

December 20, 2023

Dear Hammocks Residents:

Please be advised that the Receiver, Judge David M. Gersten (retired), adopted the 2024 Annual Budget for the Hammocks Community, which was approved by the Advisory Board of Directors on December 12, 2023. A copy of the Approved 2024 Budget is enclosed with this letter and posted on the Hammocks website under the “Docs” tab:

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

2024 Assessments Due

- The 2024 Hammocks Assessments are due **QUARTERLY** on:
 - January 1, 2024
 - April 1, 2024
 - July 1, 2024
 - October 1, 2024
- Assessments are composed of two (2) types: (1) Master Assessments paid by all owners and (2) Neighborhood Assessments paid by owners of certain Neighborhoods managed by the Hammocks.
 - Owners paying the additional Neighborhood Assessment must include the sum of both assessments in the same payment.
- The 2024 Master Assessment owed by all owners every **QUARTER** is **\$212.38.***
 - ***IMPORTANT NOTICE:** The Receiver approved the allocation of a portion of your 2023 Settlement Recoveries to reduce your 2024 Master Assessment obligation. Your current charge of \$212.38 includes the Receiver’s Reduction of \$22.00 per quarter.
- The 2024 Neighborhoods Assessments were significantly reduced from 2023—between 51.18% and 72.14% with an average reduction of 67.53%. The 2024 Neighborhoods Assessments owed by owners in the following Neighborhoods are:

<u>Neighborhoods</u>	<u>Due Quarterly</u>	<u>% Reduction since 2023</u>	<u>Neighborhoods</u>	<u>Due Quarterly</u>	<u>% Reduction since 2023</u>
0001-Belmont	\$86.95	65.98%	0010-Live Oak	\$75.27	68.89%
0002-Cedar Landing	\$66.77	72.14%	0011-Oaklake	\$76.99	69.19%
0003-Chantarelle/Ravena	\$102.23	58.90%	0012-Oakwood	\$76.99	69.85%
0004-Corella	\$85.45	65.72%	0013-Paseos I	\$71.64	70.62%
0005-Ensenada I	\$70.59	70.88%	0014-Paseos II	\$118.36	51.18%
0006-Ensenada II	\$81.71	66.05%	0015-Pelican Point	\$70.23	71.05%
0007-Haciendas	\$75.71	69.36%	0016-Skylark	\$74.20	69.87%
0008-Juniper	\$77.58	68.85%	0017-Spicewood	\$78.32	68.55%
0009-Lakeside	\$76.19	69.28%	0018-Sunflower	\$76.16	69.15%

How to Pay Your Assessments

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

Hammocks Community Association, Inc.
c/o FirstService Residential
P.O. Box 30348
Tampa, FL 33630

Please note your 14-digit account number on all checks or money orders.

- Online Payments are accepted through **ClickPay**:
 - If you currently have automatic payments set up with **ClickPay**, please ensure to modify the payment amount within your account.
 - If you wish to enroll in **ClickPay**, we welcome you to visit www.ClickPay.com/FirstService and select “Residents” to start the process.
 - For further assistance regarding **ClickPay**, please do not hesitate to contact **ClickPay** directly at 1-888-354-0135 and press option 1.
- If you prefer to use your personal bill payment service through your bank, please ensure that your payment instructions include your 14-digit account number. Please send payments to the address specified above.

Collections Policy

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

Hardship and Payment Plan Options

- **FINANCIAL HARDSHIP EXCEPTION:** Owners facing financial hardship may request permission from the Receiver and Advisory Board of Directors to switch from quarterly to monthly assessment payments. This option must be renewed in December each year by demonstrating continued financial hardship. Owners with an approved financial hardship exception must pay their assessments through **MONTHLY** payments. Late monthly payments will follow the same Collection Policy above. Late fees apply once per quarter, beginning with the first late monthly payment.
- **PAYMENT PLAN OPTION:** Owners with an outstanding balance who elect the Payment Plan Option will avoid collections and defer the accrual of interest charges, late fees, and collection costs from the date of the election. Deferred collection costs will be waived if the outstanding balance is paid according to the terms of the Payment Plan Option. Failure to pay by the terms of the Payment Plan Option will result in the reinstatement of the deferred interest, late fees, and costs of collection.

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

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

We are excited about the prospects that lie ahead in 2024, and we are grateful for your continued support and cooperation. Should you have any questions or require further clarification regarding the enclosed budget or policies of the Hammocks Community, please do not hesitate to contact us. We are here to assist you every step of the way.

