

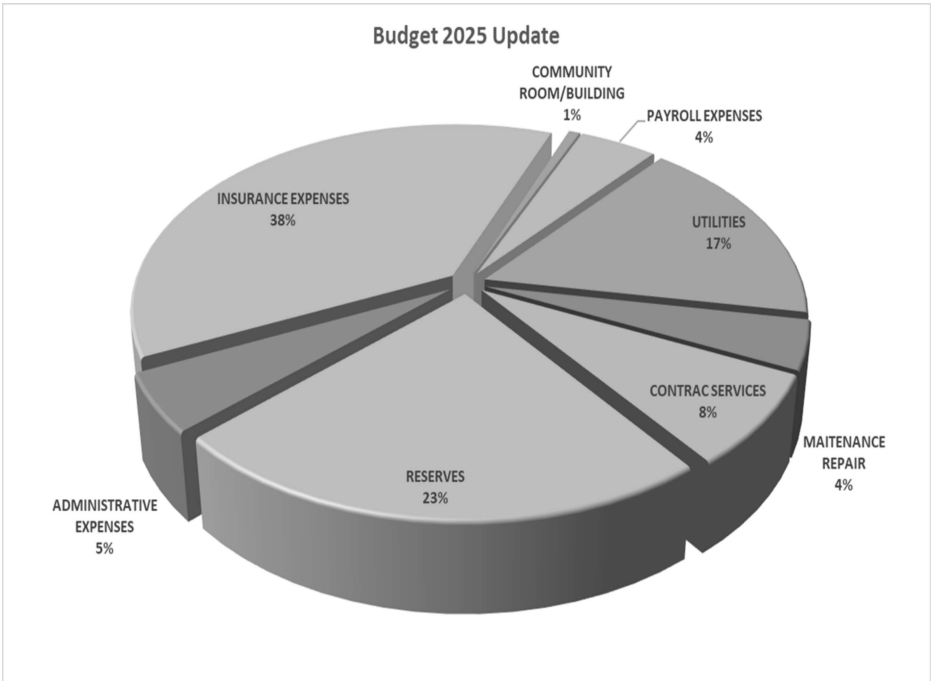
HAMMOCKS TRAILS CONDOMINIUM ASSOC INC.
Budget for the period January 1st, 2026 through December 31st, 2026
 Budget Comparison Report 2025 to 2026

	2026	2025			
Account	Budget	Budget	% Change	Actual April 2025	Variance
06310 Maintenance Income	\$1,764,135.28	\$1,595,116.47	10.60	\$531,705.72	\$0.24
06316 Bicycle Rental Deposit	\$2,000.00	\$500.00	300.00	\$1,500.00	\$1,333.32
06320 PET Income	\$1,500.00	\$1,000.00	50.00	\$800.00	\$466.68
06340 Late Fee Income	\$0.00	\$0.00	0.00	\$975.00	\$975.00
06360 Parking sticker Income	\$6,000.00	\$5,000.00	20.00	\$4,275.00	\$2,608.32
06380 Owner Admin. Fees Income	\$0.00	\$0.00	0.00	\$36.00	\$36.00
06460 Work Order Income	\$0.00	\$0.00	0.00	\$250.00	\$250.00
06480 Pool Guest Passes	\$0.00	\$1,500.00	-100.00	\$0.00	(\$500.00)
06910 Interest Income	\$0.00	\$0.00	0.00	\$2.37	\$2.37
INCOME Total	\$1,773,635.28	\$1,603,116.47	10.64	\$539,544.09	\$5,171.93
Expense					
Account					
07010 Management Fees	\$37,440.00	\$37,440.00	0.00	\$12,480.00	\$0.00
07015 Screening & Application Fees	\$2,400.00	\$2,400.00	0.00	\$1,175.00	(\$375.00)
07020 Professional Fees	\$24,000.00	\$24,000.00	0.00	\$8,000.00	\$0.00
07075 Annual Registrations MDC	\$584.00	\$533.00	9.57	\$583.50	(\$405.82)
07140 Audit Fees	\$5,200.00	\$5,000.00	4.00	\$5,200.00	(\$3,533.32)
07160 Legal Fees	\$2,000.00	\$2,000.00	0.00	\$0.00	\$666.68
07250 Bank Charges	\$0.00	\$0.00	0.00	\$116.70	(\$116.70)
07260 Postage & Mail	\$2,000.00	\$2,000.00	0.00	\$129.69	\$536.99
07270 License and Permits	\$3,400.00	\$3,400.00	0.00	\$2,149.52	(\$1,016.20)
07320 Office Supplies/Expense	\$600.00	\$500.00	20.00	\$535.00	(\$368.32)
07400 Printing & Reproduction	\$2,000.00	\$2,500.00	-20.00	\$37.66	\$795.66
07440 Web Page Maintenance	\$4,710.00	\$4,710.00	0.00	\$1,570.00	\$0.00
07890 Storage Records	\$420.00	\$420.00	0.00	\$140.00	\$0.00
07990 Bad Debt Expense	\$4,000.00	\$3,500.00	14.29	\$0.00	\$1,166.68
ADMINISTRATIVE EXPENSES Total	\$88,754.00	\$88,403.00	0.40	\$32,117.07	(\$2,649.35)
8009 Insurance Package	\$0.00	\$703,216.14	-100.00	\$210,754.08	\$23,651.32
08010 Insurance Property	\$550,953.00	\$0.00	100.00	\$0.00	\$0.00
8011 Insurance Property II	\$39,208.05	\$0.00	100.00	\$0.00	\$0.00
8012 Insurance G/L	\$60,696.30	\$0.00	100.00	\$0.00	\$0.00
8013 Insurance D&O	\$5,707.00	\$0.00	100.00	\$0.00	\$0.00
8014 Insurance Crime	\$1,033.00	\$0.00	100.00	\$0.00	\$0.00
8015 Insurance Umbrella	\$7,392.17	\$0.00	100.00	\$0.00	\$0.00
8016 Legl Expenses Gap	\$4,607.98	\$0.00	100.00	\$0.00	\$0.00
INSURANCE EXPENSES Total	\$669,597.50	\$703,216.14	-4.78	\$210,754.08	\$23,651.32
08210 Pool Operation & Mgmt.	\$9,600.00	\$9,360.00	2.56	\$4,000.00	(\$880.00)
08220 Pool Repairs	\$2,000.00	\$2,000.00	0.00	\$0.00	\$666.68
COMMUNITY ROOM/BUILDING Total	\$11,600.00	\$11,360.00	2.11	\$4,000.00	(\$213.32)

