0%	0	7,378	7,378	100.0%	44,273	44,273
50065	Office Equipment	0	667	667	100.0%	0	1,334	1,334	100.0%	8,000	8,000
50075	Office Supplies	0	450	450	100.0%	510	900	390	43.3%	5,400	4,890
50076	Employee Uniforms	0	125	125	100.0%	0	250	250	100.0%	1,500	1,500
50082	Printing & Postage	0	1,250	1,250	100.0%	12,479	2,500	(9,979)	<-100%	15,000	2,522
50094	Storage - Archives	3,118	1,647	(1,471)	-89.3%	5,559	3,294	(2,265)	-68.8%	19,760	14,201
ADMINISTRATIVE TOTAL:		\$418,385	\$108,925	(\$309,460)	<-100%	\$466,606	\$217,850	(\$248,756)	<-100	\$1,307,113	\$840,507
PROPERTY INSURANCE											
52030	Multiperil Insurance	106,808	54,189	(52,619)	-97.1%	191,858	108,378	(83,480)	-77.0%	650,265	458,407
52062	Insurance - Other - Finance - Doc Stamps & Service Fee	535	1,333	798	59.9%	1,261	2,666	1,405	52.7%	16,000	14,739
PROPERTY INSURANCE TOTAL:		\$107,342	\$55,522	(\$51,820)	-93.3%	\$193,119	\$111,044	(\$82,075)	-73.9%	\$666,265	\$473,146
UTILITIES											
54050	Electricity	4,811	20,739	15,928	76.8%	20,953	41,478	20,525	49.5%	248,850	227,897
54070	Water & Sewer	1,903	2,917	1,014	34.8%	3,018	5,834	2,816	48.3%	35,000	31,982
54096	Waste Services	2,855	5,250	2,395	45.6%	8,260	10,500	2,240	21.3%	63,000	54,740

Income Statement

February 29, 2024

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
54100	Telephone	7,667	2,000	(5,667)	<-100%	12,077	4,000	(8,077)	<-100%	24,000	11,923
	UTILITIES TOTAL:	\$17,237	\$30,906	\$13,669	44.2%	\$44,308	\$61,812	\$17,504	28.3%	\$370,850	\$326,542
CONTRACTS											
60010	Alarm Monitoring	0	200	200	100.0%	0	400	400	100.0%	2,400	2,400
60046	Equipment Contract - Fitness Room	155	83	(72)	-86.9%	310	166	(144)	-86.9%	1,000	690
60072	Health Club Contract	2,353	2,845	492	17.3%	5,453	5,690	237	4.2%	34,140	28,687
60085	Lake Maintenance	3,875	3,875	0	0.0%	7,750	7,750	0	0.0%	46,500	38,750
60090	Lawn Maintenance	44,928	50,549	5,621	11.1%	89,856	101,098	11,242	11.1%	606,528	516,672
61000	Management Services	28,133	46,113	17,980	39.0%	56,266	92,226	35,960	39.0%	553,351	497,085
61020	Pool/Spa Contract	3,640	3,822	182	4.8%	7,280	7,644	364	4.8%	45,864	38,584
61045	Security Services	51,884	72,542	20,658	28.5%	107,466	145,084	37,618	25.9%	870,503	763,037
	CONTRACTS TOTAL:	\$134,968	\$180,029	\$45,061	25.0%	\$274,381	\$360,058	\$85,677	23.8%	\$2,160,286	\$1,885,905
SALARIES & BENEFITS											
65000	Salaries - Janitorial	2,218	10,234	8,016	78.3%	6,941	20,468	13,527	66.1%	122,803	115,862
65000	Salaries - Maintenance	12,645	26,576	13,931	52.4%	37,281	53,152	15,871	29.9%	318,914	281,633
65000	Salaries - Admin	10,451	29,208	18,757	64.2%	29,663	58,416	28,753	49.2%	350,501	320,838
65000	Salaries - Recreation	12,073	35,604	23,531	66.1%	37,675	71,208	33,533	47.1%	427,253	389,578
65000	Salaries - Health Insurance	1,648	21,638	19,990	92.4%	8,182	43,276	35,094	81.1%	259,656	251,474
65000	Salaries - Management Services	24,480	27,675	3,195	11.5%	50,018	55,350	5,332	9.6%	332,100	282,082
65060	Payroll Process Fees	0	0	0	0.0%	528	0	(528)	0.0%	0	(528)
	SALARIES & BENEFITS TOTAL:	\$63,517	\$150,935	\$87,418	57.9%	\$170,288	\$301,870	\$131,582	43.6%	\$1,811,227	\$1,640,939
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	292	292	100.0%	0	584	584	100.0%	3,500	3,500

Income Statement

February 29, 2024

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
70018	R&M-Beach	5,416	0	(5,416)	0.0%	10,832	0	(10,832)	0.0%	0	(10,832)
70032	R&M-Common Area	2,516	6,250	3,734	59.7%	12,683	12,500	(183)	-1.5%	75,000	62,317
70060	R&M-General	0	3,677	3,677	100.0%	0	7,354	7,354	100.0%	44,125	44,125
70076	Maintenance Supplies	1,513	1,500	(13)	-0.8%	1,513	3,000	1,487	49.6%	18,000	16,487
70097	R&M - Pool	6,265	4,167	(2,098)	-50.3%	6,397	8,334	1,937	23.2%	50,000	43,603
70111	R&M-Rec Center	400	3,750	3,350	89.3%	8,603	7,500	(1,103)	-14.7%	45,000	36,397
70126	R&M-Wall/Fence	0	153	153	100.0%	0	306	306	100.0%	1,840	1,840
70136	Landscape Repl.	0	1,473	1,473	100.0%	0	2,946	2,946	100.0%	17,650	17,650
70138	Tree Trimming	26,100	12,336	(13,764)	<-100%	26,100	24,672	(1,428)	-5.8%	148,025	121,925
70211	Pest Control	0	0	0	0.0%	3,103	0	(3,103)	0.0%	0	(3,103)
70216	R&M Janitorial Supplies	1,889	2,000	111	5.6%	2,658	4,000	1,342	33.6%	24,000	21,342
70289	Contingency	0	12,500	12,500	100.0%	0	25,000	25,000	100.0%	150,000	150,000
REPAIRS/MAINTENANCE TOTAL:		\$44,098	\$48,098	\$4,000	8.3%	\$71,889	\$96,196	\$24,307	25.3%	\$577,140	\$505,251
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	663,341	0	(663,341)	0.0%	667,739	0	(667,739)	0.0%	0	(667,739)
PRIOR YEAR ACTIVITY TOTAL:		\$663,341	\$0	(\$663,341)	0.0%	\$667,739	\$0	(\$667,739)	0.0%	\$0	(\$667,739)
TOTAL EXPENSES:		\$1,448,888	\$574,415	(\$874,473)	<-100%	\$1,888,330	\$1,148,830	(\$739,500)	-64.4%	\$6,892,881	\$5,004,551
NET INCOME/(LOSS):		(919,676)	(6)	(\$919,670)	>100%	662,829	(12)	662,841	<-100%	0	662,829

