

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

GL	Description	2023 Estimated Monthly Budget	2023 Estimated Annual Budget	2024 Proposed Monthly Budget	2024 Proposed Annual Budget
	**REVENUE				
40010-00	Master Assessments-	436,610	5,239,320	434,299	5,211,588
41000	Rental Income	77,508	930,090	76,875	922,505
41025-00	Commercial Income-	2,521	30,247	2,500	30,000
41015	Boat Storage Rental	6,800	81,600	6,800	81,600
40011	Late Fee Income	4,767	57,200	6,250	75,000
40125-00	Facility Rent	0	0	1,250	15,000
	**TOTAL REVENUE	528,205	6,338,457	527,974	6,335,693
	EXPENSES				
	**ADMINISTRATIVE				
50008	Accounting Fees-CPA	12,500	150,000	16,667	200,000
50012-00	Bad Debts-	1,250	15,000	2,083	25,000
50015	Bank Charges	0	0	0	0
50017	Maint/Office Vehicle Expense & Gas, Toll	750	9,000	538	6,455
50045-01	Legal Fees - Assoc Matters	62,500	750,000	12,500	150,000
50045-04	Legal Fees - Collections	3,333	40,000	8,333	100,000
50045-08a	Legal Fees- Legal Exp	0	0	41,667	500,000
50045-08	Legal Fees - - Legal Settlement	0	0	8,333	100,000
50047	Technical Support	808	9,700	0	0
50050-00	License,Taxes,Permit-	1,188	14,251	125	1,500
50053	Corporate Annual Rep	5	62	5	65
50054	Administrative Collection Fee	4,767	57,200	6,250	75,000
50055	Meetings	200	2,400	25	300
50059	Social Events	208	2,500	208	2,500
50064-05	AdminAccounting Fees	4,264	51,165	4,263	51,160
50064-10	AdminComputer Maint/Supp	100	1,200	100	1,200
50064-97	AdminMailouts	3,690	44,275	3,689	44,273
50065	Office Equipment	833	10,000	667	8,000
50075	Office Supplies	450	5,400	450	5,400
50076	Employee Uniforms	0	0	125	1,500
50078	Software for Office	150	1,800	0	0
50082	Printing & Postage	1,200	14,400	1,250	15,000
50094	Storage - Archives	2,379	28,544	1,647	19,760
50113	Loan Principal/Int Popular	36,961	443,536	0	0
50113	Loan Principal/Int SBA	641	7,692	0	0
	**TOTAL ADMINISTRATIVE	138,177	1,658,124	108,926	1,307,113
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	51,608	619,300	54,189	650,265
52062-15	Insurance - Other-Finance - Doc Stamps & Service Fee	1,304	15,650	1,333	16,000
	**TOTAL PROPERTY INSURANCE	52,913	634,950	55,522	666,265
	**UTILITIES				
54050-00	Electricity-	3,000	36,000	12,500	150,000
54070-00	Water & Sewer-	5,000	60,000	2,917	35,000
54080	Gas/Fuel Oil	2,500	30,000	0	0
54096	Waste Services	5,000	60,000	5,250	63,000
54100-00	Telephone-	1,000	12,000	2,000	24,000
	**TOTAL UTILITIES	16,500	198,000	22,667	272,000
	**CONTRACTS				
60010	Alarm Monitoring	200	2,400	200	2,400
60030	Copier Lease	375	4,500	0	0
60046-21	Equipment Contract- Fitness Room	78	935	83	1,000
60072	Outdoor Equipment - Financing	0	0	2,845	34,140
60085	Lake Maintenance	1,829	21,950	3,875	46,500
60090	Lawn Maintenance	36,417	437,000	35,116	421,389
61000	Management Services	26,793	321,516	28,133	337,592
61020	Pool/Spa Contract	3,733	44,800	3,822	45,864
61045-00	Security Services	45,186	542,230	72,542	870,503

