

December 31, 2024

Dear Hammocks Residents:

Please be advised that the Board of Directors adopted the 2025 Annual Budget for the Hammocks Community on December 10, 2024. A copy of the Approved 2025 Budget is enclosed with this letter and posted on the Hammocks website under the “Docs” tab:

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

2025 Assessments Due

- The 2025 Hammocks Assessments are due **QUARTERLY** on:
 - January 1, 2025
 - April 1, 2025
 - July 1, 2025
 - October 1, 2025
- 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 2025 Master Assessment owed by all owners every **QUARTER** is **\$212.38**.
- The 2025 Neighborhoods Assessments owed by owners in the following Neighborhoods are:

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

How to Pay Your Assessments

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

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

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

<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 2025, 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 Board of Directors

THE HAMMOCKS COMMUNITY - Master (GTSJ)
2025 Approved Budget
January 1, 2025 - December 31, 2025

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
	**REVENUE					
40000	Owner Assessments	\$461,825	\$5,541,901	\$463,771	\$5,565,249	\$23,348
40011	Late Fee Income	\$6,250	\$75,000	\$0	\$0	-\$75,000
40085	Receivers Credit to Owners	\$48,099	\$577,192	\$0	\$0	-\$577,192
TBD	Surplus	\$0	\$0	\$56,029	\$672,352	\$672,352
40125-10	Facility Rent - Clubhouse	\$1,250	\$15,000	\$1,000	\$12,000	-\$3,000
41015	Boat Storage Rental	\$6,800	\$81,600	\$3,800	\$45,600	-\$36,000
41025-00	Commercial Income-	\$2,500	\$30,000	\$0	\$0	-\$30,000
	**TOTAL REVENUE	\$526,724	\$6,320,693	\$524,600	\$6,295,201	-\$25,492
	EXPENSES					
	**ADMINISTRATIVE					
50008	Accounting Fees-CPA	\$16,667	\$200,000	\$2,625	\$31,500	-\$168,500
50012-00	Bad Debts-	\$2,083	\$25,000	\$0	\$0	-\$25,000
50017	Maint/Vehicle Expense & Gas, Toll	\$538	\$6,455	\$1,250	\$15,000	\$8,545
50025	Copier Maint/Supply	\$0	\$0	\$102	\$1,224	\$1,224
50045-01	Legal Fees- - Assoc Matters	\$12,500	\$150,000	\$20,000	\$240,000	\$90,000
50045-04	Legal Fees- - Collections	\$8,333	\$100,000	\$10,000	\$120,000	\$20,000
50045-08	Legal Fees- - Legal Settlement Payout	\$8,333	\$100,000	\$0	\$0	-\$100,000
50045-	Election-related costs			\$8,333	\$20,000	
50059	Legal Fees- - Receiver Expenses / Monitor	\$41,667	\$500,000	\$30,000	\$360,000	-\$140,000
50059	Technical Support	\$0	\$0	\$417	\$5,000	\$5,000
50059	License, Taxes, Permit	\$125	\$1,500	\$375	\$4,500	\$3,000
50059	Corporate Annual Rep	\$5	\$65	\$5	\$65	\$0
50059	Administrative Collection Fee	\$6,250	\$75,000	\$0	\$0	-\$75,000
50059	Meetings	\$25	\$300	\$558	\$6,700	\$6,400
50059	Social Events	\$208	\$2,500	\$1,500	\$18,000	\$15,500
50064-05	Admin- Accounting Fees	\$4,263	\$51,160	\$4,263	\$51,160	\$0
50064-10	Admin- Computer Maint/Supp	\$100	\$1,200	\$100	\$1,200	\$0
50064-97	Admin- Mailouts	\$3,689	\$44,273	\$1,272	\$15,268	-\$29,005
50065	Office Equipment	\$667	\$8,000	\$208	\$2,500	-\$5,500
50075	Office Supplies	\$450	\$5,400	\$500	\$6,000	\$600
50076	Employee Uniforms	\$125	\$1,500	\$340	\$4,077	\$2,577
50080	Postage	\$0	\$0	\$475	\$5,700	\$5,700
50082	Printing & Postage	\$1,250	\$15,000	\$1,167	\$14,000	-\$1,000
50093	Architectural Expense	\$0	\$0	\$375	\$4,500	\$4,500
50094	Storage - Archives	\$1,647	\$19,760	\$1,881	\$22,570	\$2,810
	**TOTAL ADMINISTRATIVE	\$108,925	\$1,307,113	\$85,747	\$948,964	-\$378,149
	**PROPERTY INSURANCE					
52030	Multiperil Insurance	\$54,189	\$650,265	\$125,000	\$1,500,000	\$849,735
52060	Insurance Claim	\$0	\$0	\$0	\$0	\$0
52062-15	Insurance - Fees	\$1,333	\$16,000	\$1,000	\$12,000	-\$4,000
	**TOTAL PROPERTY INSURANCE	\$55,522	\$666,265	\$126,000	\$1,512,000	\$845,735