Income Statement

February 29, 2024

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: ATSJ-THE HAMMOCKS COMMUNITY PASEO I											
REVENUE											
40000	Owner Assessments	1,242	1,242	0	0.0%	2,483	2,484	(1)	0.0%	14,901	(12,418)
REVENUE TOTAL:		\$1,242	\$1,242	\$0	0.0%	\$2,483	\$2,484	(\$1)	0.0%	\$14,901	(\$12,418)
EXPENSES											
UTILITIES											
54050	Electricity	26	63	37	58.0%	56	126	70	55.2%	750	694
UTILITIES TOTAL:		\$26	\$63	\$37	58.0%	\$56	\$126	\$70	55.2%	\$750	\$694
CONTRACTS											
60090	Lawn Maintenance	404	455	51	11.2%	808	910	102	11.2%	5,454	4,646
61000	Management Services	0	530	530	100.0%	0	1,060	1,060	100.0%	6,357	6,357
CONTRACTS TOTAL:		\$404	\$985	\$581	59.0%	\$808	\$1,970	\$1,162	59.0%	\$11,811	\$11,003
REPAIRS/MAINTENANCE											
70060	R&M-General	0	108	108	100.0%	0	216	216	100.0%	1,300	1,300
70126	R&M-Wall/Fence	0	22	22	100.0%	0	44	44	100.0%	260	260
70136	Landscape Repl.	0	43	43	100.0%	0	86	86	100.0%	520	520
70138	Tree Trimming	0	22	22	100.0%	0	44	44	100.0%	260	260
REPAIRS/MAINTENANCE TOTAL:		\$0	\$195	\$195	100.0%	\$0	\$390	\$390	100.0%	\$2,340	\$2,340
TOTAL EXPENSES:		\$430	\$1,243	\$813	65.4%	\$864	\$2,486	\$1,622	65.2%	\$14,901	\$14,037
NET INCOME/(LOSS):		811	(1)	\$812	<-100%	1,619	(2)	1,621	<-100%	0	1,619

Income Statement

February 29, 2024

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: BTSJ-THE HAMMOCKS COMMUNITY PASEO II											
REVENUE											
40000	Owner Assessments	3,156	3,156	0	0.0%	6,313	6,312	1	0.0%	37,876	(31,563)
REVENUE TOTAL:		\$3,156	\$3,156	\$0	0.0%	\$6,313	\$6,312	\$1	0.0%	\$37,876	(\$31,563)
EXPENSES											
UTILITIES											
54050	Electricity	953	1,375	422	30.7%	1,216	2,750	1,534	55.8%	16,500	15,284
UTILITIES TOTAL:		\$953	\$1,375	\$422	30.7%	\$1,216	\$2,750	\$1,534	55.8%	\$16,500	\$15,284
CONTRACTS											
60090	Lawn Maintenance	622	700	78	11.1%	1,244	1,400	156	11.1%	8,397	7,153
61000	Management Services	0	815	815	100.0%	0	1,630	1,630	100.0%	9,779	9,779
CONTRACTS TOTAL:		\$622	\$1,515	\$893	58.9%	\$1,244	\$3,030	\$1,786	58.9%	\$18,176	\$16,932
REPAIRS/MAINTENANCE											
70060	R&M-General	0	167	167	100.0%	0	334	334	100.0%	2,000	2,000
70136	Landscape Repl.	0	67	67	100.0%	0	134	134	100.0%	800	800
70138	Tree Trimming	0	33	33	100.0%	0	66	66	100.0%	400	400
REPAIRS/MAINTENANCE TOTAL:		\$0	\$267	\$267	100.0%	\$0	\$534	\$534	100.0%	\$3,200	\$3,200
TOTAL EXPENSES:		\$1,575	\$3,157	\$1,582	50.1%	\$2,460	\$6,314	\$3,854	61.0%	\$37,876	\$35,416
NET INCOME/(LOSS):		1,581	(1)	\$1,582	<-100%	3,853	(2)	3,855	<-100%	0	3,853

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: CTSJ-THE HAMMOCKS COMMUNITY CORRELLA											
REVENUE											
40000	Owner Assessments	1,738	1,738	0	0.0%	3,475	3,476	(1)	0.0%	20,851	(17,376)
REVENUE TOTAL:		\$1,738	\$1,738	\$0	0.0%	\$3,475	\$3,476	(\$1)	0.0%	\$20,851	(\$17,376)
EXPENSES											
UTILITIES											
54050	Electricity	175	354	179	50.5%	268	708	440	62.1%	4,250	3,982
UTILITIES TOTAL:		\$175	\$354	\$179	50.5%	\$268	\$708	\$440	62.1%	\$4,250	\$3,982
CONTRACTS											
60090	Lawn Maintenance	474	533	59	11.1%	948	1,066	118	11.1%	6,399	5,451
61000	Management Services	0	621	621	100.0%	0	1,242	1,242	100.0%	7,457	7,457
CONTRACTS TOTAL:		\$474	\$1,154	\$680	58.9%	\$948	\$2,308	\$1,360	58.9%	\$13,856	\$12,908
REPAIRS/MAINTENANCE											
70060	R&M-General	0	127	127	100.0%	0	254	254	100.0%	1,525	1,525
70126	R&M-Wall/Fence	0	25	25	100.0%	0	50	50	100.0%	305	305
70136	Landscape Repl.	0	51	51	100.0%	0	102	102	100.0%	610	610
70138	Tree Trimming	0	25	25	100.0%	0	50	50	100.0%	305	305
REPAIRS/MAINTENANCE TOTAL:		\$0	\$228	\$228	100.0%	\$0	\$456	\$456	100.0%	\$2,745	\$2,745
TOTAL EXPENSES:		\$649	\$1,736	\$1,087	62.6%	\$1,216	\$3,472	\$2,256	65.0%	\$20,851	\$19,635
NET INCOME/(LOSS):		1,088	2	\$1,086	>100%	2,259	4	2,255	100%	0	2,259