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

FirstService Residential, Management Team
on behalf of the Receiver Judge David M. Gersten (retired)

THE HAMMOCKS COMMUNITY
2024 Proposed Estimated Budget
January 1, 2024 - December 31, 2024

GL	Description	2024 Proposed Monthly	2024 Proposed Annual
	**REVENUE		
40010-00	Master Assessments-	433,049	5,196,588
41000	Rental Income	76,875	922,505
41025-00	Commercial Income-	2,500	30,000
41015	Boat Storage Rental	6,800	81,600
40011	Late Fee Income	6,250	75,000
40125-00	Facility Rent	1,250	15,000
	**TOTAL REVENUE	526,724	6,320,693
	EXPENSES		
	**ADMINISTRATIVE		
50008	Accounting Fees-CPA	16,667	200,000
50012-00	Bad Debts-	2,083	25,000
50015	Bank Charges	0	0
50017	Maint/Office Vehicle Expense & Gas, Toll	538	6,455
50045-01	Legal Fees- - Assoc Matters	12,500	150,000
50045-04	Legal Fees- - Collections	8,333	100,000
50045-08a	Legal Fees- Legal Exp	41,667	500,000
50045-08	Legal Fees - - Legal Settlement	8,333	100,000
50047	Technical Support	0	0
50050-00	License,Taxes,Permit-	125	1,500
50053	Corporate Annual Rep	5	65
50054	Administrative Collection Fee	6,250	75,000
50055	Meetings	25	300
50059	Social Events	208	2,500
50064-05	AdminAccounting Fees	4,263	51,160
50064-10	AdminComputer Maint/Supp	100	1,200
50064-97	AdminMailouts	3,689	44,273
50065	Office Equipment	667	8,000
50075	Office Supplies	450	5,400
50076	Employee Uniforms	125	1,500
50078	Software for Office	0	0
50082	Printing & Postage	1,250	15,000
50094	Storage - Archives	1,647	19,760
50113	Loan Principal/Int Popular	0	0
50113	Loan Principal/Int SBA	0	0
	**TOTAL ADMINISTRATIVE	108,926	1,307,113
	**PROPERTY INSURANCE		
52030	Multiperil Insurance	54,189	650,265
52062-15	Insurance - Doc Stamps & Service Fee	1,333	16,000
	**TOTAL PROPERTY INSURANCE	55,522	666,265

GL	Description	2024 Proposed Monthly	2024 Proposed Annual
	**UTILITIES		
54050-00	Electricity-	12,500	150,000
54070-00	Water & Sewer-	2,917	35,000
54080	Gas/Fuel Oil	0	0
54096	Waste Services	5,250	63,000
54100-00	Telephone-	2,000	24,000
	**TOTAL UTILITIES	22,667	272,000
	**CONTRACTS		
60010	Alarm Monitoring	200	2,400
60030	Copier Lease	0	0
60046-21	Equipment Contract- Fitness Room	83	1,000
60072	Outdoor Equipment - Financing	2,845	34,140
60085	Lake Maintenance	3,875	46,500
60090	Lawn Maintenance	35,116	421,389
61000	Management Services	28,133	337,592
61020	Pool/Spa Contract	3,822	45,864
61045-00	Security Services	72,542	870,503
61068	Vehicle Financing	0	0
	**TOTAL CONTRACTS	146,616	1,759,388
	**SALARIES & BENEFITS		
65000-02	Salaries- - Maintenance	26,576	318,914
65000-05	Salaries- Janitorial	10,234	122,803
65000-11	Salaries- - Admin	29,208	350,501
65000-27	Salaries- Recreation	35,604	427,253
65000-86	Salaries- Health Insurance	21,638	259,656
65000-88	Salaries- Management Services	27,675	332,100
65065-04	Payroll Taxes Prior Staff	0	0
	**TOTAL SALARIES & BENEFITS	150,936	1,811,227
	**REPAIRS/MAINTENANCE		
70005	R&M-Air Conditioning	292	3,500
70018	R&M-Beach	0	0
70032	R&M-Common Area	6,250	75,000
70076	Maintenance Supplies	1,500	18,000
70097-00	R&M - Pool-	4,167	50,000
70111	R&M-Rec Center	3,750	45,000
70216	R&M Janitorial Supplies	2,000	24,000
70289-00	Contingency-	12,500	150,000
70138	Tree Trimming	11,600	139,200
	**TOTAL REPAIRS/MAINTENANCE	42,058	504,700
	**TOTAL EXPENSES	526,724	6,320,693