THE HAMMOCKS COMMUNITY - Master (GTSJ)
2025 Approved Budget
January 1, 2025 - December 31, 2025

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
	**UTILITIES					
54050-00	Electricity-	\$12,500	\$150,000	\$5,833	\$70,000	-\$80,000
54070-00	Water & Sewer-	\$2,917	\$35,000	\$1,250	\$15,000	-\$20,000
54096	Waste Services	\$5,250	\$63,000	\$6,083	\$73,000	\$10,000
54100-00	Telephone-	\$2,000	\$24,000	\$1,500	\$18,000	-\$6,000
	**TOTAL UTILITIES	\$22,667	\$272,000	\$14,667	\$176,000	-\$96,000
	**CONTRACTS					
60010	Alarm Monitoring	\$200	\$2,400	\$250	\$3,000	\$600
60016	Beach Contract	\$0	\$0	\$1,037	\$12,440	\$12,440
60046-21	Equipment Contract- - Fitness Room	\$83	\$1,000	\$102	\$1,220	\$220
60072	Outdoor Equipment - Financing	\$2,845	\$34,140	\$5,893	\$70,715	\$36,575
60085	Lake Maintenance	\$3,875	\$46,500	\$3,875	\$46,500	\$0
60090	Lawn Maintenance	\$35,116	\$421,389	\$36,417	\$437,000	\$15,611
61000	Management Services	\$28,133	\$337,592	\$28,401	\$340,807	\$3,215
61020	Pool/Spa Contract	\$3,822	\$45,864	\$3,640	\$43,680	-\$2,184
61045-00	Security Services-	\$72,542	\$870,503	\$68,549	\$822,583	-\$47,920
	**TOTAL CONTRACTS	\$146,616	\$1,759,388	\$148,162	\$1,777,945	\$18,557
	**SALARIES & BENEFITS					
65000-02	Salaries- - Maintenance	\$26,576	\$318,914	\$24,826	\$297,906	-\$21,008
65000-05	Salaries- - Janitorial	\$10,234	\$122,803	\$7,462	\$89,544	-\$33,259
65000-11	Salaries- - Admin	\$29,208	\$350,501	\$33,333	\$400,000	\$49,499
65000-27	Salaries- - Recreation	\$35,604	\$427,253	\$40,654	\$487,842	\$60,589
65000-86	Salaries- - Health Insurance	\$21,638	\$259,656	\$21,250	\$255,000	-\$4,656
65000-88	Salaries- - Management Services	\$27,675	\$332,100	\$0	\$0	\$0
65060	Payroll Process Fees	\$0	\$0	\$0	\$0	\$0
	**TOTAL SALARIES & BENEFITS	\$150,935	\$1,811,227	\$127,524	\$1,530,292	\$51,165
	**REPAIRS/MAINTENANCE					
70005	R&M-Air Conditioning	\$292	\$3,500	\$417	\$5,000	\$1,500
70032	R&M-Common Area	\$6,250	\$75,000	\$3,333	\$40,000	-\$35,000
70135	Landscape Extras	\$0	\$0	\$2,083	\$25,000	\$25,000
70076	Maintenance Supplies	\$1,500	\$18,000	\$1,250	\$15,000	-\$3,000
70097-00	R&M - Pool-	\$4,167	\$50,000	\$4,167	\$50,000	\$0
70111	R&M-Rec Center	\$3,750	\$45,000	\$3,750	\$45,000	\$0
70138	Tree Trimming	\$11,600	\$139,200	\$12,500	\$150,000	\$10,800
70211	Pest Control	\$0	\$0	\$417	\$5,000	\$5,000
70216	R&M Janitorial Supplies	\$2,000	\$24,000	\$1,250	\$15,000	-\$9,000
70289-00	Contingency-	\$12,500	\$150,000	\$0	\$0	-\$150,000
	**TOTAL REPAIRS/MAINTENANCE	\$42,059	\$504,700	\$29,167	\$350,000	-\$154,700
	**SPECIAL PROJECTS					
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$0	\$0	\$0
	**TOTAL SPECIAL PROJECTS	\$0	\$0	\$0	\$0	\$0
	**TOTAL EXPENSES	\$526,724	\$6,320,693	\$531,266	\$6,295,201	-\$25,492