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: DTSJ-THE HAMMOCKS COMMUNITY CEDAR LANDING											
REVENUE											
40000	Owner Assessments	3,027	3,027	0	0.0%	6,054	6,054	0	0.0%	36,321	(30,267)
REVENUE TOTAL:		\$3,027	\$3,027	\$0	0.0%	\$6,054	\$6,054	\$0	0.0%	\$36,321	(\$30,267)
EXPENSES											
CONTRACTS											
60090	Lawn Maintenance	1,056	1,188	132	11.1%	2,112	2,376	264	11.1%	14,256	12,144
61000	Management Services	0	1,385	1,385	100.0%	0	2,770	2,770	100.0%	16,625	16,625
CONTRACTS TOTAL:		\$1,056	\$2,573	\$1,517	59.0%	\$2,112	\$5,146	\$3,034	59.0%	\$30,881	\$28,769
REPAIRS/MAINTENANCE											
70060	R&M-General	0	283	283	100.0%	0	566	566	100.0%	3,400	3,400
70136	Landscape Repl.	0	113	113	100.0%	0	226	226	100.0%	1,360	1,360
70138	Tree Trimming	0	57	57	100.0%	0	114	114	100.0%	680	680
REPAIRS/MAINTENANCE TOTAL:		\$0	\$453	\$453	100.0%	\$0	\$906	\$906	100.0%	\$5,440	\$5,440
TOTAL EXPENSES:		\$1,056	\$3,026	\$1,970	65.1%	\$2,112	\$6,052	\$3,940	65.1%	\$36,321	\$34,209
NET INCOME/(LOSS):		1,971	1	\$1,970	>100%	3,942	2	3,940	100%	0	3,942

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: ETSJ-THE HAMMOCKS COMMUNITY ENSENADA I											
REVENUE											
40000	Owner Assessments	2,000	2,000	0	0.0%	4,000	4,000	0	0.0%	24,001	(20,001)
REVENUE TOTAL:		\$2,000	\$2,000	\$0	0.0%	\$4,000	\$4,000	\$0	0.0%	\$24,001	(\$20,001)
EXPENSES											
UTILITIES											
54050	Electricity	120	108	(12)	-10.9%	214	216	2	0.7%	1,300	1,086
UTILITIES TOTAL:		\$120	\$108	(\$12)	-10.9%	\$214	\$216	\$2	0.7%	\$1,300	\$1,086
CONTRACTS											
60090	Lawn Maintenance	660	743	83	11.2%	1,320	1,486	166	11.2%	8,910	7,590
61000	Management Services	0	866	866	100.0%	0	1,732	1,732	100.0%	10,391	10,391
CONTRACTS TOTAL:		\$660	\$1,609	\$949	59.0%	\$1,320	\$3,218	\$1,898	59.0%	\$19,301	\$17,981
REPAIRS/MAINTENANCE											
70060	R&M-General	0	177	177	100.0%	0	354	354	100.0%	2,125	2,125
70136	Landscape Repl.	0	71	71	100.0%	0	142	142	100.0%	850	850
70138	Tree Trimming	0	35	35	100.0%	0	70	70	100.0%	425	425
REPAIRS/MAINTENANCE TOTAL:		\$0	\$283	\$283	100.0%	\$0	\$566	\$566	100.0%	\$3,400	\$3,400
TOTAL EXPENSES:		\$780	\$2,000	\$1,220	61.0%	\$1,534	\$4,000	\$2,466	61.6%	\$24,001	\$22,467
NET INCOME/(LOSS):		1,220	0	\$1,220	0.0%	2,466	0	2,466	0.0%	0	2,466

Income Statement

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: FTSJ-THE HAMMOCKS COMMUNITY ENSENADA II											
REVENUE											
40000	Owner Assessments	3,187	3,187	0	0.0%	6,373	6,374	(1)	0.0%	38,240	(31,867)
REVENUE TOTAL:		\$3,187	\$3,187	\$0	0.0%	\$6,373	\$6,374	(\$1)	0.0%	\$38,240	(\$31,867)
EXPENSES											
UTILITIES											
54050	Electricity	(282)	583	865	>100%	525	1,166	641	55.0%	7,000	6,475
UTILITIES TOTAL:		(\$282)	\$583	\$865	>100%	\$525	\$1,166	\$641	55.0%	\$7,000	\$6,475
CONTRACTS											
60090	Lawn Maintenance	908	1,022	114	11.2%	1,816	2,044	228	11.2%	12,258	10,442
61000	Management Services	0	1,192	1,192	100.0%	0	2,384	2,384	100.0%	14,302	14,302
CONTRACTS TOTAL:		\$908	\$2,214	\$1,306	59.0%	\$1,816	\$4,428	\$2,612	59.0%	\$26,560	\$24,744
REPAIRS/MAINTENANCE											
70060	R&M-General	0	244	244	100.0%	0	488	488	100.0%	2,925	2,925
70136	Landscape Repl.	0	98	98	100.0%	0	196	196	100.0%	1,170	1,170
70138	Tree Trimming	0	49	49	100.0%	0	98	98	100.0%	585	585
REPAIRS/MAINTENANCE TOTAL:		\$0	\$391	\$391	100.0%	\$0	\$782	\$782	100.0%	\$4,680	\$4,680
TOTAL EXPENSES:		\$626	\$3,188	\$2,562	80.4%	\$2,341	\$6,376	\$4,035	63.3%	\$38,240	\$35,899
NET INCOME/(LOSS):		2,561	(1)	\$2,562	<-100%	4,033	(2)	4,035	<-100%	0	4,033

Income Statement

February 29, 2024

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: GTSJ-THE HAMMOCKS COMMUNITY GENERAL											
REVENUE											
40000	Owner Assessments	462,328	461,825	503	0.1%	923,900	923,650	250	0.0%	5,541,901	(4,618,001)
40011	Late Fee Income	(40)	6,250	(6,290)	<-100%	(40)	12,500	(12,540)	<-100%	75,000	(75,040)
40025	Returned Check Fees	300	0	300	0.0%	1,050	0	1,050	0.0%	0	1,050
40078	Late Fee Interest	(6)	0	(6)	0.0%	(6)	0	(6)	0.0%	0	(6)
40079	Clubhouse Fee	4,495	0	4,495	0.0%	8,255	0	8,255	0.0%	0	8,255
40085	Recovery of Bad Debt	0	48,099	(48,099)	-100.0%	0	96,198	(96,198)	-100.0%	577,192	(577,192)
40115	Administrative Fee	(22)	0	(22)	0.0%	(22)	0	(22)	0.0%	0	(22)
40125	Facility Rent	0	1,250	(1,250)	-100.0%	0	2,500	(2,500)	-100.0%	15,000	(15,000)
41015	Boat Storage Rental	10,600	6,800	3,800	55.9%	19,000	13,600	5,400	39.7%	81,600	(62,600)
41025	Commercial Income	0	2,500	(2,500)	-100.0%	0	5,000	(5,000)	-100.0%	30,000	(30,000)
42095	Litigation Income	4,093	0	4,093	0.0%	4,093	0	4,093	0.0%	0	4,093
43100	Legal Settlement	0	0	0	0.0%	1,500,000	0	1,500,000	0.0%	0	1,500,000
REVENUE TOTAL:		\$481,748	\$526,724	(\$44,976)	-8.5%	\$2,456,230	\$1,053,448	\$1,402,782	>100	\$6,320,693	(\$3,864,463)