THE HAMMOCKS COMMUNITY

2024 Proposed Estimated Budget

Schedule of Proposed Maintenance

Building# / Neighborhood	Number of Units TOTAL	2024 Payment AQ	Receiver's Credit	New Amount Due for 2024	2024 Payment NH1 (Tier) QUARTERLY	2024 Payment TOTAL QUARTERLY
0001-Belmont	72	\$234.38	\$22.00	\$212.38	\$86.95	\$299.33
0002-Cedar Landing	136	\$234.38	\$22.00	\$212.38	\$66.77	\$279.14
0003-Chantarelle/Ravena	178	\$234.38	\$22.00	\$212.38	\$102.23	\$314.60
0004-Corella	61	\$234.38	\$22.00	\$212.38	\$85.45	\$297.83
0005-Ensenada I	85	\$234.38	\$22.00	\$212.38	\$70.59	\$282.97
0006-Ensenada II	117	\$234.38	\$22.00	\$212.38	\$81.71	\$294.09
0007-Haciendas	134	\$234.38	\$22.00	\$212.38	\$75.71	\$288.09
0008-Juniper	170	\$234.38	\$22.00	\$212.38	\$77.58	\$289.95
0009-Lakeside	141	\$234.38	\$22.00	\$212.38	\$76.19	\$288.57
0010-Live Oak	95	\$234.38	\$22.00	\$212.38	\$75.27	\$287.65
0011-Oaklake	110	\$234.38	\$22.00	\$212.38	\$76.99	\$289.37
0012-Oakwood	85	\$234.38	\$22.00	\$212.38	\$76.99	\$289.37
0013-Paseos I	52	\$234.38	\$22.00	\$212.38	\$71.64	\$284.01
0014-Paseos II	80	\$234.38	\$22.00	\$212.38	\$118.36	\$330.74
0015-Pelican Point	55	\$234.38	\$22.00	\$212.38	\$70.23	\$282.61
0016-Skylark	56	\$234.38	\$22.00	\$212.38	\$74.20	\$286.58
0017-Spicewood	52	\$234.38	\$22.00	\$212.38	\$78.32	\$290.70
0018-Sunflower	86	\$234.38	\$22.00	\$212.38	\$76.16	\$288.53
0019-Adagio	145	\$234.38	\$22.00	\$212.38		\$212.38
0020-Banyan Tree	326	\$234.38	\$22.00	\$212.38		\$212.38
0021-Biscayne Beachclub	232	\$234.38	\$22.00	\$212.38		\$212.38
0022-Blossoms	75	\$234.38	\$22.00	\$212.38		\$212.38
0023-Chateaubleau	105	\$234.38	\$22.00	\$212.38		\$212.38
0024-Coral Club	240	\$234.38	\$22.00	\$212.38		\$212.38
0025-Hammocks Trails	312	\$234.38	\$22.00	\$212.38		\$212.38
0026-Heron	264	\$234.38	\$22.00	\$212.38		\$212.38
0027-Jasmine	215	\$234.38	\$22.00	\$212.38		\$212.38
0028-La Maison	160	\$234.38	\$22.00	\$212.38		\$212.38
0029-Lakeview	232	\$234.38	\$22.00	\$212.38		\$212.38
0030-Lakewood	42	\$234.38	\$22.00	\$212.38		\$212.38
0031-Mahogany Key	48	\$234.38	\$22.00	\$212.38		\$212.38
0032-Palm Point	208	\$234.38	\$22.00	\$212.38		\$212.38
0033-Park Place	29	\$234.38	\$22.00	\$212.38		\$212.38
0034-Park Villas	36	\$234.38	\$22.00	\$212.38		\$212.38
0035-Royal Palm	377	\$234.38	\$22.00	\$212.38		\$212.38
0036-Atriums	43	\$234.38	\$22.00	\$212.38		\$212.38
0037-Villas	114	\$234.38	\$22.00	\$212.38		\$212.38
0038-Vizcaya	204	\$234.38	\$22.00	\$212.38		\$212.38
0039-Mahogany Isle	123	\$234.38	\$22.00	\$212.38		\$212.38
0040-Vista Lago	248	\$234.38	\$22.00	\$212.38		\$212.38
0041-Broadwater	424	\$99,375.50	\$9,328.00	\$90,047.50		\$90,047.50
0041-Cascades	264	\$61,875.31	\$5,808.00	\$56,067.31		\$56,067.31
0041-Hammocks Place	296	\$69,375.35	\$6,512.00	\$62,863.35		\$62,863.35
Commerical Units	32	\$7,500.04	\$704.00	\$6,796.04		\$6,796.04

Neighborhoods:

