

Hammocks Community

2023 BUDGET ADOPTION MEETING

March 20, 2023 at 2:00PM

Notice is hereby given in accordance with Chapter 720, Florida Statutes and the Association's By-Laws that the meeting to adopt the 2023 Estimated Budget will be convened via **ZOOM** on **Monday, March 20, 2023 at 2:00PM**. The Agenda for the meeting is set forth below.

Zoom Meeting

<https://us02web.zoom.us/j/82622358764?pwd=L3RrY2JHN0t0NTUvY05Nc0traEJKQT09>

Meeting ID: 826 2235 8764

Passcode: 186992

AGENDA

- Call To Order
- **Adoption of AMENDED 2023 Estimated Budget**
- Adjournment

THE HAMMOCKS COMMUNITY
2023 Amended Proposed Estimated Budget
April 1, 2023 - December 31, 2023

Description	2022 Monthly Approved Budget	2022 Annual Approved Budget	2023 Proposed Monthly Budget	2023 Proposed Annual Budget
**REVENUE				
Master Assessments-	161,207	1,934,487	436,610	5,239,320
Rental Income	45,264	543,168	77,508	930,090
Commercial Income-	1,459	17,504	2,521	30,247
Boat Storage Rental	3,400	40,800	6,800	81,600
Late Fee Income	6,250	75,000	4,767	57,200
Clubhouse Fee	833	10,000	0	0
Violation Fees	4,167	50,000	0	0
Key Fob Income	5,417	65,000	0	0
Interest Income	500	6,000	0	0
Miscellaneous Income	2,500	30,000	0	0
Reimbursable Charges- - General	12,750	153,000	0	0
Social Activities In	83	1,000	0	0
Estoppel Income	7,083	85,000	0	0
**TOTAL REVENUE	250,913	3,010,959	528,205	6,338,457
EXPENSES				
**ADMINISTRATIVE				
Accounting Fees-CPA	4,167	50,000	12,500	150,000
Bad Debts-	3,358	40,295	1,250	15,000
Maint/Office Vehicle Expense & Gas, Toll	1,667	20,000	750	9,000
Legal Fees- - Assoc Matters	14,583	175,000	62,500	750,000
Legal Fees- - Collections	6,250	75,000	3,333	40,000
Technical Support	6,917	83,000	808	9,700
License,Taxes,Permit-	667	8,000	1,188	14,251
Corporate Annual Rep	0	0	5	62
Administrative Collection Fee	25	300	4,767	57,200
Meetings	333	4,000	200	2,400
Social Events	417	5,000	208	2,500
AdminAccounting Fees	0	0	4,264	51,165
AdminComputer Maint/Supp	0	0	100	1,200
AdminMailouts	0	0	3,690	44,275
Office Equipment	0	0	833	10,000
Office Supplies	3,750	45,000	450	5,400
Software for Office	500	6,000	150	1,800
Printing & Postage	0	0	1,200	14,400
Storage - Archives	2,083	25,000	2,379	28,544
Loan Principal/Int Popular	0	0	36,961	443,536
Loan Principal/Int SBA	0	0	641	7,692
Postage	2,500	30,000	0	0
Printing	2,083	25,000	0	0
Personnel Administrative Cost	250	3,000	0	0
Advertising & Marketing	4,583	55,000	0	0
Bank Charges	5,083	61,000	0	0
Merchant Fee	1,250	15,000	0	0
Commission-	417	5,000	0	0
Dues & Subscriptions	667	8,000	0	0
Legal Fees-	5,417	65,000	0	0
ID Supplies	867	10,400	0	0
Late Charges	83	1,000	0	0
Coupon/Statement Chg	4,750	57,000	0	0
Depreciation Expense	1,833	22,000	0	0
**TOTAL ADMINISTRATIVE	74,500	893,995	138,177	1,658,124
**PROPERTY INSURANCE				
Multiperil Insurance	29,167	350,000	51,608	619,300
Insurance - Finance/Doc Stamps/Fees	0	0	1,304	15,650
Automobile Insurance	5,417	65,000	0	0
Technology Equipment	417	5,000	0	0
Insurance Claim-	208	2,500	0	0
Workers Comp Ins.	0	0	0	0
**TOTAL PROPERTY INSURANCE	35,208	422,500	52,913	634,950
**UTILITIES				