EXPENSES											
ADMINISTRATIVE											
50008	Accounting Fees-CPA	46,133	16,667	(29,466)	<-100%	63,400	33,334	(30,066)	-90.2%	200,000	136,600
50012	Bad Debts	2,083	2,083	0	0.0%	4,166	4,166	0	0.0%	25,000	20,834
50015	Bank Charges	575	0	(575)	0.0%	900	0	(900)	0.0%	0	(900)
50017	Maint/Office Vehicle Expense & Gas, Toll	807	538	(269)	-50.1%	807	1,076	269	25.0%	6,455	5,648
50045	Legal Fees - Assoc Matters	60,000	12,500	(47,500)	<-100%	60,000	25,000	(35,000)	<-100%	150,000	90,000
50045	Legal Fees - Legal Settlement	0	8,333	8,333	100.0%	0	16,666	16,666	100.0%	100,000	100,000
50045	Legal Fees - Collections	0	8,333	8,333	100.0%	0	16,666	16,666	100.0%	100,000	100,000

Income Statement

February 29, 2024

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
50045	Legal Fees - Legal Exp	300,000	41,667	(258,333)	<-100%	300,000	83,334	(216,666)	<-100%	500,000	200,000
50047	Technical Support	0	0	0	0.0%	675	0	(675)	0.0%	0	(675)
50050	License,Taxes,Permit	385	125	(260)	<-100%	658	250	(408)	<-100%	1,500	842
50053	Corporate Annual Rep	5	5	0	0.0%	10	10	0	0.0%	65	55
50054	Administrative Collection Fee	0	6,250	6,250	100.0%	60	12,500	12,440	99.5%	75,000	74,940
50055	Meetings	875	25	(850)	<-100%	875	50	(825)	<-100%	300	(575)
50059	Social Events	0	208	208	100.0%	7,500	416	(7,084)	<-100%	2,500	(5,000)
50064	Admin Accounting Fees	4,303	4,263	(40)	-0.9%	8,808	8,526	(282)	-3.3%	51,160	42,352
50064	Admin Computer Maint/Supp	100	100	0	0.0%	200	200	0	0.0%	1,200	1,000
50064	Admin Mailouts	0	3,689	3,689	100.0%	0	7,378	7,378	100.0%	44,273	44,273
50065	Office Equipment	0	667	667	100.0%	0	1,334	1,334	100.0%	8,000	8,000
50075	Office Supplies	0	450	450	100.0%	510	900	390	43.3%	5,400	4,890
50076	Employee Uniforms	0	125	125	100.0%	0	250	250	100.0%	1,500	1,500
50082	Printing & Postage	0	1,250	1,250	100.0%	12,479	2,500	(9,979)	<-100%	15,000	2,522
50094	Storage - Archives	3,118	1,647	(1,471)	-89.3%	5,559	3,294	(2,265)	-68.8%	19,760	14,201
ADMINISTRATIVE TOTAL:		\$418,385	\$108,925	(\$309,460)	<-100%	\$466,606	\$217,850	(\$248,756)	<-100	\$1,307,113	\$840,507
PROPERTY INSURANCE											
52030	Multiperil Insurance	106,808	54,189	(52,619)	-97.1%	191,858	108,378	(83,480)	-77.0%	650,265	458,407
52062	Insurance - Other - Finance - Doc Stamps & Service Fee	535	1,333	798	59.9%	1,261	2,666	1,405	52.7%	16,000	14,739
PROPERTY INSURANCE TOTAL:		\$107,342	\$55,522	(\$51,820)	-93.3%	\$193,119	\$111,044	(\$82,075)	-73.9%	\$666,265	\$473,146
UTILITIES											
54050	Electricity	2,990	12,500	9,510	76.1%	11,843	25,000	13,157	52.6%	150,000	138,157
54070	Water & Sewer	1,903	2,917	1,014	34.8%	3,018	5,834	2,816	48.3%	35,000	31,982
54096	Waste Services	2,855	5,250	2,395	45.6%	8,260	10,500	2,240	21.3%	63,000	54,740

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
54100	Telephone	7,667	2,000	(5,667)	<-100%	12,077	4,000	(8,077)	<-100%	24,000	11,923
	UTILITIES TOTAL:	\$15,416	\$22,667	\$7,251	32.0%	\$35,198	\$45,334	\$10,136	22.4%	\$272,000	\$236,802
CONTRACTS											
60010	Alarm Monitoring	0	200	200	100.0%	0	400	400	100.0%	2,400	2,400
60046	Equipment Contract - Fitness Room	155	83	(72)	-86.9%	310	166	(144)	-86.9%	1,000	690
60072	Health Club Contract	2,353	2,845	492	17.3%	5,453	5,690	237	4.2%	34,140	28,687
60085	Lake Maintenance	3,875	3,875	0	0.0%	7,750	7,750	0	0.0%	46,500	38,750
60090	Lawn Maintenance	31,214	35,116	3,902	11.1%	62,428	70,232	7,804	11.1%	421,389	358,961
61000	Management Services	28,133	28,133	0	0.0%	56,266	56,266	0	0.0%	337,592	281,326
61020	Pool/Spa Contract	3,640	3,822	182	4.8%	7,280	7,644	364	4.8%	45,864	38,584
61045	Security Services	51,884	72,542	20,658	28.5%	107,466	145,084	37,618	25.9%	870,503	763,037
	CONTRACTS TOTAL:	\$121,254	\$146,616	\$25,362	17.3%	\$246,953	\$293,232	\$46,279	15.8%	\$1,759,388	\$1,512,435
SALARIES & BENEFITS											
65000	Salaries - Janitorial	2,218	10,234	8,016	78.3%	6,941	20,468	13,527	66.1%	122,803	115,862
65000	Salaries - Maintenance	12,645	26,576	13,931	52.4%	37,281	53,152	15,871	29.9%	318,914	281,633
65000	Salaries - Admin	10,451	29,208	18,757	64.2%	29,663	58,416	28,753	49.2%	350,501	320,838
65000	Salaries - Recreation	12,073	35,604	23,531	66.1%	37,675	71,208	33,533	47.1%	427,253	389,578
65000	Salaries - Health Insurance	1,648	21,638	19,990	92.4%	8,182	43,276	35,094	81.1%	259,656	251,474
65000	Salaries - Management Services	24,480	27,675	3,195	11.5%	50,018	55,350	5,332	9.6%	332,100	282,082
65060	Payroll Process Fees	0	0	0	0.0%	528	0	(528)	0.0%	0	(528)
	SALARIES & BENEFITS TOTAL:	\$63,517	\$150,935	\$87,418	57.9%	\$170,288	\$301,870	\$131,582	43.6%	\$1,811,227	\$1,640,939
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	292	292	100.0%	0	584	584	100.0%	3,500	3,500