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

THE HAMMOCKS COMMUNITY - Neighborhoods
2025 Proposed Estimated Budget
 January 1, 2025 - December 31, 2025

Neighborhood	Entity	Building	Units
Belmont	MTSJ	0001	72

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$121	\$1,448	\$1,448
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$483	\$5,800	\$200	\$2,400	-\$3,400
**CONTRACTS						
60090	Lawn Maintenance	\$630	\$7,560	\$653	\$7,840	\$280
61000	Management Services	\$733	\$8,801	\$606	\$7,269	-\$1,532
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$150	\$1,800	\$180	\$2,160	\$360
70117	Storm Drains Cleaning	\$0	\$0	\$105	\$1,260	\$1,260
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$90	\$1,080	\$1,080
70136	Landscape Replacement	\$60	\$720	\$0	\$0	-\$720
70138	Tree Trimming	\$30	\$360	\$133	\$1,600	\$1,240
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$240	\$2,880	\$2,880
**TOTAL EXPENSES		\$2,087	\$25,041	\$2,207	\$26,489	\$1,448

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$86.95	\$347.80	\$86.95	\$347.79	\$0.00

Neighborhood	Entity	Building	Units
Cedar Landing	DTSJ	0002	136

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$1,033	\$12,399	\$12,399
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$0	\$0	\$0	\$0	\$0
**CONTRACTS						
60090	Lawn Maintenance	\$1,188	\$14,256	\$1,232	\$14,784	\$528
61000	Management Services	\$1,385	\$16,625	\$1,144	\$13,731	-\$2,894
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$283	\$3,400	\$340	\$4,080	\$680
70117	Storm Drains Cleaning	\$0	\$0	\$254	\$3,045	\$3,045
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$170	\$2,040	\$2,040
70136	Landscape Replacement	\$113	\$1,360	\$0	\$0	-\$1,360
70138	Tree Trimming	\$57	\$680	\$467	\$5,600	\$4,920
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$453	\$5,440	\$5,440
**TOTAL EXPENSES		\$3,027	\$36,321	\$4,060	\$48,720	\$12,399

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$66.77	\$267.08	\$66.77	\$267.07	\$0.00

THE HAMMOCKS COMMUNITY - Neighborhoods
2025 Proposed Estimated Budget
 January 1, 2025 - December 31, 2025

Neighborhood	Entity	Building	Units
Chantarelle/Ravena	TTSJ	0003	178

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$0	\$0	\$0
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$2,104	\$25,250	\$200	\$2,400	-\$22,850
**CONTRACTS						
60090	Lawn Maintenance	\$1,555	\$18,657	\$1,612	\$19,348	\$691
61000	Management Services	\$1,813	\$21,759	\$1,498	\$17,972	-\$3,787
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$371	\$4,450	\$445	\$5,340	\$890
70117	Storm Drains Cleaning	\$0	\$0	\$210	\$2,520	\$2,520
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$223	\$2,670	\$2,670
70136	Landscape Replacement	\$148	\$1,780	\$0	\$0	-\$1,780
70138	Tree Trimming	\$74	\$890	\$467	\$5,600	\$4,710
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$1,411	\$16,936	\$16,936
**TOTAL EXPENSES		\$6,066	\$72,786	\$6,065	\$72,786	\$0

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$102.23	\$408.92	\$102.23	\$408.91	\$0.00

Neighborhood	Entity	Building	Units
Corella	CTSJ	0004	61

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$439	\$5,274	\$5,274
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$354	\$4,250	\$200	\$2,400	-\$1,850
**CONTRACTS						
60090	Lawn Maintenance	\$533	\$6,399	\$553	\$6,636	\$237
61000	Management Services	\$621	\$7,457	\$513	\$6,159	-\$1,298
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$127	\$1,525	\$153	\$1,830	\$305
70117	Storm Drains Cleaning	\$0	\$0	\$79	\$945	\$945
70126	R&M-Wall/Fence	\$25	\$305	\$0	\$0	-\$305
70135	Landscape Extras	\$0	\$0	\$76	\$915	\$915
70136	Landscape Replacement	\$51	\$610	\$0	\$0	-\$610
70138	Tree Trimming	\$25	\$305	\$333	\$4,000	\$3,695
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$270	\$3,239	\$3,239
**TOTAL EXPENSES		\$1,738	\$20,851	\$2,177	\$26,124	\$5,273