0001 Belmont / 0002 Cedar Landing / 0003 Chantarelle / 0004 Corella / 0005 Ensenada 1 / 0006 Ensenada 2

THE HAMMOCKS COMMUNITY BELMONT 2024 Proposed Estimated Budget

Unit Count 72

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$5,993	\$71,919	\$2,087	\$25,041
**TOTAL REVENUE		\$5,993	\$71,919	\$2,087	\$25,041
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$383	\$4,600	\$483	\$5,800
**TOTAL UTILITIES		\$383	\$4,600	\$483	\$5,800
**CONTRACTS					
60090	Lawn Maintenance	\$653	\$7,832	\$630	\$7,560
61000	Management Services	\$1,469	\$17,629	\$733	\$8,801
61045-00	Security Services	\$3,128	\$37,538	\$0	\$0
**TOTAL CONTRACTS		\$5,250	\$62,999	\$1,363	\$16,361
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$90	\$1,080	\$0	\$0
70060	R&M-General	\$120	\$1,440	\$150	\$1,800
70136	Landscape Repl.	\$120	\$1,440	\$60	\$720
70138	Tree Trimming	\$12	\$144	\$30	\$360
70211	Pest Control	\$18	\$216	\$0	\$0
**TOTAL R&M		\$360	\$4,320	\$240	\$2,880
**TOTAL EXPENSES		\$5,993	\$71,919	\$2,087	\$25,041

THE HAMMOCKS COMMUNITY CEDAR LANDING 2024 Proposed Estimated Budget

Unit Count 136

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$10,597	\$127,159	\$3,027	\$36,321
**TOTAL REVENUE		\$10,597	\$127,159	\$3,027	\$36,321
EXPENSES					
**UTILITIES					
**TOTAL UTILITIES		\$0	\$0	\$0	\$0
**CONTRACTS					
60090	Lawn Maintenance	\$1,233	\$14,794	\$1,188	\$14,256
61000	Management Services	\$2,775	\$33,299	\$1,385	\$16,625
61045-00	Security Services	\$5,909	\$70,906	\$0	\$0
**TOTAL CONTRACTS		\$9,917	\$118,999	\$2,573	\$30,881
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$170	\$2,040	\$0	\$0
70060	R&M-General	\$227	\$2,720	\$283	\$3,400
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
70136	Landscape Repl.	\$227	\$2,720	\$113	\$1,360
70138	Tree Trimming	\$23	\$272	\$57	\$680
70211	Pest Control	\$34	\$408	\$0	\$0
**TOTAL R&M		\$680	\$8,160	\$453	\$5,440
**TOTAL EXPENSES		\$10,597	\$127,159	\$3,027	\$36,321

THE HAMMOCKS COMMUNITY CHANTARELLE 2024 Proposed Estimated Budget

Unit Count 178

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$14,411	\$172,929	\$6,066	\$72,786
**TOTAL REVENUE		\$14,411	\$172,929	\$6,066	\$72,786
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$542	\$6,500	\$2,104	\$25,250
**TOTAL UTILITIES		\$542	\$6,500	\$2,104	\$25,250
**CONTRACTS					
60090	Lawn Maintenance	\$1,614	\$19,363	\$1,555	\$18,657
61000	Management Services	\$3,632	\$43,582	\$1,813	\$21,759
61045-00	Security Services	\$7,734	\$92,803	\$0	\$0
**TOTAL CONTRACTS		\$12,979	\$155,749	\$3,368	\$40,416
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$223	\$2,670	\$0	\$0
70060	R&M-General	\$297	\$3,560	\$371	\$4,450
70136	Landscape Repl.	\$297	\$3,560	\$148	\$1,780
70138	Tree Trimming	\$30	\$356	\$74	\$890
70211	Pest Control	\$45	\$534	\$0	\$0
**TOTAL R&M		\$890	\$10,680	\$593	\$7,120
**TOTAL EXPENSES		\$14,411	\$172,929	\$6,066	\$72,786

THE HAMMOCKS COMMUNITY CORELLA 2024 Proposed Estimated Budget

Unit Count 61

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$4,950	\$59,395	\$1,738	\$20,851
**TOTAL REVENUE		\$4,950	\$59,395	\$1,738	\$20,851
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$146	\$1,750	\$354	\$4,250
**TOTAL UTILITIES		\$146	\$1,750	\$354	\$4,250
**CONTRACTS					
60090	Lawn Maintenance	\$553	\$6,636	\$533	\$6,399
61000	Management Services	\$1,245	\$14,936	\$621	\$7,457
61045-00	Security Services	\$2,650	\$31,803	\$0	\$0
**TOTAL CONTRACTS		\$4,448	\$53,375	\$1,155	\$13,856
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$76	\$915	\$0	\$0
70060	R&M-General	\$102	\$1,220	\$127	\$1,525
70126	R&M-Wall/Fence	\$51	\$610	\$25	\$305
70136	Landscape Repl.	\$102	\$1,220	\$51	\$610
70138	Tree Trimming	\$10	\$122	\$25	\$305
70211	Pest Control	\$15	\$183	\$0	\$0
**TOTAL R&M		\$356	\$4,270	\$229	\$2,745
**TOTAL EXPENSES		\$4,950	\$59,395	\$1,738	\$20,851