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
70018	R&M-Beach	5,416	0	(5,416)	0.0%	10,832	0	(10,832)	0.0%	0	(10,832)
70032	R&M-Common Area	2,516	6,250	3,734	59.7%	12,683	12,500	(183)	-1.5%	75,000	62,317
70076	Maintenance Supplies	1,513	1,500	(13)	-0.8%	1,513	3,000	1,487	49.6%	18,000	16,487
70097	R&M - Pool	6,265	4,167	(2,098)	-50.3%	6,397	8,334	1,937	23.2%	50,000	43,603
70111	R&M-Rec Center	400	3,750	3,350	89.3%	8,603	7,500	(1,103)	-14.7%	45,000	36,397
70138	Tree Trimming	26,100	11,600	(14,500)	<-100%	26,100	23,200	(2,900)	-12.5%	139,200	113,100
70211	Pest Control	0	0	0	0.0%	3,103	0	(3,103)	0.0%	0	(3,103)
70216	R&M Janitorial Supplies	1,889	2,000	111	5.6%	2,658	4,000	1,342	33.6%	24,000	21,342
70289	Contingency	0	12,500	12,500	100.0%	0	25,000	25,000	100.0%	150,000	150,000
REPAIRS/MAINTENANCE TOTAL:		\$44,098	\$42,059	(\$2,039)	-4.8%	\$71,889	\$84,118	\$12,229	14.5%	\$504,700	\$432,811
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	663,341	0	(663,341)	0.0%	667,739	0	(667,739)	0.0%	0	(667,739)
PRIOR YEAR ACTIVITY TOTAL:		\$663,341	\$0	(\$663,341)	0.0%	\$667,739	\$0	(\$667,739)	0.0%	\$0	(\$667,739)
TOTAL EXPENSES:		\$1,433,353	\$526,724	(\$906,629)	<-100%	\$1,851,791	\$1,053,448	(\$798,343)	-75.8%	\$6,320,693	\$4,468,902
NET INCOME/(LOSS):		(951,605)	0	(\$951,605)	0.0%	604,438	0	604,438	0.0%	0	604,438

Income Statement

February 29, 2024

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: HTSJ-THE HAMMOCKS COMMUNITY HACIENDAS											
REVENUE											
40000	Owner Assessments	3,382	3,382	0	0.0%	6,763	6,764	(1)	0.0%	40,581	(33,818)
REVENUE TOTAL:		\$3,382	\$3,382	\$0	0.0%	\$6,763	\$6,764	(\$1)	0.0%	\$40,581	(\$33,818)
EXPENSES											
UTILITIES											
54050	Electricity	(16)	400	416	>100%	341	800	459	57.4%	4,800	4,459
UTILITIES TOTAL:		(\$16)	\$400	\$416	>100%	\$341	\$800	\$459	57.4%	\$4,800	\$4,459
CONTRACTS											
60090	Lawn Maintenance	1,040	1,170	130	11.1%	2,080	2,340	260	11.1%	14,040	11,960
61000	Management Services	0	1,365	1,365	100.0%	0	2,730	2,730	100.0%	16,381	16,381
CONTRACTS TOTAL:		\$1,040	\$2,535	\$1,495	59.0%	\$2,080	\$5,070	\$2,990	59.0%	\$30,421	\$28,341
REPAIRS/MAINTENANCE											
70060	R&M-General	0	279	279	100.0%	0	558	558	100.0%	3,350	3,350
70136	Landscape Repl.	0	112	112	100.0%	0	224	224	100.0%	1,340	1,340
70138	Tree Trimming	0	56	56	100.0%	0	112	112	100.0%	670	670
REPAIRS/MAINTENANCE TOTAL:		\$0	\$447	\$447	100.0%	\$0	\$894	\$894	100.0%	\$5,360	\$5,360
TOTAL EXPENSES:		\$1,024	\$3,382	\$2,358	69.7%	\$2,421	\$6,764	\$4,343	64.2%	\$40,581	\$38,160
NET INCOME/(LOSS):		2,358	0	\$2,358	0.0%	4,343	0	4,343	0.0%	0	4,343

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: JTSJ-THE HAMMOCKS COMMUNITY JUNIPER											
REVENUE											
40000	Owner Assessments	4,396	4,396	0	0.0%	8,792	8,792	0	0.0%	52,751	(43,959)
REVENUE TOTAL:		\$4,396	\$4,396	\$0	0.0%	\$8,792	\$8,792	\$0	0.0%	\$52,751	(\$43,959)
EXPENSES											
UTILITIES											
54050	Electricity	(9)	542	551	>100%	468	1,084	616	56.8%	6,500	6,032
UTILITIES TOTAL:		(\$9)	\$542	\$551	>100%	\$468	\$1,084	\$616	56.8%	\$6,500	\$6,032
CONTRACTS											
60090	Lawn Maintenance	1,320	1,485	165	11.1%	2,640	2,970	330	11.1%	17,820	15,180
61000	Management Services	0	1,732	1,732	100.0%	0	3,464	3,464	100.0%	20,781	20,781
CONTRACTS TOTAL:		\$1,320	\$3,217	\$1,897	59.0%	\$2,640	\$6,434	\$3,794	59.0%	\$38,601	\$35,961
REPAIRS/MAINTENANCE											
70060	R&M-General	0	354	354	100.0%	0	708	708	100.0%	4,250	4,250
70126	R&M-Wall/Fence	0	71	71	100.0%	0	142	142	100.0%	850	850
70136	Landscape Repl.	0	142	142	100.0%	0	284	284	100.0%	1,700	1,700
70138	Tree Trimming	0	71	71	100.0%	0	142	142	100.0%	850	850
REPAIRS/MAINTENANCE TOTAL:		\$0	\$638	\$638	100.0%	\$0	\$1,276	\$1,276	100.0%	\$7,650	\$7,650
TOTAL EXPENSES:		\$1,311	\$4,397	\$3,086	70.2%	\$3,108	\$8,794	\$5,686	64.7%	\$52,751	\$49,643
NET INCOME/(LOSS):		3,085	(1)	\$3,086	<-100%	5,684	(2)	5,686	<-100%	0	5,684