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

GL	Description	2023 Estimated Monthly Budget	2023 Estimated Annual Budget	2024 Proposed Monthly Budget	2024 Proposed Annual Budget
61068	Vehicle Financing	560	6,719	0	0
	**TOTAL CONTRACTS	115,171	1,382,049	146,616	1,759,388
	**SALARIES & BENEFITS				
65000-02	Salaries- - Maintenance	14,145	169,737	26,576	318,914
65000-05	Salaries- Janitorial	10,234	122,803	10,234	122,803
65000-11	Salaries- - Admin	29,208	350,501	29,208	350,501
65000-27	Salaries- Recreation	36,839	442,066	35,604	427,253
65000-86	Salaries- Health Insurance	15,356	184,272	21,638	259,656
65000-88	Salaries- Management Services	16,605	199,254	27,675	332,100
	**TOTAL SALARIES & BENEFITS	122,386	1,468,633	150,936	1,811,227
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	292	3,500	292	3,500
70018	R&M-Beach	20,417	245,000	0	0
70032	R&M-Common Area	5,417	65,000	6,250	75,000
70076	Maintenance Supplies	1,667	20,000	1,500	18,000
70097-00	R&M - Pool-	10,000	120,000	4,167	50,000
70111	R&M-Rec Center	2,500	30,000	3,750	45,000
70216	R&M Janitorial Supplies	2,000	24,000	2,000	24,000
70289-00	Contingency-	29,167	350,000	12,500	150,000
70138	Tree Trimming	11,600	139,200	11,600	139,200
	**TOTAL REPAIRS/MAINTENANCE	83,058	996,700	42,058	504,700
	**TOTAL EXPENSES	528,205	6,338,457	526,724	6,320,693

THE HAMMOCKS COMMUNITY
2024 Proposed Estimated Budget
Schedule of Proposed Maintenance

Building# / Neighborhood	Number of Units TOTAL	Total Percentage	2023 Payment AQ	2023 Payment NH1 (Tier)	2023 Payment TOTAL QUARTERLY	2024 Payment AQ	2024 Payment NH1 (Tier) QUARTERLY	2024 Payment TOTAL QUARTERLY
0001-Belmont	72	0.010977283	\$236.30	\$255.59	\$491.90	\$234.38	\$91.12	\$325.49
0002-Cedar Landing	136	0.020734868	\$236.30	\$239.62	\$475.93	\$234.38	\$66.77	\$301.14
0003-Chantarelle/Ravena	178	0.027138283	\$236.30	\$248.75	\$485.05	\$234.38	\$73.79	\$308.16
0004-Corella	61	0.009300198	\$236.30	\$249.29	\$485.60	\$234.38	\$88.53	\$322.90
0005-Ensenada I	85	0.012959293	\$236.30	\$242.42	\$478.72	\$234.38	\$72.65	\$307.03
0006-Ensenada II	117	0.017838085	\$236.30	\$240.69	\$476.99	\$234.38	\$85.98	\$320.36
0007-Haciendas	134	0.020429944	\$236.30	\$247.08	\$483.39	\$234.38	\$77.02	\$311.39
0008-Juniper	170	0.025918585	\$236.30	\$249.03	\$485.34	\$234.38	\$73.90	\$308.28
0009-Lakeside	141	0.021497179	\$236.30	\$248.04	\$484.35	\$234.38	\$72.11	\$306.49
0010-Live Oak	95	0.014483915	\$236.30	\$241.99	\$478.29	\$234.38	\$74.74	\$309.12
0011-Oaklake	110	0.016770849	\$236.30	\$249.85	\$486.15	\$234.38	\$84.94	\$319.32
0012-Oakwood	85	0.012959293	\$236.30	\$255.36	\$491.66	\$234.38	\$81.25	\$315.63
0013-Paseos I	52	0.007928038	\$236.30	\$243.80	\$480.11	\$234.38	\$70.44	\$304.81
0014-Paseos II	80	0.012196981	\$236.30	\$242.43	\$478.74	\$234.38	\$98.05	\$332.43
0015-Pelican Point	55	0.008385425	\$236.30	\$242.58	\$478.88	\$234.38	\$100.92	\$335.29
0016-Skylark	56	0.008537887	\$236.30	\$246.32	\$482.62	\$234.38	\$73.53	\$307.91
0017-Spicewood	52	0.007928038	\$236.30	\$249.00	\$485.30	\$234.38	\$76.40	\$310.77
0018-Sunflower	86	0.013111755	\$236.30	\$246.89	\$483.19	\$234.38	\$74.12	\$308.50
0019-Adagio	145	0.022107029	\$236.30		\$236.30	\$234.38		\$234.38
0020-Banyan Tree	326	0.049702699	\$236.30		\$236.30	\$234.38		\$234.38
0021-Biscayne Beachclub	232	0.035371246	\$236.30		\$236.30	\$234.38		\$234.38
0022-Blossoms	75	0.01143467	\$236.30		\$236.30	\$234.38		\$234.38
0023-Chateaubleau	105	0.016008538	\$236.30		\$236.30	\$234.38		\$234.38
0024-Coral Club	240	0.036590944	\$236.30		\$236.30	\$234.38		\$234.38
0025-Hammocks Trails	312	0.047568227	\$236.30		\$236.30	\$234.38		\$234.38
0026-Heron	264	0.040250038	\$236.30		\$236.30	\$234.38		\$234.38
0027-Jasmine	215	0.032779387	\$236.30		\$236.30	\$234.38		\$234.38
0028-La Maison	160	0.024393962	\$236.30		\$236.30	\$234.38		\$234.38
0029-Lakeview	232	0.035371246	\$236.30		\$236.30	\$234.38		\$234.38
0030-Lakewood	42	0.006403415	\$236.30		\$236.30	\$234.38		\$234.38
0031-Mahogany Key	48	0.007318189	\$236.30		\$236.30	\$234.38		\$234.38
0032-Palm Point	208	0.031712151	\$236.30		\$236.30	\$234.38		\$234.38
0033-Park Place	29	0.004421406	\$236.30		\$236.30	\$234.38		\$234.38
0034-Park Villas	36	0.005488642	\$236.30		\$236.30	\$234.38		\$234.38
0035-Royal Palm	377	0.057478274	\$236.30		\$236.30	\$234.38		\$234.38
0036-Atriums	43	0.006555877	\$236.30		\$236.30	\$234.38		\$234.38
0037-Villas	114	0.017380698	\$236.30		\$236.30	\$234.38		\$234.38
0038-Vizcaya	204	0.031102302	\$236.30		\$236.30	\$234.38		\$234.38
0039-Mahogany Isle	123	0.018752859	\$236.30		\$236.30	\$234.38		\$234.38
0040-Vista Lago	248	0.037810642	\$236.30		\$236.30	\$234.38		\$234.38
0041-Broadwater	424	0.064644001	\$100,192.65		\$100,192.65	\$99,375.50		\$99,375.50
0041-Cascades	264	0.040250038	\$62,384.11		\$62,384.11	\$61,875.31		\$61,875.31
0041-Hammocks Place	296	0.045128831	\$69,945.81		\$69,945.81	\$69,375.35		\$69,375.35
Commerical Units	32	0.004878792	\$7,561.71		\$7,561.71	\$7,500.04		\$7,500.04