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$85.45	\$341.80	\$85.45	\$341.80	\$0.00

Neighborhood	Entity	Building	Units
Ensenada I	ETSJ	0005	85

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$900	\$10,806	\$10,806

THE HAMMOCKS COMMUNITY - Neighborhoods
2025 Proposed Estimated Budget
January 1, 2025 - December 31, 2025

EXPENSES						
**UTILITIES						
54050-00	Electricity	\$108	\$1,300	\$200	\$2,400	\$1,100
**CONTRACTS						
60090	Lawn Maintenance	\$743	\$8,910	\$770	\$9,240	\$330
61000	Management Services	\$866	\$10,391	\$715	\$8,582	-\$1,809
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$177	\$2,125	\$213	\$2,550	\$425
70117	Storm Drains Cleaning	\$0	\$0	\$280	\$3,360	\$3,360
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$106	\$1,275	\$1,275
70136	Landscape Replacement	\$71	\$850	\$0	\$0	-\$850
70138	Tree Trimming	\$35	\$425	\$333	\$4,000	\$3,575
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$283	\$3,400	\$3,400
**TOTAL EXPENSES		\$2,000	\$24,001	\$2,901	\$34,807	\$10,806

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$70.59	\$282.36	\$70.59	\$282.36	\$0.00

Neighborhood	Entity	Building	Units
Ensenada II	FTSJ	0006	117

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$480	\$5,755	\$5,755
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$583	\$7,000	\$0	\$0	-\$7,000
**CONTRACTS						
60090	Lawn Maintenance	\$1,022	\$12,258	\$1,059	\$12,712	\$454
61000	Management Services	\$1,192	\$14,302	\$984	\$11,813	-\$2,489
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$244	\$2,925	\$293	\$3,510	\$585
70117	Storm Drains Cleaning	\$0	\$0	\$394	\$4,725	\$4,725
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$146	\$1,755	\$1,755
70136	Landscape Replacement	\$98	\$1,170	\$0	\$0	-\$1,170
70138	Tree Trimming	\$49	\$585	\$333	\$4,000	\$3,415
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$457	\$5,480	\$5,480
		\$3,187	\$38,240	\$3,666	\$43,995	\$5,755

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$81.71	\$326.84	\$81.71	\$326.84	\$0.00

THE HAMMOCKS COMMUNITY - Neighborhoods
2025 Proposed Estimated Budget
January 1, 2025 - December 31, 2025

Neighborhood	Entity	Building	Units
Haciendas	HTSJ	0007	134

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$566	\$6,789	\$6,789
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$400	\$4,800	\$200	\$2,400	-\$2,400
**CONTRACTS						
60090	Lawn Maintenance	\$1,170	\$14,040	\$1,213	\$14,560	\$520
61000	Management Services	\$1,365	\$16,381	\$1,127	\$13,529	-\$2,852
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$279	\$3,350	\$335	\$4,020	\$670
70117	Storm Drains Cleaning	\$0	\$0	\$236	\$2,835	\$2,835
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$168	\$2,010	\$2,010
70136	Landscape Replacement	\$112	\$1,340	\$0	\$0	-\$1,340
70138	Tree Trimming	\$56	\$670	\$333	\$4,000	\$3,330
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$335	\$4,015	\$4,015
**TOTAL EXPENSES		\$3,382	\$40,581	\$3,947	\$47,369	\$6,788

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$75.71	\$302.84	\$75.71	\$302.84	(\$0.00)

Neighborhood	Entity	Building	Units
Juniper	JTSJ	0008	170

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$489	\$5,873	\$5,873
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$542	\$6,500	\$200	\$2,400	-\$4,100
**CONTRACTS						
60090	Lawn Maintenance	\$1,485	\$17,820	\$1,540	\$18,480	\$660
61000	Management Services	\$1,732	\$20,781	\$1,430	\$17,164	-\$3,617
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$354	\$4,250	\$425	\$5,100	\$850
70117	Storm Drains Cleaning	\$0	\$0	\$158	\$1,890	\$1,890
70126	R&M-Wall/Fence	\$71	\$850	\$0	\$0	-\$850
70135	Landscape Extras	\$0	\$0	\$213	\$2,550	\$2,550
70136	Landscape Replacement	\$142	\$1,700	\$0	\$0	-\$1,700
70138	Tree Trimming	\$71	\$850	\$227	\$2,720	\$1,870
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$694	\$8,323	\$8,323
**TOTAL EXPENSES		\$4,396	\$52,751	\$4,886	\$58,627	\$5,876