THE HAMMOCKS COMMUNITY
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Description	2022 Monthly Approved Budget	2022 Annual Approved Budget	2023 Proposed Monthly Budget	2023 Proposed Annual Budget
Electricity-	3,000	36,000	3,000	36,000
Water & Sewer-	5,000	60,000	5,000	60,000
Gas/Fuel Oil	2,500	30,000	2,500	30,000
Waste Services	6,250	75,000	5,000	60,000
Telephone-	1,000	12,000	1,000	12,000
Telephone - Cellular	150	1,800	0	0
**TOTAL UTILITIES	17,900	214,800	16,500	198,000
**CONTRACTS				
Alarm Monitoring	667	8,000	200	2,400
Copier Lease	833	10,000	375	4,500
Equipment Contract- Fitness Room	0	0	78	935
Lake Maintenance	2,000	24,000	1,829	21,950
Lawn Maintenance	0	0	36,417	437,000
Management Services	0	0	26,793	321,516
Pool/Spa Contract	2,500	30,000	3,733	44,800
Security Services	0	0	45,186	542,230
Vehicle Financing	0	0	560	6,719
Internet Access	1,417	17,000	0	0
Property Service	134	1,602	0	0
Uniforms Maintenance Dept.	250	3,000	0	0
Uniforms Public Safety Dept.	333	4,000	0	0
**TOTAL CONTRACTS	8,134	97,602	115,171	1,382,049
**SALARIES & BENEFITS				
Salaries- Maintenance	34,417	413,000	14,145	169,737
Salaries- Janitorial	0	0	10,234	122,803
Salaries- Admin	28,583	343,000	29,208	350,501
Salaries- Recreation	0	0	36,839	442,066
Salaries- Health Insurance	0	0	15,356	184,272
Salaries- Management Services	0	0	16,605	199,254
Salaries- Security	43,750	525,000	0	0
Workers Compensation	5,958	71,500	0	0
Employee Appreciation	417	5,000	0	0
Payroll Process Fees	1,250	15,000	0	0
Payroll Taxes- Admin/Social 32%/27%	4,825	57,900	0	0
**TOTAL SALARIES & BENEFITS	119,200	1,430,400	122,386	1,468,633
**REPAIRS/MAINTENANCE				
R&M-Air Conditioning	250	3,000	292	3,500
R&M-Beach	3,333	40,000	20,417	245,000
R&M-Common Area	5,417	65,000	5,417	65,000
Maintenance Supplies	833	10,000	1,667	20,000
R&M - Pool-	2,083	25,000	10,000	120,000
R&M-Rec Center	1,667	20,000	2,500	30,000
R&M Janitorial Supplies	0	0	2,000	24,000
Contingency-	44,804	537,653	29,167	350,000
Tree Trimming	0	0	11,600	139,200
Root Pruning	167	2,000	0	0
Custodial Supplies	1,667	20,000	0	0
R&M-Pool/Spa/Fountain	167	2,000	0	0
R&M-Pool Furn/Equip	2,083	25,000	0	0
High Way Off Duty Police	5,417	65,000	0	0
R&M-Vehicle Maintenance Dept.	2,917	35,000	0	0
R&M-Vehicle Public Safety Dept.	2,500	30,000	0	0
**TOTAL REPAIRS/MAINTENANCE	73,304	879,653	83,058	996,700
**TOTAL EXPENSES	328,246	3,938,950	528,205	6,338,457

Building# / Neighborhood	2023 Proposed QUARTERLY TOTAL	2023 Proposed Payment MASTER	2023 Proposed Payment NEIGHBORHOOD
0001-Belmont	\$491.90	\$236.30	\$255.59
0002-Cedar Landing	\$475.93	\$236.30	\$239.62
0003-Chantarelle/Ravena	\$485.05	\$236.30	\$248.75
0004-Corella	\$485.60	\$236.30	\$249.29
0005-Ensenada I	\$478.72	\$236.30	\$242.42
0006-Ensenada II	\$476.99	\$236.30	\$240.69
0007-Haciendas	\$483.39	\$236.30	\$247.08
0008-Juniper	\$485.34	\$236.30	\$249.03
0009-Lakeside	\$484.35	\$236.30	\$248.04
0010-Live Oak	\$478.29	\$236.30	\$241.99
0011-Oaklake	\$486.15	\$236.30	\$249.85
0012-Oakwood	\$491.66	\$236.30	\$255.36
0013-Paseos I	\$480.11	\$236.30	\$243.80
0014-Paseos II	\$478.74	\$236.30	\$242.43
0015-Pelican Point	\$478.88	\$236.30	\$242.58
0016-Skylark	\$482.62	\$236.30	\$246.32
0017-Spicewood	\$485.30	\$236.30	\$249.00
0018-Sunflower	\$483.19	\$236.30	\$246.89
0019-Adagio	\$236.30	\$236.30	
0020-Banyan Tree	\$236.30	\$236.30	
0021-Biscayne Beachclub	\$236.30	\$236.30	
0022-Blossoms	\$236.30	\$236.30	
0023-Chateaubleau	\$236.30	\$236.30	
0024-Coral Club	\$236.30	\$236.30	
0025-Hammocks Trails	\$236.30	\$236.30	
0026-Heron	\$236.30	\$236.30	
0027-Jasmine	\$236.30	\$236.30	
0028-La Maison	\$236.30	\$236.30	
0029-Lakeview	\$236.30	\$236.30	
0030-Lakewood	\$236.30	\$236.30	
0031-Mahogany Key	\$236.30	\$236.30	
0032-Palm Point	\$236.30	\$236.30	
0033-Park Place	\$236.30	\$236.30	
0034-Park Villas	\$236.30	\$236.30	
0035-Royal Palm	\$236.30	\$236.30	
0036-Atriums	\$236.30	\$236.30	
0037-Villas	\$236.30	\$236.30	
0038-Vizcaya	\$236.30	\$236.30	
0039-Mahogany Isle	\$236.30	\$236.30	
0040-Vista Lago	\$236.30	\$236.30	
0041-Broadwater	\$100,192.65	\$100,192.65	
0041-Cascades	\$62,384.11	\$62,384.11	
0041-Hammocks Place	\$69,945.81	\$69,945.81	
Commerical Units	\$7,561.71	\$7,561.71	