THE HAMMOCKS COMMUNITY ENSENADA I 2024 Proposed Estimated Budget

Unit Count 85

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$6,702	\$80,424	\$2,000	\$24,001
**TOTAL REVENUE		\$6,702	\$80,424	\$2,000	\$24,001
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$79	\$950	\$108	\$1,300
**TOTAL UTILITIES		\$79	\$950	\$108	\$1,300
**CONTRACTS					
60090	Lawn Maintenance	\$771	\$9,246	\$743	\$8,910
61000	Management Services	\$1,734	\$20,812	\$866	\$10,391
61045-00	Security Services	\$3,693	\$44,316	\$0	\$0
**TOTAL CONTRACTS		\$6,198	\$74,374	\$1,608	\$19,301
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$106	\$1,275	\$0	\$0
70060	R&M-General	\$142	\$1,700	\$177	\$2,125
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
70136	Landscape Repl.	\$142	\$1,700	\$71	\$850
70138	Tree Trimming	\$14	\$170	\$35	\$425
70211	Pest Control	\$21	\$255	\$0	\$0
**TOTAL R&M		\$425	\$5,100	\$283	\$3,400
**TOTAL EXPENSES		\$6,702	\$80,424	\$2,000	\$24,001

THE HAMMOCKS COMMUNITY ENSENADA II 2024 Proposed Estimated Budget

Unit Count 117

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$9,158	\$109,894	\$3,187	\$38,240
**TOTAL REVENUE		\$9,158	\$109,894	\$3,187	\$38,240
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$42	\$500	\$583	\$7,000
**TOTAL UTILITIES		\$42	\$500	\$583	\$7,000
**CONTRACTS					
60090	Lawn Maintenance	\$1,061	\$12,727	\$1,022	\$12,258
61000	Management Services	\$2,387	\$28,647	\$1,192	\$14,302
61045-00	Security Services	\$5,083	\$61,000	\$0	\$0
**TOTAL CONTRACTS		\$8,531	\$102,374	\$2,213	\$26,560
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$146	\$1,755	\$0	\$0
70060	R&M-General	\$195	\$2,340	\$244	\$2,925
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
70136	Landscape Repl.	\$195	\$2,340	\$98	\$1,170
70138	Tree Trimming	\$20	\$234	\$49	\$585
70211	Pest Control	\$29	\$351	\$0	\$0
**TOTAL R&M		\$585	\$7,020	\$390	\$4,680
**TOTAL EXPENSES		\$9,158	\$109,894	\$3,187	\$38,240

Neighborhoods:

0007 Haciendas / 0008 Juniper / 0009 Lakeside / 0010 Live Oak / 0011 Oaklake / 0012 Oakwood

THE HAMMOCKS COMMUNITY HACIENDAS 2024 Proposed Estimated Budget

Unit Count 134

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$10,774	\$129,289	\$3,382	\$40,581
**TOTAL REVENUE		\$10,774	\$129,289	\$3,382	\$40,581
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$333	\$4,000	\$400	\$4,800
**TOTAL UTILITIES		\$333	\$4,000	\$400	\$4,800
**CONTRACTS					
60090	Lawn Maintenance	\$1,215	\$14,577	\$1,170	\$14,040
61000	Management Services	\$2,734	\$32,809	\$1,365	\$16,381
61045-00	Security Services	\$5,822	\$69,863	\$0	\$0
**TOTAL CONTRACTS		\$9,771	\$117,249	\$2,535	\$30,421
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$168	\$2,010	\$0	\$0
70060	R&M-General	\$223	\$2,680	\$279	\$3,350
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
70136	Landscape Repl.	\$223	\$2,680	\$112	\$1,340
70138	Tree Trimming	\$22	\$268	\$56	\$670
70211	Pest Control	\$34	\$402	\$0	\$0
**TOTAL R&M		\$670	\$8,040	\$447	\$5,360
**TOTAL EXPENSES		\$10,774	\$129,289	\$3,382	\$40,581