THE HAMMOCKS COMMUNITY PASEO I
2024 Proposed Estimated Budget

Unit Count	52
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$4,124	\$49,490	\$1,221	\$14,651
	**TOTAL REVENUE	\$4,124	\$49,490	\$1,221	\$14,651
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$29	\$350	\$42	\$500
	**TOTAL UTILITIES	\$29	\$350	\$42	\$500
	**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	\$1,221	\$14,651

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	Quarterly	Annually	Quarterly	Annually
Owner Assessments	\$243.80	\$975.22	\$70.44	\$281.74
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$480.11	\$1,920.43	\$304.81	\$1,219.25

THE HAMMOCKS COMMUNITY PASEO II
2024 Proposed Estimated Budget

Unit Count	80
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$6,442	\$77,299	\$2,615	\$31,376
	**TOTAL REVENUE	\$6,442	\$77,299	\$2,615	\$31,376
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$208	\$2,500	\$833	\$10,000
	**TOTAL UTILITIES	\$208	\$2,500	\$833	\$10,000
	**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	\$2,615	\$31,376

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$242.43	\$969.74	\$98.05	\$392.21
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$478.74	\$1,914.95	\$332.43	\$1,329.71

THE HAMMOCKS COMMUNITY CORRELLA
2024 Proposed Estimated Budget

Unit Count	61
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$4,950	\$59,395	\$1,800	\$21,601
	**TOTAL REVENUE	\$4,950	\$59,395	\$1,800	\$21,601
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$146	\$1,750	\$417	\$5,000
	**TOTAL UTILITIES	\$146	\$1,750	\$417	\$5,000
	**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	\$1,800	\$21,601

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$249.29	\$997.18	\$88.53	\$354.11
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$485.60	\$1,942.39	\$322.90	\$1,291.62

THE HAMMOCKS COMMUNITY CEDAR LANDING
2024 Proposed Estimated Budget

Unit Count	136
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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