THE HAMMOCKS COMMUNITY PASEO I

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	2,271.00	27,250.00	4,225.95	50,711.40
	**TOTAL REVENUE	4,490.00	53,876.00	4,225.95	50,711.40
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	29.00	350.00	29.17	350.00
	**TOTAL UTILITIES	29.00	350.00	29.17	350.00
	**CONTRACTS				
60090	Lawn Maintenance	583.00	7,000.00	471.39	5,656.66
60095	Lawn Spray & Fertil	63.00	750.00	0.00	0.00
61000	Management Services	0.00	0.00	1,061.00	12,731.96
61026	Property Service	275.00	3,300.00	0.00	0.00
61045-00	Security Services	0.00	0.00	2,259.25	27,111.01
	**TOTAL CONTRACTS	921.00	11,050.00	3,791.64	45,499.63
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	46.00	550.00	65.00	780.00
70060	R&M-General	383.00	4,600.00	86.67	1,040.00
70126	R&M-Wall/Fence	433.00	5,200.00	43.33	520.00
70136	Landscape Repl.	417.00	5,000.00	86.67	1,040.00
70138	Tree Trimming	0.00	0.00	110.48	1,325.78
70211	Pest Control	63.00	750.00	13.00	156.00
	**TOTAL REPAIRS/MAINTENANCE	1,342.00	16,100.00	405.15	4,861.78
	**TOTAL EXPENSES	2,292.00	27,500.00	4,225.95	50,711.40

THE HAMMOCKS COMMUNITY PASEO II

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	4,694.00	56,323.00	6,464.92	77,579.08
	**TOTAL REVENUE	8,108.00	97,286.00	6,464.92	77,579.08
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	208.00	2,500.00	208.33	2,500.00
	**TOTAL UTILITIES	208.00	2,500.00	208.33	2,500.00
	**CONTRACTS				
60090	Lawn Maintenance	792.00	9,500.00	725.21	8,702.55
60095	Lawn Spray & Fertil	42.00	500.00	0.00	0.00
61000	Management Services	0.00	0.00	1,632.30	19,587.63
61026	Property Service	433.00	5,200.00	0.00	0.00
61045-00	Security Services	0.00	0.00	3,475.77	41,709.25
	**TOTAL CONTRACTS	1,267.00	15,200.00	5,833.29	69,999.42
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	667.00	8,000.00	100.00	1,200.00
70136	Landscape Repl.	133.00	1,600.00	133.33	1,600.00
70138	Tree Trimming	167.00	2,000.00	169.97	2,039.66
70211	Pest Control	42.00	500.00	20.00	240.00
	**TOTAL REPAIRS/MAINTENANCE	1,009.00	12,100.00	423.31	5,079.66
	**TOTAL EXPENSES	2,484.00	29,800.00	6,464.92	77,579.08