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: KTSJ-THE HAMMOCKS COMMUNITY OAKLAKE											
REVENUE											
40000	Owner Assessments	2,823	2,823	0	0.0%	5,646	5,646	0	0.0%	33,876	(28,230)
REVENUE TOTAL:		\$2,823	\$2,823	\$0	0.0%	\$5,646	\$5,646	\$0	0.0%	\$33,876	(28,230)
EXPENSES											
UTILITIES											
54050	Electricity	(248)	375	623	>100%	187	750	563	75.0%	4,500	4,313
UTILITIES TOTAL:		(\$248)	\$375	\$623	>100%	\$187	\$750	\$563	75.0%	\$4,500	\$4,313
CONTRACTS											
60090	Lawn Maintenance	854	961	107	11.1%	1,708	1,922	214	11.1%	11,529	9,821
61000	Management Services	0	1,121	1,121	100.0%	0	2,242	2,242	100.0%	13,447	13,447
CONTRACTS TOTAL:		\$854	\$2,082	\$1,228	59.0%	\$1,708	\$4,164	\$2,456	59.0%	\$24,976	\$23,268
REPAIRS/MAINTENANCE											
70060	R&M-General	0	229	229	100.0%	0	458	458	100.0%	2,750	2,750
70136	Landscape Repl.	0	92	92	100.0%	0	184	184	100.0%	1,100	1,100
70138	Tree Trimming	0	46	46	100.0%	0	92	92	100.0%	550	550
REPAIRS/MAINTENANCE TOTAL:		\$0	\$367	\$367	100.0%	\$0	\$734	\$734	100.0%	\$4,400	\$4,400
TOTAL EXPENSES:		\$606	\$2,824	\$2,218	78.6%	\$1,895	\$5,648	\$3,753	66.4%	\$33,876	\$31,981
NET INCOME/(LOSS):		2,217	(1)	\$2,218	<-100%	3,751	(2)	3,753	<-100%	0	3,751

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: LTSJ-THE HAMMOCKS COMMUNITY LAKESIDE											
REVENUE											
40000	Owner Assessments	3,581	3,581	0	0.0%	7,162	7,162	0	0.0%	42,972	(35,810)
REVENUE TOTAL:		\$3,581	\$3,581	\$0	0.0%	\$7,162	\$7,162	\$0	0.0%	\$42,972	(\$35,810)
EXPENSES											
UTILITIES											
54050	Electricity	101	442	341	77.1%	589	884	295	33.4%	5,300	4,711
UTILITIES TOTAL:		\$101	\$442	\$341	77.1%	\$589	\$884	\$295	33.4%	\$5,300	\$4,711
CONTRACTS											
60090	Lawn Maintenance	1,096	1,233	137	11.1%	2,192	2,466	274	11.1%	14,796	12,604
61000	Management Services	0	1,436	1,436	100.0%	0	2,872	2,872	100.0%	17,236	17,236
CONTRACTS TOTAL:		\$1,096	\$2,669	\$1,573	58.9%	\$2,192	\$5,338	\$3,146	58.9%	\$32,032	\$29,840
REPAIRS/MAINTENANCE											
70060	R&M-General	0	294	294	100.0%	0	588	588	100.0%	3,525	3,525
70136	Landscape Repl.	0	118	118	100.0%	0	236	236	100.0%	1,410	1,410
70138	Tree Trimming	0	59	59	100.0%	0	118	118	100.0%	705	705
REPAIRS/MAINTENANCE TOTAL:		\$0	\$471	\$471	100.0%	\$0	\$942	\$942	100.0%	\$5,640	\$5,640
TOTAL EXPENSES:		\$1,197	\$3,582	\$2,385	66.6%	\$2,781	\$7,164	\$4,383	61.2%	\$42,972	\$40,191
NET INCOME/(LOSS):		2,384	(1)	\$2,385	<-100%	4,381	(2)	4,383	<-100%	0	4,381

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: MTSJ-THE HAMMOCKS COMMUNITY BELMONT											
REVENUE											
40000	Owner Assessments	2,087	2,087	0	0.0%	4,174	4,174	(1)	0.0%	25,041	(20,868)
REVENUE TOTAL:		\$2,087	\$2,087	\$0	0.0%	\$4,174	\$4,174	(\$1)	0.0%	\$25,041	(\$20,868)
EXPENSES											
UTILITIES											
54050	Electricity	656	483	(173)	-35.8%	1,641	966	(675)	-69.8%	5,800	4,159
UTILITIES TOTAL:		\$656	\$483	(\$173)	-35.8%	\$1,641	\$966	(\$675)	-69.8%	\$5,800	\$4,159
CONTRACTS											
60090	Lawn Maintenance	560	630	70	11.1%	1,120	1,260	140	11.1%	7,560	6,440
61000	Management Services	0	733	733	100.0%	0	1,466	1,466	100.0%	8,801	8,801
CONTRACTS TOTAL:		\$560	\$1,363	\$803	58.9%	\$1,120	\$2,726	\$1,606	58.9%	\$16,361	\$15,241
REPAIRS/MAINTENANCE											
70060	R&M-General	0	150	150	100.0%	0	300	300	100.0%	1,800	1,800
70136	Landscape Repl.	0	60	60	100.0%	0	120	120	100.0%	720	720
70138	Tree Trimming	0	30	30	100.0%	0	60	60	100.0%	360	360
REPAIRS/MAINTENANCE TOTAL:		\$0	\$240	\$240	100.0%	\$0	\$480	\$480	100.0%	\$2,880	\$2,880
TOTAL EXPENSES:		\$1,216	\$2,086	\$870	41.7%	\$2,761	\$4,172	\$1,411	33.8%	\$25,041	\$22,280
NET INCOME/(LOSS):		871	1	\$870	>100%	1,413	2	1,411	100%	0	1,413