THE HAMMOCKS COMMUNITY JUNIPER 2024 Proposed Estimated Budget

Unit Count 170

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$13,779	\$165,349	\$4,396	\$52,751
**TOTAL REVENUE		\$13,779	\$165,349	\$4,396	\$52,751
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$392	\$4,700	\$542	\$6,500
**TOTAL UTILITIES		\$392	\$4,700	\$542	\$6,500
**CONTRACTS					
60090	Lawn Maintenance	\$1,541	\$18,493	\$1,485	\$17,820
61000	Management Services	\$3,469	\$41,624	\$1,732	\$20,781
61045-00	Security Services	\$7,386	\$88,632	\$0	\$0
**TOTAL CONTRACTS		\$12,396	\$148,749	\$3,217	\$38,601
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$213	\$2,550	\$0	\$0
70060	R&M-General	\$283	\$3,400	\$354	\$4,250
70126	R&M-Wall/Fence	\$142	\$1,700	\$71	\$850
70136	Landscape Repl.	\$283	\$3,400	\$142	\$1,700
70138	Tree Trimming	\$28	\$340	\$71	\$850
70211	Pest Control	\$43	\$510	\$0	\$0
**TOTAL R&M		\$992	\$11,900	\$638	\$7,650
**TOTAL EXPENSES		\$13,779	\$165,349	\$4,396	\$52,751

THE HAMMOCKS COMMUNITY LAKESIDE 2024 Proposed Estimated Budget

Unit Count 141

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$11,382	\$136,584	\$3,581	\$42,972
**TOTAL REVENUE		\$11,382	\$136,584	\$3,581	\$42,972
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$396	\$4,750	\$442	\$5,300
**TOTAL UTILITIES		\$396	\$4,750	\$442	\$5,300
**CONTRACTS					
60090	Lawn Maintenance	\$1,278	\$15,338	\$1,233	\$14,796
61000	Management Services	\$2,877	\$34,523	\$1,436	\$17,236
61045-00	Security Services	\$6,126	\$73,513	\$0	\$0
**TOTAL CONTRACTS		\$10,281	\$123,374	\$2,669	\$32,032
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$176	\$2,115	\$0	\$0
70060	R&M-General	\$235	\$2,820	\$294	\$3,525
70136	Landscape Repl.	\$235	\$2,820	\$118	\$1,410
70138	Tree Trimming	\$24	\$282	\$59	\$705
70211	Pest Control	\$35	\$423	\$0	\$0
**TOTAL R&M		\$705	\$8,460	\$470	\$5,640
**TOTAL EXPENSES		\$11,382	\$136,584	\$3,581	\$42,972

THE HAMMOCKS COMMUNITY LIVE OAK 2024 Proposed Estimated Budget

Unit Count 95

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$7,635	\$91,624	\$2,384	\$28,603
**TOTAL REVENUE		\$7,635	\$91,624	\$2,384	\$28,603
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$233	\$2,800	\$267	\$3,200
**TOTAL UTILITIES		\$233	\$2,800	\$267	\$3,200
**CONTRACTS					
60090	Lawn Maintenance	\$861	\$10,334	\$833	\$9,990
61000	Management Services	\$1,938	\$23,260	\$968	\$11,613
61045-00	Security Services	\$4,127	\$49,530	\$0	\$0
**TOTAL CONTRACTS		\$6,927	\$83,124	\$1,800	\$21,603
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$119	\$1,425	\$0	\$0
70060	R&M-General	\$158	\$1,900	\$198	\$2,375
70136	Landscape Repl.	\$158	\$1,900	\$79	\$950
70138	Tree Trimming	\$16	\$190	\$40	\$475
70211	Pest Control	\$24	\$285	\$0	\$0
**TOTAL R&M		\$475	\$5,700	\$317	\$3,800
**TOTAL EXPENSES		\$7,635	\$91,624	\$2,384	\$28,603

THE HAMMOCKS COMMUNITY OAKLAKE 2024 Proposed Estimated Budget

Unit Count 110

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$8,946	\$107,349	\$2,823	\$33,876
**TOTAL REVENUE		\$8,946	\$107,349	\$2,823	\$33,876
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$375	\$4,500	\$375	\$4,500
**TOTAL UTILITIES		\$375	\$4,500	\$375	\$4,500
**CONTRACTS					
60090	Lawn Maintenance	\$997	\$11,966	\$961	\$11,529
61000	Management Services	\$2,244	\$26,933	\$1,121	\$13,447
61045-00	Security Services	\$4,779	\$57,350	\$0	\$0
**TOTAL CONTRACTS		\$8,021	\$96,249	\$2,081	\$24,976
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$138	\$1,650	\$0	\$0
70060	R&M-General	\$183	\$2,200	\$229	\$2,750
70136	Landscape Repl.	\$183	\$2,200	\$92	\$1,100
70138	Tree Trimming	\$18	\$220	\$46	\$550
70211	Pest Control	\$28	\$330	\$0	\$0
**TOTAL R&M		\$550	\$6,600	\$367	\$4,400
**TOTAL EXPENSES		\$8,946	\$107,349	\$2,823	\$33,876