THE HAMMOCKS COMMUNITY CORRELLA

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	3,030.00	36,358.00	5,068.98	60,827.80
	**TOTAL REVENUE	5,633.00	67,592.00	5,068.98	60,827.80
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	146.00	1,750.00	145.83	1,750.00
	**TOTAL UTILITIES	146.00	1,750.00	145.83	1,750.00
	**CONTRACTS				
60090	Lawn Maintenance	542.00	6,500.00	552.97	6,635.69
60095	Lawn Spray & Fertil	79.00	950.00	0.00	0.00
61000	Management Services	0.00	0.00	1,244.63	14,935.57
61026	Property Service	325.00	3,900.00	0.00	0.00
61045-00	Security Services	0.00	0.00	2,650.28	31,803.30
	**TOTAL CONTRACTS	946.00	11,350.00	4,447.88	53,374.56
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	508.00	6,100.00	76.25	915.00
70060	R&M-General	600.00	7,200.00	101.67	1,220.00
70126	R&M-Wall/Fence	61.00	730.00	50.83	610.00
70136	Landscape Repl.	167.00	2,000.00	101.67	1,220.00
70138	Tree Trimming	583.00	7,000.00	129.60	1,555.24
70211	Pest Control	79.00	950.00	15.25	183.00
	**TOTAL REPAIRS/MAINTENANCE	1,998.00	23,980.00	475.27	5,703.24
	**TOTAL EXPENSES	3,090.00	37,080.00	5,068.98	60,827.80

THE HAMMOCKS COMMUNITY CEDAR LANDING

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	5,667.00	68,005.00	10,862.87	130,354.44
	**TOTAL REVENUE	11,470.00	137,642.00	10,862.87	130,354.44
	EXPENSES				
	**UTILITIES				
					0.00
	**TOTAL UTILITIES	0.00	0.00	0.00	0.00
	**CONTRACTS				
60090	Lawn Maintenance	1,000.00	12,000.00	1,232.86	14,794.33
60095	Lawn Spray & Fertil	83.00	1,000.00	0.00	0.00
61000	Management Services	0.00	0.00	2,774.91	33,298.96
61026	Property Service	725.00	8,700.00	0.00	0.00
61045-00	Security Services	0.00	0.00	5,908.81	70,905.72
	**TOTAL CONTRACTS	1,808.00	21,700.00	9,916.58	118,999.02
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	1,133.00	13,600.00	170.00	2,040.00
70060	R&M-General	883.00	10,600.00	226.67	2,720.00
70136	Landscape Repl.	817.00	9,800.00	226.67	2,720.00
70138	Tree Trimming	833.00	10,000.00	288.95	3,467.42
70211	Pest Control	83.00	1,000.00	34.00	408.00
	**TOTAL REPAIRS/MAINTENANCE	3,749.00	45,000.00	946.29	11,355.42
	**TOTAL EXPENSES	5,557.00	66,700.00	10,862.87	130,354.44

THE HAMMOCKS COMMUNITY ESENALA I

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	3,485.00	41,820.00	6,868.46	82,421.53
	**TOTAL REVENUE	7,112.00	85,343.00	6,868.46	82,421.53
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	79.00	950.00	79.17	950.00
	**TOTAL UTILITIES	79.00	950.00	79.17	950.00
	**CONTRACTS				
60090	Lawn Maintenance	625.00	7,500.00	770.54	9,246.46
60095	Lawn Spray & Fertil	79.00	950.00	0.00	0.00
61000	Management Services	0.00	0.00	1,734.32	20,811.85
61026	Property Service	458.00	5,500.00	0.00	0.00
61045-00	Security Services	0.00	0.00	3,693.01	44,316.08
	**TOTAL CONTRACTS	1,162.00	13,950.00	6,197.87	74,374.39
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	708.00	8,500.00	106.25	1,275.00
70060	R&M-General	383.00	4,600.00	141.67	1,700.00
70136	Landscape Repl.	417.00	5,000.00	141.67	1,700.00
70138	Tree Trimming	583.00	7,000.00	180.59	2,167.14
70211	Pest Control	79.00	950.00	21.25	255.00
	**TOTAL REPAIRS/MAINTENANCE	2,170.00	26,050.00	591.43	7,097.14
	**TOTAL EXPENSES	3,411.00	40,950.00	6,868.46	82,421.53