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$239.62	\$958.49	\$66.77	\$267.07
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$475.93	\$1,903.70	\$301.14	\$1,204.57

**THE HAMMOCKS COMMUNITY ENSENALA I
2024 Proposed Estimated Budget**

Unit Count	85
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$6,702	\$80,424	\$2,058	\$24,701
	**TOTAL REVENUE	\$6,702	\$80,424	\$2,058	\$24,701
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$79	\$950	\$167	\$2,000
	**TOTAL UTILITIES	\$79	\$950	\$167	\$2,000
	**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	\$2,058	\$24,701

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$242.42	\$969.67	\$72.65	\$290.60
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$478.72	\$1,914.88	\$307.03	\$1,228.10

**THE HAMMOCKS COMMUNITY ESENALA II
2024 Proposed Estimated Budget**

Unit Count	117
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$9,158	\$109,894	\$3,353	\$40,240
	**TOTAL REVENUE	\$9,158	\$109,894	\$3,353	\$40,240
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$42	\$500	\$750	\$9,000
	**TOTAL UTILITIES	\$42	\$500	\$750	\$9,000
	**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	\$3,353	\$40,240

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$240.69	\$962.76	\$85.98	\$343.94
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$476.99	\$1,907.98	\$320.36	\$1,281.44

THE HAMMOCKS COMMUNITY HACIENDAS
2024 Proposed Estimated Budget

Unit Count	134
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$10,774	\$129,289	\$3,440	\$41,281
	**TOTAL REVENUE	\$10,774	\$129,289	\$3,440	\$41,281
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$333	\$4,000	\$458	\$5,500
	**TOTAL UTILITIES	\$333	\$4,000	\$458	\$5,500
	**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	\$3,440	\$41,281

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$247.08	\$988.34	\$77.02	\$308.06
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$483.39	\$1,933.55	\$311.39	\$1,245.57

THE HAMMOCKS COMMUNITY JUNIPER 2024 Proposed Estimated Budget

Unit Count	170
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$13,779	\$165,349	\$4,188	\$50,251
	**TOTAL REVENUE	\$13,779	\$165,349	\$4,188	\$50,251
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$392	\$4,700	\$333	\$4,000
	**TOTAL UTILITIES	\$392	\$4,700	\$333	\$4,000
	**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	\$4,188	\$50,251

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$249.03	\$996.14	\$73.90	\$295.60
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$485.34	\$1,941.35	\$308.28	\$1,233.10

THE HAMMOCKS COMMUNITY OAKLAKE
2024 Proposed Estimated Budget

Unit Count	110
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$8,946	\$107,349	\$3,115	\$37,376
	**TOTAL REVENUE	\$8,946	\$107,349	\$3,115	\$37,376
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$375	\$4,500	\$667	\$8,000
	**TOTAL UTILITIES	\$375	\$4,500	\$667	\$8,000
	**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
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
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	\$3,115	\$37,376

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$249.85	\$999.40	\$84.94	\$339.78
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$486.15	\$1,944.61	\$319.32	\$1,277.28

**THE HAMMOCKS COMMUNITY LAKESIDE
2024 Proposed Estimated Budget**

Unit Count	141
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$11,382	\$136,584	\$3,389	\$40,672
	**TOTAL REVENUE	\$11,382	\$136,584	\$3,389	\$40,672
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$396	\$4,750	\$250	\$3,000
	**TOTAL UTILITIES	\$396	\$4,750	\$250	\$3,000
	**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
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
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	\$3,389	\$40,672

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$248.04	\$992.18	\$72.11	\$288.46
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$484.35	\$1,937.39	\$306.49	\$1,225.96

**THE HAMMOCKS COMMUNITY BELMONT
2024 Proposed Estimated Budget**

Unit Count	72
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$5,993	\$71,919	\$2,187	\$26,241
	**TOTAL REVENUE	\$5,993	\$71,919	\$2,187	\$26,241
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$383	\$4,600	\$583	\$7,000
	**TOTAL UTILITIES	\$383	\$4,600	\$583	\$7,000
	**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
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
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	\$2,187	\$26,241

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$255.59	\$1,022.38	\$91.12	\$364.47
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$491.90	\$1,967.59	\$325.49	\$1,301.97