THE HAMMOCKS COMMUNITY OAKWOOD ESTATES 2024 Proposed Estimated Budget

Unit Count 85

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$7,069	\$84,824	\$2,402	\$28,826
**TOTAL REVENUE		\$7,069	\$84,824	\$2,402	\$28,826
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$375	\$4,500	\$475	\$5,700
**TOTAL UTILITIES		\$375	\$4,500	\$475	\$5,700
**CONTRACTS					
60090	Lawn Maintenance	\$771	\$9,246	\$743	\$8,910
61000	Management Services	\$1,734	\$20,812	\$866	\$10,391
61045-00	Security Services	\$3,693	\$44,316	\$0	\$0
**TOTAL CONTRACTS		\$6,198	\$74,374	\$1,608	\$19,301
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$106	\$1,275	\$0	\$0
70060	R&M-General	\$142	\$1,700	\$177	\$2,125
70126	R&M-Wall/Fence	\$71	\$850	\$35	\$425
70136	Landscape Repl.	\$142	\$1,700	\$71	\$850
70138	Tree Trimming	\$14	\$170	\$35	\$425
70211	Pest Control	\$21	\$255	\$0	\$0
**TOTAL R&M		\$496	\$5,950	\$319	\$3,825
**TOTAL EXPENSES		\$7,069	\$84,824	\$2,402	\$28,826

Neighborhoods:

0013 Paseos 1 / 0014 Paseos 2 / 0015 Pelican Point / 0016 Skylark / 0017 Spicewood / 0018 Sunflower

THE HAMMOCKS COMMUNITY PASEOS I 2024 Proposed Estimated Budget

Unit Count 52

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$4,124	\$49,490	\$1,242	\$14,901
	**TOTAL REVENUE	\$4,124	\$49,490	\$1,242	\$14,901
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$29	\$350	\$63	\$750
	**TOTAL UTILITIES	\$29	\$350	\$63	\$750
**CONTRACTS					
60090	Lawn Maintenance	\$471	\$5,657	\$455	\$5,454
61000	Management Services	\$1,061	\$12,732	\$530	\$6,357
61045-00	Security Services	\$2,259	\$27,111	\$0	\$0
	**TOTAL CONTRACTS	\$3,792	\$45,500	\$984	\$11,811
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$65	\$780	\$0	\$0
70060	R&M-General	\$87	\$1,040	\$108	\$1,300
70126	R&M-Wall/Fence	\$43	\$520	\$22	\$260
70136	Landscape Repl.	\$87	\$1,040	\$43	\$520
70138	Tree Trimming	\$9	\$104	\$22	\$260
70211	Pest Control	\$13	\$156	\$0	\$0
	**TOTAL R&M	\$303	\$3,640	\$195	\$2,340
	**TOTAL EXPENSES	\$4,124	\$49,490	\$1,242	\$14,901

THE HAMMOCKS COMMUNITY PASEOS II 2024 Proposed Estimated Budget

Unit Count 80

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$6,442	\$77,299	\$3,156	\$37,876
	**TOTAL REVENUE	\$6,442	\$77,299	\$3,156	\$37,876
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$208	\$2,500	\$1,375	\$16,500
	**TOTAL UTILITIES	\$208	\$2,500	\$1,375	\$16,500
**CONTRACTS					
60090	Lawn Maintenance	\$725	\$8,703	\$700	\$8,397
61000	Management Services	\$1,632	\$19,588	\$815	\$9,779
61045-00	Security Services	\$3,476	\$41,709	\$0	\$0
	**TOTAL CONTRACTS	\$5,833	\$69,999	\$1,515	\$18,176
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$100	\$1,200	\$0	\$0
70060	R&M-General	\$133	\$1,600	\$167	\$2,000
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
70136	Landscape Repl.	\$133	\$1,600	\$67	\$800
70138	Tree Trimming	\$13	\$160	\$33	\$400
70211	Pest Control	\$20	\$240	\$0	\$0
	**TOTAL R&M	\$400	\$4,800	\$267	\$3,200
	**TOTAL EXPENSES	\$6,442	\$77,299	\$3,156	\$37,876