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$77.58	\$310.32	\$77.58	\$310.32	\$0.00

THE HAMMOCKS COMMUNITY - Neighborhoods
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Neighborhood	Entity	Building	Units
Lakeside	LTSJ	0009	141

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$346	\$4,155	\$4,155
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$442	\$5,300	\$200	\$2,400	-\$2,900
**CONTRACTS						
60090	Lawn Maintenance	\$1,233	\$14,796	\$1,279	\$15,344	\$548
61000	Management Services	\$1,436	\$17,236	\$1,186	\$14,236	-\$3,000
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$294	\$3,525	\$353	\$4,230	\$705
70117	Storm Drains Cleaning	\$0	\$0	\$158	\$1,890	\$1,890
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$176	\$2,115	\$2,115
70136	Landscape Replacement	\$118	\$1,410	\$0	\$0	-\$1,410
70138	Tree Trimming	\$59	\$705	\$200	\$2,400	\$1,695
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$376	\$4,512	\$4,512
**TOTAL EXPENSES		\$3,581	\$42,972	\$3,927	\$47,127	\$4,155

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$76.19	\$304.76	\$76.19	\$304.77	\$0.00

Neighborhood	Entity	Building	Units
Live Oak	VTSJ	0010	95

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$506	\$6,074	\$6,074
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$267	\$3,200	\$200	\$2,400	-\$800
**CONTRACTS						
60090	Lawn Maintenance	\$833	\$9,990	\$863	\$10,360	\$370
61000	Management Services	\$968	\$11,613	\$799	\$9,592	-\$2,021
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$198	\$2,375	\$238	\$2,850	\$475
70117	Storm Drains Cleaning	\$0	\$0	\$88	\$1,050	\$1,050
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$119	\$1,425	\$1,425
70136	Landscape Replacement	\$79	\$950	\$0	\$0	-\$950
70138	Tree Trimming	\$40	\$475	\$267	\$3,200	\$2,725
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$317	\$3,800	\$3,800
**TOTAL EXPENSES		\$2,384	\$28,603	\$2,890	\$34,677	\$6,074

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$75.27	\$301.08	\$75.27	\$301.08	\$0.00

THE HAMMOCKS COMMUNITY - Neighborhoods
2025 Proposed Estimated Budget
January 1, 2025 - December 31, 2025

Neighborhood	Entity	Building	Units
Oaklake	KTSJ	0011	110

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$485	\$5,816	\$5,816
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$375	\$4,500	\$0	\$0	-\$4,500
**CONTRACTS						
60090	Lawn Maintenance	\$961	\$11,529	\$996	\$11,956	\$427
61000	Management Services	\$1,121	\$13,447	\$926	\$11,106	-\$2,341
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$229	\$2,750	\$275	\$3,300	\$550
70117	Storm Drains Cleaning	\$0	\$0	\$140	\$1,680	\$1,680
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$138	\$1,650	\$1,650
70136	Landscape Replacement	\$92	\$1,100	\$0	\$0	-\$1,100
70138	Tree Trimming	\$46	\$550	\$467	\$5,600	\$5,050
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$367	\$4,400	\$4,400
**TOTAL EXPENSES		\$2,823	\$33,876	\$3,308	\$39,692	\$5,816

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$76.99	\$307.96	\$76.99	\$307.96	\$0.00

Neighborhood	Entity	Building	Units
Oakwood	WTSJ	0012	85

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$378	\$4,536	\$4,536
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$475	\$5,700	\$200	\$2,400	-\$3,300
**CONTRACTS						
60090	Lawn Maintenance	\$743	\$8,910	\$770	\$9,240	\$330
61000	Management Services	\$866	\$10,391	\$715	\$8,582	-\$1,809
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$177	\$2,125	\$213	\$2,550	\$425
70117	Storm Drains Cleaning	\$0	\$0	\$88	\$1,050	\$1,050
70126	R&M-Wall/Fence	\$35	\$425	\$0	\$0	-\$425
70135	Landscape Extras	\$0	\$0	\$106	\$1,275	\$1,275
70136	Landscape Replacement	\$71	\$850	\$0	\$0	-\$850
70138	Tree Trimming	\$35	\$425	\$200	\$2,400	\$1,975
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$268	\$3,216	\$3,216
**TOTAL EXPENSES		\$2,181	\$26,177	\$2,559	\$30,713	\$4,536