**THE HAMMOCKS COMMUNITY PELICAN POINT
2024 Proposed Estimated Budget**

Unit Count	55
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$4,340	\$52,075	\$1,850	\$22,201
	**TOTAL REVENUE	\$4,340	\$52,075	\$1,850	\$22,201
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$54	\$650	\$625	\$7,500
	**TOTAL UTILITIES	\$54	\$650	\$625	\$7,500
	**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
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
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	\$1,850	\$22,201

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$242.58	\$970.31	\$100.92	\$403.66
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$478.88	\$1,915.52	\$335.29	\$1,341.17

**THE HAMMOCKS COMMUNITY SKYLARK
2024 Proposed Estimated Budget**

Unit Count	56
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$4,488	\$53,860	\$1,373	\$16,472
	**TOTAL REVENUE	\$4,488	\$53,860	\$1,373	\$16,472
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$125	\$1,500	\$125	\$1,500
	**TOTAL UTILITIES	\$125	\$1,500	\$125	\$1,500
	**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
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
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	\$1,373	\$16,472

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$246.32	\$985.27	\$73.53	\$294.14
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$482.62	\$1,930.49	\$307.91	\$1,231.64

THE HAMMOCKS COMMUNITY SPICEWOOD
2024 Proposed Estimated Budget

Unit Count	52
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$4,214	\$50,570	\$1,324	\$15,891
	**TOTAL REVENUE	\$4,214	\$50,570	\$1,324	\$15,891
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$163	\$1,950	\$167	\$2,000
	**TOTAL UTILITIES	\$163	\$1,950	\$167	\$2,000
	**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	\$0	\$0	\$0	\$0
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	\$1,324	\$15,891

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$249.00	\$995.99	\$76.40	\$305.59
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$485.30	\$1,941.20	\$310.77	\$1,243.09

THE HAMMOCKS COMMUNITY CHANTARELLE
2024 Proposed Estimated Budget

Unit Count	178
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$14,411	\$172,929	\$4,378	\$52,536
	**TOTAL REVENUE	\$14,411	\$172,929	\$4,378	\$52,536
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$542	\$6,500	\$417	\$5,000
	**TOTAL UTILITIES	\$542	\$6,500	\$417	\$5,000
	**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
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
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	\$4,378	\$52,536

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$248.75	\$995.01	\$73.79	\$295.15
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$485.05	\$1,940.22	\$308.16	\$1,232.65

**THE HAMMOCKS COMMUNITY SUNFLOWER
2024 Proposed Estimated Budget**

Unit Count	86
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$6,909	\$82,909	\$2,125	\$25,498
	**TOTAL REVENUE	\$6,909	\$82,909	\$2,125	\$25,498
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$208	\$2,500	\$208	\$2,500
	**TOTAL UTILITIES	\$208	\$2,500	\$208	\$2,500
	**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
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
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	\$2,125	\$25,498

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$246.89	\$987.56	\$74.12	\$296.49
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$483.19	\$1,932.77	\$308.50	\$1,233.99

**THE HAMMOCKS COMMUNITY LIVE OAK
2024 Proposed Estimated Budget**

Unit Count	95
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$7,635	\$91,624	\$2,367	\$28,403
	**TOTAL REVENUE	\$7,635	\$91,624	\$2,367	\$28,403
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$233	\$2,800	\$250	\$3,000
	**TOTAL UTILITIES	\$233	\$2,800	\$250	\$3,000
	**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
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0
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	\$2,367	\$28,403

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$241.99	\$967.96	\$74.74	\$298.98
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$478.29	\$1,913.18	\$309.12	\$1,236.48

**THE HAMMOCKS COMMUNITY OAKWOOD ESTATES
2024 Proposed Estimated Budget**

Unit Count	85
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GL	Description	2023 Monthly	2023 Annually	2024 Monthly	2024 Annually
	**REVENUE				
40000	Owner Assessments	\$7,069	\$84,824	\$2,302	\$27,626
	**TOTAL REVENUE	\$7,069	\$84,824	\$2,302	\$27,626
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	\$375	\$4,500	\$375	\$4,500
	**TOTAL UTILITIES	\$375	\$4,500	\$375	\$4,500
	**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	\$2,302	\$27,626

Proposed Estimated Assessment

	2023 Assessments		2024 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$255.36	\$1,021.43	\$81.25	\$325.01
Master Assessments	\$236.30	\$945.21	\$234.38	\$937.50
TOTAL:	\$491.66	\$1,966.64	\$315.63	\$1,262.51