THE HAMMOCKS COMMUNITY ENSENALA II

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	4,212.00	50,544.00	9,386.93	112,643.16
	**TOTAL REVENUE	9,204.00	110,452.00	9,386.93	112,643.16
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	42.00	500.00	41.67	500.00
	**TOTAL UTILITIES	42.00	500.00	41.67	500.00
	**CONTRACTS				
60090	Lawn Maintenance	625.00	7,500.00	1,060.62	12,727.48
60095	Lawn Spray & Fertil	83.00	1,000.00	0.00	0.00
61000	Management Services	0.00	0.00	2,387.24	28,646.90
61026	Property Service	625.00	7,500.00	0.00	0.00
61045-00	Security Services	0.00	0.00	5,083.31	60,999.77
	**TOTAL CONTRACTS	1,333.00	16,000.00	8,531.18	102,374.16
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	975.00	11,700.00	146.25	1,755.00
70060	R&M-General	742.00	8,900.00	195.00	2,340.00
70136	Landscape Repl.	542.00	6,500.00	195.00	2,340.00
70138	Tree Trimming	500.00	6,000.00	248.58	2,983.00
70211	Pest Control	83.00	1,000.00	29.25	351.00
	**TOTAL REPAIRS/MAINTENANCE	2,842.00	34,100.00	814.08	9,769.00
	**TOTAL EXPENSES	4,217.00	50,600.00	9,386.93	112,643.16

THE HAMMOCKS COMMUNITY HACIENDAS

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	4,958.00	59,496.00	11,036.46	132,437.46
	**TOTAL REVENUE	10,676.00	128,109.00	11,036.46	132,437.46
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	333.00	4,000.00	333.33	4,000.00
	**TOTAL UTILITIES	333.00	4,000.00	333.33	4,000.00
	**CONTRACTS				
60090	Lawn Maintenance	817.00	9,800.00	1,214.73	14,576.77
60095	Lawn Spray & Fertil	125.00	1,500.00	0.00	0.00
61000	Management Services	0.00	0.00	2,734.11	32,809.27
61026	Property Service	717.00	8,600.00	0.00	0.00
61045-00	Security Services	0.00	0.00	5,821.92	69,862.99
	**TOTAL CONTRACTS	1,659.00	19,900.00	9,770.75	117,249.03
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	1,117.00	13,400.00	167.50	2,010.00
70060	R&M-General	625.00	7,500.00	223.33	2,680.00
70136	Landscape Repl.	417.00	5,000.00	223.33	2,680.00
70138	Tree Trimming	583.00	7,000.00	284.70	3,416.43
70211	Pest Control	125.00	1,500.00	33.50	402.00
	**TOTAL REPAIRS/MAINTENANCE	2,867.00	34,400.00	932.37	11,188.43
	**TOTAL EXPENSES	4,859.00	58,300.00	11,036.46	132,437.46

THE HAMMOCKS COMMUNITY JUNIPER

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	6,574.00	78,887.00	14,111.92	169,343.05
	**TOTAL REVENUE	13,828.00	165,934.00	14,111.92	169,343.05
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	392.00	4,700.00	391.67	4,700.00
	**TOTAL UTILITIES	392.00	4,700.00	391.67	4,700.00
	**CONTRACTS				
60090	Lawn Maintenance	875.00	10,500.00	1,541.08	18,492.92
60095	Lawn Spray & Fertil	125.00	1,500.00	0.00	0.00
61000	Management Services	0.00	0.00	3,468.64	41,623.71
61026	Property Service	1,393.00	16,716.00	0.00	0.00
61045-00	Security Services	0.00	0.00	7,386.01	88,632.15
	**TOTAL CONTRACTS	2,393.00	28,716.00	12,395.73	148,748.77
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	908.00	10,900.00	212.50	2,550.00
70060	R&M-General	1,083.00	13,000.00	283.33	3,400.00
70136	Landscape Repl.	667.00	8,000.00	141.67	1,700.00
70138	Tree Trimming	750.00	9,000.00	283.33	3,400.00
70138	Tree Trimming	125.00	1,500.00	361.19	4,334.28
70211	Pest Control	125.00	1,500.00	42.50	510.00
	**TOTAL REPAIRS/MAINTENANCE	3,658.00	43,900.00	1,324.52	15,894.28
	**TOTAL EXPENSES	6,443.00	77,316.00	14,111.92	169,343.05

THE HAMMOCKS COMMUNITY OAKLAKE

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	5,280.00	63,360.00	9,161.14	109,933.74
	**TOTAL REVENUE	9,974.00	119,684.00	9,161.14	109,933.74
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	375.00	4,500.00	375.00	4,500.00
	**TOTAL UTILITIES	375.00	4,500.00	375.00	4,500.00
	**CONTRACTS				
60090	Lawn Maintenance	667.00	8,000.00	997.17	11,966.01
60095	Lawn Spray & Fertil	79.00	950.00	0.00	0.00
61000	Management Services	0.00	0.00	2,244.42	26,932.99
61026	Property Service	583.00	7,000.00	0.00	0.00
61045-00	Security Services	0.00	0.00	4,779.18	57,350.22
	**TOTAL CONTRACTS	1,329.00	15,950.00	8,020.77	96,249.21
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	917.00	11,000.00	137.50	1,650.00
70060	R&M-General	1,583.00	19,000.00	183.33	2,200.00
70136	Landscape Repl.	392.00	4,700.00	183.33	2,200.00
70138	Tree Trimming	500.00	6,000.00	233.71	2,804.53
70211	Pest Control	79.00	950.00	27.50	330.00
	**TOTAL REPAIRS/MAINTENANCE	3,471.00	41,650.00	765.38	9,184.53
	**TOTAL EXPENSES	5,175.00	62,100.00	9,161.14	109,933.74