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$76.99	\$307.96	\$76.99	\$307.96	\$0.00

THE HAMMOCKS COMMUNITY - Neighborhoods
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Neighborhood	Entity	Building	Units
Paseos I	ATSJ	0013	52

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$593	\$7,110	\$7,110
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$63	\$750	\$0	\$0	-\$750
**CONTRACTS						
60090	Lawn Maintenance	\$455	\$5,454	\$471	\$5,656	\$202
61000	Management Services	\$530	\$6,357	\$438	\$5,250	-\$1,107
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$108	\$1,300	\$130	\$1,560	\$260
70117	Storm Drains Cleaning	\$0	\$0	\$114	\$1,365	\$1,365
70126	R&M-Wall/Fence	\$22	\$260	\$0	\$0	-\$260
70135	Landscape Extras	\$0	\$0	\$65	\$780	\$780
70136	Landscape Replacement	\$43	\$520	\$0	\$0	-\$520
70138	Tree Trimming	\$22	\$260	\$200	\$2,400	\$2,140
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$417	\$5,000	\$5,000
**TOTAL EXPENSES		\$1,242	\$14,901	\$1,834	\$22,011	\$7,110

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$71.64	\$286.56	\$71.64	\$286.56	\$0.00

Neighborhood	Entity	Building	Units
Paseos II	BTSJ	0014	80

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$0	\$0	\$0
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$1,375	\$16,500	\$200	\$2,400	-\$14,100
**CONTRACTS						
60090	Lawn Maintenance	\$700	\$8,397	\$726	\$8,708	\$311
61000	Management Services	\$815	\$9,779	\$673	\$8,077	-\$1,702
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$167	\$2,000	\$200	\$2,400	\$400
70117	Storm Drains Cleaning	\$0	\$0	\$88	\$1,050	\$1,050
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$100	\$1,200	\$1,200
70136	Landscape Replacement	\$67	\$800	\$0	\$0	-\$800
70138	Tree Trimming	\$33	\$400	\$267	\$3,200	\$2,800
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$903	\$10,840	\$10,840
**TOTAL EXPENSES		\$3,156	\$37,876	\$3,156	\$37,875	-\$1

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$118.36	\$473.44	\$118.36	\$473.44	(\$0.00)

THE HAMMOCKS COMMUNITY - Neighborhoods
2025 Proposed Estimated Budget
January 1, 2025 - December 31, 2025

Neighborhood	Entity	Building	Units
Pelican Point	PTSJ	0015	55

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$410	\$4,914	\$4,914
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$63	\$750	\$0	\$0	-\$750
**CONTRACTS						
60090	Lawn Maintenance	\$482	\$5,778	\$499	\$5,992	\$214
61000	Management Services	\$560	\$6,723	\$463	\$5,553	-\$1,170
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$115	\$1,375	\$138	\$1,650	\$275
70117	Storm Drains Cleaning	\$0	\$0	\$79	\$945	\$945
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$69	\$825	\$825
70136	Landscape Replacement	\$46	\$550	\$0	\$0	-\$550
70138	Tree Trimming	\$23	\$275	\$267	\$3,200	\$2,925
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$183	\$2,200	\$2,200
**TOTAL EXPENSES		\$1,288	\$15,451	\$1,697	\$20,365	\$4,914

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$70.23	\$280.92	\$70.23	\$280.92	(\$0.00)

Neighborhood	Entity	Building	Units
Skylark	RTSJ	0016	56

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$444	\$5,326	\$5,326
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$138	\$1,650	\$200	\$2,400	\$750
**CONTRACTS						
60090	Lawn Maintenance	\$491	\$5,886	\$509	\$6,104	\$218
61000	Management Services	\$571	\$6,846	\$471	\$5,654	-\$1,192
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$117	\$1,400	\$140	\$1,680	\$280
70117	Storm Drains Cleaning	\$0	\$0	\$53	\$630	\$630
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$70	\$840	\$840
70136	Landscape Replacement	\$47	\$560	\$0	\$0	-\$560
70138	Tree Trimming	\$23	\$280	\$200	\$2,400	\$2,120
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$187	\$2,239	\$2,239
**TOTAL EXPENSES		\$1,385	\$16,622	\$1,829	\$21,947	\$5,325