Income Statement

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: PTSJ-THE HAMMOCKS COMMUNITY PELICAN POINT											
REVENUE											
40000	Owner Assessments	1,288	1,288	0	0.0%	2,575	2,576	(1)	0.0%	15,451	(12,876)
REVENUE TOTAL:		\$1,288	\$1,288	\$0	0.0%	\$2,575	\$2,576	(\$1)	0.0%	\$15,451	(\$12,876)
EXPENSES											
UTILITIES											
54050	Electricity	14	63	49	77.5%	45	126	81	64.3%	750	705
UTILITIES TOTAL:		\$14	\$63	\$49	77.5%	\$45	\$126	\$81	64.3%	\$750	\$705
CONTRACTS											
60090	Lawn Maintenance	428	482	54	11.2%	856	964	108	11.2%	5,778	4,922
61000	Management Services	0	560	560	100.0%	0	1,120	1,120	100.0%	6,723	6,723
CONTRACTS TOTAL:		\$428	\$1,042	\$614	58.9%	\$856	\$2,084	\$1,228	58.9%	\$12,501	\$11,645
REPAIRS/MAINTENANCE											
70060	R&M-General	0	115	115	100.0%	0	230	230	100.0%	1,375	1,375
70136	Landscape Repl.	0	46	46	100.0%	0	92	92	100.0%	550	550
70138	Tree Trimming	0	23	23	100.0%	0	46	46	100.0%	275	275
REPAIRS/MAINTENANCE TOTAL:		\$0	\$184	\$184	100.0%	\$0	\$368	\$368	100.0%	\$2,200	\$2,200
TOTAL EXPENSES:		\$442	\$1,289	\$847	65.7%	\$901	\$2,578	\$1,677	65.1%	\$15,451	\$14,550
NET INCOME/(LOSS):		845	(1)	\$846	<-100%	1,674	(2)	1,676	<-100%	0	1,674

Income Statement

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: RTSJ-THE HAMMOCKS COMMUNITY SKYLARK											
REVENUE											
40000	Owner Assessments	1,385	1,385	0	0.0%	2,770	2,770	0	0.0%	16,622	(13,852)
REVENUE TOTAL:		\$1,385	\$1,385	\$0	0.0%	\$2,770	\$2,770	\$0	0.0%	\$16,622	(13,852)
EXPENSES											
UTILITIES											
54050	Electricity	8	138	130	94.0%	127	276	149	53.8%	1,650	1,523
UTILITIES TOTAL:		\$8	\$138	\$130	94.0%	\$127	\$276	\$149	53.8%	\$1,650	\$1,523
CONTRACTS											
60090	Lawn Maintenance	436	491	55	11.2%	872	982	110	11.2%	5,886	5,014
61000	Management Services	0	571	571	100.0%	0	1,142	1,142	100.0%	6,846	6,846
CONTRACTS TOTAL:		\$436	\$1,062	\$626	58.9%	\$872	\$2,124	\$1,252	58.9%	\$12,732	\$11,860
REPAIRS/MAINTENANCE											
70060	R&M-General	0	117	117	100.0%	0	234	234	100.0%	1,400	1,400
70136	Landscape Repl.	0	47	47	100.0%	0	94	94	100.0%	560	560
70138	Tree Trimming	0	23	23	100.0%	0	46	46	100.0%	280	280
REPAIRS/MAINTENANCE TOTAL:		\$0	\$187	\$187	100.0%	\$0	\$374	\$374	100.0%	\$2,240	\$2,240
TOTAL EXPENSES:		\$444	\$1,387	\$943	68.0%	\$999	\$2,774	\$1,775	64.0%	\$16,622	\$15,623
NET INCOME/(LOSS):		941	(2)	\$943	<-100%	1,771	(4)	1,775	<-100%	0	1,771

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: STSJ-THE HAMMOCKS COMMUNITY SPICEWOOD											
REVENUE											
40000	Owner Assessments	1,358	1,358	0	0.0%	2,715	2,716	(1)	0.0%	16,291	(13,576)
REVENUE TOTAL:		\$1,358	\$1,358	\$0	0.0%	\$2,715	\$2,716	(\$1)	0.0%	\$16,291	(\$13,576)
EXPENSES											
UTILITIES											
54050	Electricity	(5)	200	205	>100%	29	400	371	92.7%	2,400	2,371
UTILITIES TOTAL:		(\$5)	\$200	\$205	>100%	\$29	\$400	\$371	92.7%	\$2,400	\$2,371
CONTRACTS											
60090	Lawn Maintenance	404	455	51	11.2%	808	910	102	11.2%	5,454	4,646
61000	Management Services	0	530	530	100.0%	0	1,060	1,060	100.0%	6,357	6,357
CONTRACTS TOTAL:		\$404	\$985	\$581	59.0%	\$808	\$1,970	\$1,162	59.0%	\$11,811	\$11,003
REPAIRS/MAINTENANCE											
70060	R&M-General	0	108	108	100.0%	0	216	216	100.0%	1,300	1,300
70136	Landscape Repl.	0	43	43	100.0%	0	86	86	100.0%	520	520
70138	Tree Trimming	0	22	22	100.0%	0	44	44	100.0%	260	260
REPAIRS/MAINTENANCE TOTAL:		\$0	\$173	\$173	100.0%	\$0	\$346	\$346	100.0%	\$2,080	\$2,080
TOTAL EXPENSES:		\$399	\$1,358	\$959	70.6%	\$837	\$2,716	\$1,879	69.2%	\$16,291	\$15,454
NET INCOME/(LOSS):		959	0	\$959	0.0%	1,878	0	1,878	0.0%	0	1,878

Income Statement

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: TTSJ-THE HAMMOCKS COMMUNITY CHANTARELLE											
REVENUE											
40000	Owner Assessments	6,066	6,066	0	0.0%	12,131	12,132	(1)	0.0%	72,786	(60,655)
REVENUE TOTAL:		\$6,066	\$6,066	\$0	0.0%	\$12,131	\$12,132	(\$1)	0.0%	\$72,786	(\$60,655)
EXPENSES											
UTILITIES											
54050	Electricity	495	2,104	1,609	76.5%	2,712	4,208	1,496	35.5%	25,250	22,538
UTILITIES TOTAL:		\$495	\$2,104	\$1,609	76.5%	\$2,712	\$4,208	\$1,496	35.5%	\$25,250	\$22,538
CONTRACTS											
60090	Lawn Maintenance	1,382	1,555	173	11.1%	2,764	3,110	346	11.1%	18,657	15,893
61000	Management Services	0	1,813	1,813	100.0%	0	3,626	3,626	100.0%	21,759	21,759
CONTRACTS TOTAL:		\$1,382	\$3,368	\$1,986	59.0%	\$2,764	\$6,736	\$3,972	59.0%	\$40,416	\$37,652
REPAIRS/MAINTENANCE											
70060	R&M-General	0	371	371	100.0%	0	742	742	100.0%	4,450	4,450
70136	Landscape Repl.	0	148	148	100.0%	0	296	296	100.0%	1,780	1,780
70138	Tree Trimming	0	74	74	100.0%	0	148	148	100.0%	890	890
REPAIRS/MAINTENANCE TOTAL:		\$0	\$593	\$593	100.0%	\$0	\$1,186	\$1,186	100.0%	\$7,120	\$7,120
TOTAL EXPENSES:		\$1,877	\$6,065	\$4,188	69.1%	\$5,476	\$12,130	\$6,654	54.9%	\$72,786	\$67,310
NET INCOME/(LOSS):		4,189	1	\$4,188	>100%	6,655	2	6,653	100%	0	6,655