THE HAMMOCKS COMMUNITY LAKESIDE

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	4,935.00	59,220.00	11,658.07	139,896.88
	**TOTAL REVENUE	10,952.00	131,418.00	11,658.07	139,896.88
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	396.00	4,750.00	395.83	4,750.00
	**TOTAL UTILITIES	396.00	4,750.00	395.83	4,750.00
	**CONTRACTS				
60090	Lawn Maintenance	625.00	7,500.00	1,278.19	15,338.24
60095	Lawn Spray & Fertil	83.00	1,000.00	0.00	0.00
61000	Management Services	0.00	0.00	2,876.93	34,523.19
61026	Property Service	750.00	9,000.00	0.00	0.00
61045-00	Security Services	0.00	0.00	6,126.05	73,512.55
	**TOTAL CONTRACTS	1,458.00	17,500.00	10,281.17	123,373.98
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	1,175.00	14,100.00	176.25	2,115.00
70060	R&M-General	833.00	10,000.00	235.00	2,820.00
70136	Landscape Repl.	467.00	5,600.00	235.00	2,820.00
70138	Tree Trimming	425.00	5,100.00	299.58	3,594.90
70211	Pest Control	83.00	1,000.00	35.25	423.00
	**TOTAL REPAIRS/MAINTENANCE	2,983.00	35,800.00	981.08	11,772.90
	**TOTAL EXPENSES	4,837.00	58,050.00	11,658.07	139,896.88

THE HAMMOCKS COMMUNITY BELMONT

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	2,616.00	31,389.00	6,134.26	73,611.17
	**TOTAL REVENUE	5,688.00	68,256.00	6,134.26	73,611.17
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	383.00	4,600.00	383.33	4,600.00
	**TOTAL UTILITIES	383.00	4,600.00	383.33	4,600.00
	**CONTRACTS				
60090	Lawn Maintenance	583.00	7,000.00	652.69	7,832.29
60095	Lawn Spray & Fertil	42.00	500.00	0.00	0.00
61000	Management Services	0.00	0.00	1,469.07	17,628.86
61026	Property Service	383.00	4,600.00	0.00	0.00
61045-00	Security Services	0.00	0.00	3,128.19	37,538.32
	**TOTAL CONTRACTS	1,008.00	12,100.00	5,249.96	62,999.48
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	600.00	7,200.00	90.00	1,080.00
70060	R&M-General	117.00	1,400.00	120.00	1,440.00
70136	Landscape Repl.	167.00	2,000.00	120.00	1,440.00
70138	Tree Trimming	250.00	3,000.00	152.97	1,835.69
70211	Pest Control	42.00	500.00	18.00	216.00
	**TOTAL REPAIRS/MAINTENANCE	1,176.00	14,100.00	500.97	6,011.69
	**TOTAL EXPENSES	2,567.00	30,800.00	6,134.26	73,611.17

THE HAMMOCKS COMMUNITY PELICAN POINT

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	2,805.00	33,660.00	4,447.24	53,366.87
	**TOTAL REVENUE	5,152.00	61,822.00	4,447.24	53,366.87
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	54.00	650.00	54.17	650.00
	**TOTAL UTILITIES	54.00	650.00	54.17	650.00
	**CONTRACTS				
60090	Lawn Maintenance	625.00	7,500.00	498.58	5,983.00
60095	Lawn Spray & Fertil	83.00	1,000.00	0.00	0.00
61000	Management Services	0.00	0.00	1,122.21	13,466.49
61026	Property Service	292.00	3,500.00	0.00	0.00
61045-00	Security Services	0.00	0.00	2,389.59	28,675.11
	**TOTAL CONTRACTS	1,000.00	12,000.00	4,010.38	48,124.60
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	458.00	5,500.00	68.75	825.00
70060	R&M-General	158.00	1,900.00	91.67	1,100.00
70136	Landscape Repl.	417.00	5,000.00	91.67	1,100.00
70138	Tree Trimming	583.00	7,000.00	116.86	1,402.27
70211	Pest Control	83.00	1,000.00	13.75	165.00
	**TOTAL REPAIRS/MAINTENANCE	1,699.00	20,400.00	382.69	4,592.27
	**TOTAL EXPENSES	2,753.00	33,050.00	4,447.24	53,366.87