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$74.20	\$296.80	\$74.20	\$296.80	\$0.00

THE HAMMOCKS COMMUNITY - Neighborhoods
2025 Proposed Estimated Budget
 January 1, 2025 - December 31, 2025

Neighborhood	Entity	Building	Units
Spicewood	STSJ	0017	52

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$497	\$5,960	\$5,960
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$200	\$2,400	\$200	\$2,400	\$0
**CONTRACTS						
60090	Lawn Maintenance	\$455	\$5,454	\$471	\$5,656	\$202
61000	Management Services	\$530	\$6,357	\$438	\$5,250	-\$1,107
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$108	\$1,300	\$130	\$1,560	\$260
70117	Storm Drains Cleaning	\$0	\$0	\$44	\$525	\$525
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$65	\$780	\$780
70136	Landscape Replacement	\$43	\$520	\$0	\$0	-\$520
70138	Tree Trimming	\$22	\$260	\$333	\$4,000	\$3,740
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$173	\$2,080	\$2,080
**TOTAL EXPENSES		\$1,358	\$16,291	\$1,854	\$22,251	\$5,960

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$78.32	\$313.28	\$78.32	\$313.28	(\$0.00)

Neighborhood	Entity	Building	Units
Sunflower	UTSJ	0018	86

GL	Description	2024 Monthly Approved Budget	2024 Annual Approved Budget	2025 Proposed Monthly Budget	2025 Proposed Annual Budget	2024 v 2025 Variance
REVENUE						
40095	2023/24 Surplus	\$0	\$0	\$361	\$4,330	\$4,330
EXPENSES						
**UTILITIES						
54050-00	Electricity	\$267	\$3,200	\$200	\$2,400	-\$800
**CONTRACTS						
60090	Lawn Maintenance	\$754	\$9,045	\$782	\$9,380	\$335
61000	Management Services	\$876	\$10,513	\$724	\$8,683	-\$1,830
**REPAIRS/MAINTENANCE						
70060	R&M-General	\$179	\$2,150	\$215	\$2,580	\$430
70117	Storm Drains Cleaning	\$0	\$0	\$96	\$1,155	\$1,155
70126	R&M-Wall/Fence	\$0	\$0	\$0	\$0	\$0
70135	Landscape Extras	\$0	\$0	\$108	\$1,290	\$1,290
70136	Landscape Replacement	\$72	\$860	\$0	\$0	-\$860
70138	Tree Trimming	\$36	\$430	\$133	\$1,600	\$1,170
**SPECIAL PROJECTS						
74004-00	Capital Improvements (Limited Voluntary Deferred Expenditure)	\$0	\$0	\$287	\$3,441	\$3,441
**TOTAL EXPENSES		\$2,183	\$26,198	\$2,544	\$30,529	\$4,331

2024 Assessment Quarterly NH2	2024 Assessment Annually NH2	2025 Assessment Quarterly NH2	2025 Assessment Annually NH2	2024/2025 Quarterly Variance
\$76.16	\$304.64	\$76.16	\$304.63	\$0.00

THE HAMMOCKS COMMUNITY
2025 Schedule of Proposed Maintenance
 January 1, 2025 - December 31, 2025