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: UTSJ-THE HAMMOCKS COMMUNITY SUNFLOWER											
REVENUE											
40000	Owner Assessments	2,183	2,183	0	0.0%	4,366	4,366	0	0.0%	26,198	(21,832)
REVENUE TOTAL:		\$2,183	\$2,183	\$0	0.0%	\$4,366	\$4,366	\$0	0.0%	\$26,198	(\$21,832)
EXPENSES											
UTILITIES											
54050	Electricity	240	267	27	10.2%	482	534	52	9.7%	3,200	2,718
UTILITIES TOTAL:		\$240	\$267	\$27	10.2%	\$482	\$534	\$52	9.7%	\$3,200	\$2,718
CONTRACTS											
60090	Lawn Maintenance	670	754	84	11.1%	1,340	1,508	168	11.1%	9,045	7,705
61000	Management Services	0	876	876	100.0%	0	1,752	1,752	100.0%	10,513	10,513
CONTRACTS TOTAL:		\$670	\$1,630	\$960	58.9%	\$1,340	\$3,260	\$1,920	58.9%	\$19,558	\$18,218
REPAIRS/MAINTENANCE											
70060	R&M-General	0	179	179	100.0%	0	358	358	100.0%	2,150	2,150
70136	Landscape Repl.	0	72	72	100.0%	0	144	144	100.0%	860	860
70138	Tree Trimming	0	36	36	100.0%	0	72	72	100.0%	430	430
REPAIRS/MAINTENANCE TOTAL:		\$0	\$287	\$287	100.0%	\$0	\$574	\$574	100.0%	\$3,440	\$3,440
TOTAL EXPENSES:		\$910	\$2,184	\$1,274	58.3%	\$1,822	\$4,368	\$2,546	58.3%	\$26,198	\$24,376
NET INCOME/(LOSS):		1,273	(1)	\$1,274	<-100%	2,544	(2)	2,546	<-100%	0	2,544

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Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: VTSJ-THE HAMMOCKS COMMUNITY LIVE OAK											
REVENUE											
40000	Owner Assessments	2,384	2,384	0	0.0%	4,767	4,768	(1)	0.0%	28,603	(23,836)
REVENUE TOTAL:		\$2,384	\$2,384	\$0	0.0%	\$4,767	\$4,768	(\$1)	0.0%	\$28,603	(\$23,836)
EXPENSES											
UTILITIES											
54050	Electricity	(10)	267	277	>100%	226	534	308	57.6%	3,200	2,974
UTILITIES TOTAL:		(\$10)	\$267	\$277	>100%	\$226	\$534	\$308	57.6%	\$3,200	\$2,974
CONTRACTS											
60090	Lawn Maintenance	740	833	93	11.2%	1,480	1,666	186	11.2%	9,990	8,510
61000	Management Services	0	968	968	100.0%	0	1,936	1,936	100.0%	11,613	11,613
CONTRACTS TOTAL:		\$740	\$1,801	\$1,061	58.9%	\$1,480	\$3,602	\$2,122	58.9%	\$21,603	\$20,123
REPAIRS/MAINTENANCE											
70060	R&M-General	0	198	198	100.0%	0	396	396	100.0%	2,375	2,375
70136	Landscape Repl.	0	79	79	100.0%	0	158	158	100.0%	950	950
70138	Tree Trimming	0	40	40	100.0%	0	80	80	100.0%	475	475
REPAIRS/MAINTENANCE TOTAL:		\$0	\$317	\$317	100.0%	\$0	\$634	\$634	100.0%	\$3,800	\$3,800
TOTAL EXPENSES:		\$730	\$2,385	\$1,655	69.4%	\$1,706	\$4,770	\$3,064	64.2%	\$28,603	\$26,897
NET INCOME/(LOSS):		1,654	(1)	\$1,655	<-100%	3,061	(2)	3,063	<-100%	0	3,061

Income Statement

February 29, 2024

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
Entity: WTSJ-THE HAMMOCKS COMMUNITY OAKWOOD ESTATES											
REVENUE											
40000	Owner Assessments	2,184	2,402	(218)	-9.1%	4,368	4,804	(436)	-9.1%	28,826	(24,458)
REVENUE TOTAL:		\$2,184	\$2,402	(\$218)	-9.1%	\$4,368	\$4,804	(\$436)	-9.1%	\$28,826	(\$24,458)
EXPENSES											
UTILITIES											
54050	Electricity	(397)	475	872	>100%	(18)	950	968	>100%	5,700	5,718
UTILITIES TOTAL:		(\$397)	\$475	\$872	>100%	(\$18)	\$950	\$968	>100%	\$5,700	\$5,718
CONTRACTS											
60090	Lawn Maintenance	660	743	83	11.2%	1,320	1,486	166	11.2%	8,910	7,590
61000	Management Services	0	866	866	100.0%	0	1,732	1,732	100.0%	10,391	10,391
CONTRACTS TOTAL:		\$660	\$1,609	\$949	59.0%	\$1,320	\$3,218	\$1,898	59.0%	\$19,301	\$17,981
REPAIRS/MAINTENANCE											
70060	R&M-General	0	177	177	100.0%	0	354	354	100.0%	2,125	2,125
70126	R&M-Wall/Fence	0	35	35	100.0%	0	70	70	100.0%	425	425
70136	Landscape Repl.	0	71	71	100.0%	0	142	142	100.0%	850	850
70138	Tree Trimming	0	35	35	100.0%	0	70	70	100.0%	425	425
REPAIRS/MAINTENANCE TOTAL:		\$0	\$318	\$318	100.0%	\$0	\$636	\$636	100.0%	\$3,825	\$3,825
TOTAL EXPENSES:		\$263	\$2,402	\$2,139	89.0%	\$1,302	\$4,804	\$3,502	72.9%	\$28,826	\$27,524
NET INCOME/(LOSS):		1,921	0	\$1,921	0.0%	3,066	0	3,066	0.0%	0	3,066