THE HAMMOCKS COMMUNITY SKYLARK

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	2,838.00	34,050.00	4,597.95	55,175.36
	**TOTAL REVENUE	5,228.00	62,724.00	4,597.95	55,175.36
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	125.00	1,500.00	125.00	1,500.00
	**TOTAL UTILITIES	125.00	1,500.00	125.00	1,500.00
	**CONTRACTS				
60090	Lawn Maintenance	500.00	6,000.00	507.65	6,091.78
60095	Lawn Spray & Fertil	83.00	1,000.00	0.00	0.00
61000	Management Services	0.00	0.00	1,142.61	13,711.34
61026	Property Service	300.00	3,600.00	0.00	0.00
61045-00	Security Services	0.00	0.00	2,433.04	29,196.47
	**TOTAL CONTRACTS	883.00	10,600.00	4,083.30	48,999.60
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	467.00	5,600.00	70.00	840.00
70060	R&M-General	475.00	5,700.00	93.33	1,120.00
70136	Landscape Repl.	500.00	6,000.00	93.33	1,120.00
70138	Tree Trimming	250.00	3,000.00	118.98	1,427.76
70211	Pest Control	83.00	1,000.00	14.00	168.00
	**TOTAL REPAIRS/MAINTENANCE	1,775.00	21,300.00	389.65	4,675.76
	**TOTAL EXPENSES	2,783.00	33,400.00	4,597.95	55,175.36

THE HAMMOCKS COMMUNITY SPICEWOOD

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	2,531.00	30,370.00	4,315.95	51,791.40
	**TOTAL REVENUE	4,750.00	56,996.00	4,315.95	51,791.40
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	163.00	1,950.00	162.50	1,950.00
	**TOTAL UTILITIES	163.00	1,950.00	162.50	1,950.00
	**CONTRACTS				
60090	Lawn Maintenance	583.00	7,000.00	471.39	5,656.66
60095	Lawn Spray & Fertil	67.00	800.00	0.00	0.00
61000	Management Services	0.00	0.00	1,061.00	12,731.96
61026	Property Service	275.00	3,300.00	0.00	0.00
61045-00	Security Services	0.00	0.00	2,259.25	27,111.01
	**TOTAL CONTRACTS	925.00	11,100.00	3,791.64	45,499.63
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	433.00	5,200.00	65.00	780.00
70060	R&M-General	475.00	5,700.00	86.67	1,040.00
70136	Landscape Repl.	167.00	2,000.00	86.67	1,040.00
70138	Tree Trimming	250.00	3,000.00	110.48	1,325.78
70211	Pest Control	67.00	800.00	13.00	156.00
	**TOTAL REPAIRS/MAINTENANCE	1,392.00	16,700.00	361.81	4,341.78
	**TOTAL EXPENSES	2,480.00	29,750.00	4,315.95	51,791.40

THE HAMMOCKS COMMUNITY CHANTARELLE

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	8,069.00	96,825.00	14,759.25	177,110.96
	**TOTAL REVENUE	15,664.00	187,968.00	14,759.25	177,110.96
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	542.00	6,500.00	541.67	6,500.00
	**TOTAL UTILITIES	542.00	6,500.00	541.67	6,500.00
	**CONTRACTS				
60090	Lawn Maintenance	875.00	10,500.00	1,613.60	19,363.17
60095	Lawn Spray & Fertil	125.00	1,500.00	0.00	0.00
61000	Management Services	0.00	0.00	3,631.87	43,582.47
61026	Property Service	915.00	10,982.00	0.00	0.00
61045-00	Security Services	0.00	0.00	7,733.59	92,803.08
	**TOTAL CONTRACTS	1,915.00	22,982.00	12,979.06	155,748.72
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	950.00	11,400.00	222.50	2,670.00
70060	R&M-General	2,042.00	24,500.00	296.67	3,560.00
70136	Landscape Repl.	1,000.00	12,000.00	296.67	3,560.00
70138	Tree Trimming	1,333.00	16,000.00	378.19	4,538.24
70211	Pest Control	125.00	1,500.00	44.50	534.00
	**TOTAL REPAIRS/MAINTENANCE	5,450.00	65,400.00	1,238.52	14,862.24
	**TOTAL EXPENSES	7,907.00	94,882.00	14,759.25	177,110.96