THE HAMMOCKS COMMUNITY PELICAN POINT 2024 Proposed Estimated Budget

Unit Count 55

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$4,340	\$52,075	\$1,288	\$15,451
	**TOTAL REVENUE	\$4,340	\$52,075	\$1,288	\$15,451
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$54	\$650	\$63	\$750
	**TOTAL UTILITIES	\$54	\$650	\$63	\$750
**CONTRACTS					
60090	Lawn Maintenance	\$499	\$5,983	\$482	\$5,778
61000	Management Services	\$1,122	\$13,466	\$560	\$6,723
61045-00	Security Services	\$2,390	\$28,675	\$0	\$0
	**TOTAL CONTRACTS	\$4,010	\$48,125	\$1,042	\$12,501
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$69	\$825	\$0	\$0
70060	R&M-General	\$92	\$1,100	\$115	\$1,375
70136	Landscape Repl.	\$92	\$1,100	\$46	\$550
70138	Tree Trimming	\$9	\$110	\$23	\$275
70211	Pest Control	\$14	\$165	\$0	\$0
	**TOTAL R&M	\$275	\$3,300	\$183	\$2,200
	**TOTAL EXPENSES	\$4,340	\$52,075	\$1,288	\$15,451

THE HAMMOCKS COMMUNITY SKYLARK 2024 Proposed Estimated Budget

Unit Count 56

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$4,488	\$53,860	\$1,385	\$16,622
	**TOTAL REVENUE	\$4,488	\$53,860	\$1,385	\$16,622
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$125	\$1,500	\$138	\$1,650
	**TOTAL UTILITIES	\$125	\$1,500	\$138	\$1,650
**CONTRACTS					
60090	Lawn Maintenance	\$508	\$6,092	\$491	\$5,886
61000	Management Services	\$1,143	\$13,711	\$570	\$6,846
61045-00	Security Services	\$2,433	\$29,196	\$0	\$0
	**TOTAL CONTRACTS	\$4,083	\$49,000	\$1,061	\$12,732
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$70	\$840	\$0	\$0
70060	R&M-General	\$93	\$1,120	\$117	\$1,400
70136	Landscape Repl.	\$93	\$1,120	\$47	\$560
70138	Tree Trimming	\$9	\$112	\$23	\$280
70211	Pest Control	\$14	\$168	\$0	\$0
	**TOTAL R&M	\$280	\$3,360	\$187	\$2,240
	**TOTAL EXPENSES	\$4,488	\$53,860	\$1,385	\$16,622

THE HAMMOCKS COMMUNITY SPICEWOOD 2024 Proposed Estimated Budget

Unit Count 52

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$4,214	\$50,570	\$1,358	\$16,291
	**TOTAL REVENUE	\$4,214	\$50,570	\$1,358	\$16,291
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$163	\$1,950	\$200	\$2,400
	**TOTAL UTILITIES	\$163	\$1,950	\$200	\$2,400
**CONTRACTS					
60090	Lawn Maintenance	\$471	\$5,657	\$455	\$5,454
61000	Management Services	\$1,061	\$12,732	\$530	\$6,357
61045-00	Security Services	\$2,259	\$27,111	\$0	\$0
	**TOTAL CONTRACTS	\$3,792	\$45,500	\$984	\$11,811
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$65	\$780	\$0	\$0
70060	R&M-General	\$87	\$1,040	\$108	\$1,300
70136	Landscape Repl.	\$87	\$1,040	\$43	\$520
70138	Tree Trimming	\$9	\$104	\$22	\$260
70211	Pest Control	\$13	\$156	\$0	\$0
	**TOTAL R&M	\$260	\$3,120	\$173	\$2,080
	**TOTAL EXPENSES	\$4,214	\$50,570	\$1,358	\$16,291

THE HAMMOCKS COMMUNITY SUNFLOWER 2024 Proposed Estimated Budget

Unit Count 86

GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
**REVENUE					
40000	Owner Assessments	\$6,909	\$82,909	\$2,183	\$26,198
	**TOTAL REVENUE	\$6,909	\$82,909	\$2,183	\$26,198
EXPENSES					
**UTILITIES					
54050-00	Electricity-	\$208	\$2,500	\$267	\$3,200
	**TOTAL UTILITIES	\$208	\$2,500	\$267	\$3,200
**CONTRACTS					
60090	Lawn Maintenance	\$780	\$9,355	\$754	\$9,045
61000	Management Services	\$1,755	\$21,057	\$876	\$10,513
61045-00	Security Services	\$3,736	\$44,837	\$0	\$0
	**TOTAL CONTRACTS	\$6,271	\$75,249	\$1,630	\$19,558
**REPAIRS/MAINTENANCE					
70000-00	Common Expenses-	\$108	\$1,290	\$0	\$0
70060	R&M-General	\$143	\$1,720	\$179	\$2,150
70136	Landscape Repl.	\$143	\$1,720	\$72	\$860
70138	Tree Trimming	\$14	\$172	\$36	\$430
70211	Pest Control	\$22	\$258	\$0	\$0
	**TOTAL R&M	\$430	\$5,160	\$287	\$3,440
	**TOTAL EXPENSES	\$6,909	\$82,909	\$2,183	\$26,198