Building# / Neighborhood	Units	2025 MASTER	2025 Neighborhood	Quarterly Total	2025 MASTER	2025 Neighborhood	Monthly Total
		Quarterly	Quarterly		*Approved Units ONLY	*Approved Units ONLY	
		Assessment AQ	Assessment NH2		Assessment AM	Assessment NH1	
0001-Belmont	72	\$212.38	\$86.95	\$299.33	\$70.79	\$28.98	\$99.78
0002-Cedar Landing	136	\$212.38	\$66.77	\$279.15	\$70.79	\$22.26	\$93.05
0003-Chantarelle/Ravena	178	\$212.38	\$102.23	\$314.61	\$70.79	\$34.08	\$104.87
0004-Corella	61	\$212.38	\$85.45	\$297.83	\$70.79	\$28.48	\$99.28
0005-Ensenada I	85	\$212.38	\$70.59	\$282.97	\$70.79	\$23.53	\$94.32
0006-Ensenada II	117	\$212.38	\$81.71	\$294.09	\$70.79	\$27.24	\$98.03
0007-Haciendas	134	\$212.38	\$75.71	\$288.09	\$70.79	\$25.24	\$96.03
0008-Juniper	170	\$212.38	\$77.58	\$289.96	\$70.79	\$25.86	\$96.65
0009-Lakeside	141	\$212.38	\$76.19	\$288.57	\$70.79	\$25.40	\$96.19
0010-Live Oak	95	\$212.38	\$75.27	\$287.65	\$70.79	\$25.09	\$95.88
0011-Oaklake	110	\$212.38	\$76.99	\$289.37	\$70.79	\$25.66	\$96.46
0012-Oakwood	85	\$212.38	\$76.99	\$289.37	\$70.79	\$25.66	\$96.46
0013-Paseos I	52	\$212.38	\$71.64	\$284.02	\$70.79	\$23.88	\$94.67
0014-Paseos II	80	\$212.38	\$118.36	\$330.74	\$70.79	\$39.45	\$110.25
0015-Pelican Point	55	\$212.38	\$70.23	\$282.61	\$70.79	\$23.41	\$94.20
0016-Skylark	56	\$212.38	\$74.20	\$286.58	\$70.79	\$24.73	\$95.53
0017-Spicewood	52	\$212.38	\$78.32	\$290.70	\$70.79	\$26.11	\$96.90
0018-Sunflower	86	\$212.38	\$76.16	\$288.54	\$70.79	\$25.39	\$96.18
0019-Adagio	145	\$212.38		\$212.38	\$70.79		\$70.79
0020-Banyan Tree	326	\$212.38		\$212.38	\$70.79		\$70.79
0021-Biscayne Beachclub	232	\$212.38		\$212.38	\$70.79		\$70.79
0022-Blossoms	75	\$212.38		\$212.38	\$70.79		\$70.79
0023-Chateaubleau	105	\$212.38		\$212.38	\$70.79		\$70.79
0024-Coral Club	240	\$212.38		\$212.38	\$70.79		\$70.79
0025-Hammocks Trails	312	\$212.38		\$212.38	\$70.79		\$70.79
0026-Heron	264	\$212.38		\$212.38	\$70.79		\$70.79
0027-Jasmine	215	\$212.38		\$212.38	\$70.79		\$70.79
0028-La Maison	160	\$212.38		\$212.38	\$70.79		\$70.79
0029-Lakeview	232	\$212.38		\$212.38	\$70.79		\$70.79
0030-Lakewood	42	\$212.38		\$212.38	\$70.79		\$70.79
0031-Mahogany Key	48	\$212.38		\$212.38	\$70.79		\$70.79
0032-Palm Point	208	\$212.38		\$212.38	\$70.79		\$70.79
0033-Park Place	29	\$212.38		\$212.38	\$70.79		\$70.79
0034-Park Villas	36	\$212.38		\$212.38	\$70.79		\$70.79
0035-Royal Palm	377	\$212.38		\$212.38	\$70.79		\$70.79
0036-Atriums	43	\$212.38		\$212.38	\$70.79		\$70.79
0037-Villas	114	\$212.38		\$212.38	\$70.79		\$70.79
0038-Vizcaya	204	\$212.38		\$212.38	\$70.79		\$70.79
0039-Mahogany Isle	123	\$212.38		\$212.38	\$70.79		\$70.79
0040-Vista Lago	248	\$212.38		\$212.38	\$70.79		\$70.79

Rental Communities

Building# / Neighborhood	Units	2024 Quarterly	2025 Annually	2025 Quarterly	2024/2025 Variance	% Variance
		Assessment AQ	Assessment MASTER	Assessment AQ (Master)		
0041-Cortland	424	\$90,047.49	\$360,196.43	\$90,047.49	\$0.00	0.0
0041-Cascades	264	\$56,067.31	\$224,269.24	\$56,067.31	\$0.00	0.0
0041-Cortland	296	\$62,863.34	\$251,453.36	\$62,863.34	\$0.00	0.0

Commerical Units

Building# / Neighborhood	Units	2024 Monthly	2025 Annually	2025 Monthly	2024/2025 Variance	% Variance
		Assessment AM	Assessment MASTER	Assessment AM (Master)		
0042 - 00A	3.6993	\$261.92	\$3,143.04	\$261.92	\$0.00	0.0
0042 - 00B	9.2712	\$656.41	\$7,876.92	\$656.41	\$0.00	0.0
0042 - 00C	3.6993	\$261.92	\$3,143.04	\$261.92	\$0.00	0.0
0042 - 00D	7.3822	\$522.67	\$6,272.04	\$522.67	\$0.00	0.0