THE HAMMOCKS COMMUNITY SUNFLOWER

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	3,354.00	40,248.00	7,077.50	84,930.01
	**TOTAL REVENUE	7,024.00	84,283.00	7,077.50	84,930.01
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	208.00	2,500.00	208.33	2,500.00
	**TOTAL UTILITIES	208.00	2,500.00	208.33	2,500.00
	**CONTRACTS				
60090	Lawn Maintenance	542.00	6,500.00	779.60	9,355.24
60095	Lawn Spray & Fertil	79.00	950.00	0.00	0.00
61000	Management Services	0.00	0.00	1,754.72	21,056.70
61026	Property Service	458.00	5,500.00	0.00	0.00
61045-00	Security Services	0.00	0.00	3,736.45	44,837.44
	**TOTAL CONTRACTS	1,079.00	12,950.00	6,270.78	75,249.38
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	717.00	8,600.00	107.50	1,290.00
70060	R&M-General	375.00	4,500.00	143.33	1,720.00
70136	Landscape Repl.	417.00	5,000.00	143.33	1,720.00
70138	Tree Trimming	417.00	5,000.00	182.72	2,192.63
70211	Pest Control	79.00	950.00	21.50	258.00
	**TOTAL REPAIRS/MAINTENANCE	2,005.00	24,050.00	598.39	7,180.63
	**TOTAL EXPENSES	3,292.00	39,500.00	7,077.50	84,930.01

THE HAMMOCKS COMMUNITY LIVE OAK

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	3,895.00	46,740.00	7,663.03	91,956.41
	**TOTAL REVENUE	7,949.00	95,384.00	7,663.03	91,956.41
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	233.00	2,800.00	233.33	2,800.00
	**TOTAL UTILITIES	233.00	2,800.00	233.33	2,800.00
	**CONTRACTS				
60090	Lawn Maintenance	833.00	10,000.00	861.19	10,334.28
60095	Lawn Spray & Fertil	117.00	1,400.00	0.00	0.00
61000	Management Services	0.00	0.00	1,938.36	23,260.31
61026	Property Service	508.00	6,100.00	0.00	0.00
61045-00	Security Services	0.00	0.00	4,127.48	49,529.73
	**TOTAL CONTRACTS	1,458.00	17,500.00	6,927.03	83,124.32
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	792.00	9,500.00	118.75	1,425.00
70136	Landscape Repl.	633.00	7,600.00	158.33	1,900.00
70138	Tree Trimming	583.00	7,000.00	201.84	2,422.10
70211	Pest Control	117.00	1,400.00	23.75	285.00
	**TOTAL REPAIRS/MAINTENANCE	2,125.00	25,500.00	502.67	6,032.10
	**TOTAL EXPENSES	3,816.00	45,800.00	7,663.03	91,956.41

THE HAMMOCKS COMMUNITY OAKWOOD ESTATES

GL	Description	2023 Current Monthly	2023 Currently Annually	2023 Monthly	2023 Annually
	**REVENUE				
40000	Owner Assessments	4,448.00	53,377.00	7,235.13	86,821.53
	**TOTAL REVENUE	8,075.00	96,900.00	7,235.13	86,821.53
	EXPENSES				
	**UTILITIES				
54050-00	Electricity-	375.00	4,500.00	375.00	4,500.00
	**TOTAL UTILITIES	375.00	4,500.00	375.00	4,500.00
	**CONTRACTS				
60090	Lawn Maintenance	667.00	8,000.00	770.54	9,246.46
60095	Lawn Spray & Fertil	83.00	1,000.00	0.00	0.00
61000	Management Services	0.00	0.00	1,734.32	20,811.85
61026	Property Service	450.00	5,400.00	0.00	0.00
61045-00	Security Services	0.00	0.00	3,693.01	44,316.08
	**TOTAL CONTRACTS	1,200.00	14,400.00	6,197.87	74,374.39
	**REPAIRS/MAINTENANCE				
70000-00	Common Expenses-	92.00	1,100.00	106.25	1,275.00
70060	R&M-General	825.00	9,900.00	141.67	1,700.00
70126	R&M-Wall/Fence	708.00	8,500.00	70.83	850.00
70136	Landscape Repl.	583.00	7,000.00	141.67	1,700.00
70138	Tree Trimming	583.00	7,000.00	180.59	2,167.14
70211	Pest Control	83.00	1,000.00	21.25	255.00
	**TOTAL REPAIRS/MAINTENANCE	2,874.00	34,500.00	662.26	7,947.14
	**TOTAL EXPENSES	4,449.00	53,400.00	7,235.13	86,821.53