	2026	2025		Actual April 2025	Variance
	Budget	Budget	% Change		
08660 Maintenance Salary	\$74,490.00	\$74,490.00	0.00	\$22,924.80	\$1,905.20
08710 Payroll Expenses- Employer	\$5,699.72	\$5,699.72	0.00	\$1,753.76	\$146.16
08740 Service for Payroll	\$1,650.00	\$1,650.00	0.00	\$385.00	\$165.00
PAYROLL EXPENSES Total	\$81,839.72	\$81,839.72	0.00	\$25,063.56	\$2,216.36
08910 Electricity	\$18,500.00	\$18,500.00	0.00	\$5,691.02	\$475.66
08930 Water & Sewer	\$230,000.00	\$230,000.00	0.00	\$76,435.42	\$231.26
08990 Telephone	\$4,812.00	\$4,812.00	0.00	\$1,679.98	(\$75.98)
08995 Waste Pick Up	\$43,640.76	\$40,785.72	7.00	\$14,546.92	(\$951.68)
UTILITIES Total	\$296,952.76	\$294,097.72	0.97	\$98,353.34	(\$320.74)
09010 Tree Maintenance	\$7,500.00	\$7,500.00	0.00	\$3,750.00	(\$1,250.00)
09050 Electric Repairs	\$2,000.00	\$2,000.00	0.00	\$457.00	\$209.68
09090 Street Light Repair	\$1,000.00	\$1,000.00	0.00	\$0.00	\$333.32
09110 Gen. Maint. & Repair	\$24,000.00	\$24,000.00	0.00	\$3,038.09	\$4,961.91
09111 Fire Equipments Repairs	\$10,000.00	\$10,000.00	0.00	\$0.00	\$3,333.32
09112 Fire Alarm System	\$1,000.00	\$1,000.00	0.00	\$1,395.00	(\$1,061.68)
09113 Gym Repairs	\$1,000.00	\$1,000.00	0.00	\$0.00	\$333.32
09140 Roof & Air Cond M.Dade Ordenan	\$14,850.00	\$14,850.00	0.00	\$0.00	\$4,950.00
09150 Air Cond./Chiller Maint.	\$192.00	\$192.00	0.00	\$0.00	\$64.00
09175 Plumbing repairs & supplies	\$6,000.00	\$6,000.00	0.00	\$3,300.00	(\$1,300.00)
09190 Electrical Repairs	\$1,000.00	\$1,000.00	0.00	\$0.00	\$333.32
09200 Maintenance Supplies	\$3,000.00	\$3,000.00	0.00	\$4,249.11	(\$3,249.11)
09260 Bulk Trash Pick-Up	\$3,000.00	\$3,000.00	0.00	\$500.00	\$500.00
MAITENANCE REPAIR Total	\$74,542.00	\$74,542.00	0.00	\$16,689.20	\$8,158.08
09300 Pest Control	\$10,786.80	\$10,786.80	0.00	\$3,266.20	\$329.40
09600 Fire Alarm System	\$4,800.00	\$4,800.00	0.00	\$1,600.00	\$0.00
09610 Lawn Maint. & Landscaping	\$28,800.00	\$28,800.00	0.00	\$9,600.00	\$0.00
09650 Security Services SUBCONTRACTO	\$92,820.00	\$92,820.00	0.00	\$27,670.20	\$3,269.80
CONTRAC SERVICES Total	\$137,206.80	\$137,206.80	0.00	\$42,136.40	\$3,599.20
09911 General Reserve	\$0.00	\$32,909.54	-100.00	\$10,969.84	\$0.00
09915 Reserves - Pavement	\$0.00	\$27,446.80	-100.00	\$9,148.92	\$0.00
09940 Reserves - Pool	\$0.00	\$5,803.54	-100.00	\$1,934.52	\$0.00
09960 Reserves - Roofs	\$0.00	\$122,636.04	-100.00	\$40,878.68	\$0.00
09965 Reserves - Ext. Painting	\$0.00	\$23,655.17	-100.00	\$7,885.04	\$0.00
9966 Reserves Study Non-SIRS	\$31,892.50	\$0.00	100.00	\$0.00	\$0.00
9967 Reserves Study SIRS	\$381,250.00	\$0.00	100.00	\$0.00	\$0.00
RESERVES Total	\$413,142.50	\$212,451.09	94.46	\$70,817.00	\$0.00
Total	\$1,773,635.28	\$1,603,116.47	10.64	\$499,930.65	\$34,441.55
Net Income	\$0.00	\$0.00	0.00	\$39,613.44	\$39,613.48

TYPE	UNITS	%	2025 Monthly Assesment	2026 Monthly Maintenance per Unit	2026 Monthly Reserves per Unit	2026 Monthly Total Payment per Unit	Variance
E	107	0.418878939	\$520.37	\$440.73	\$134.78	\$575.51	\$55.14
D	36	0.131389685	\$485.14	\$410.89	\$125.65	\$536.55	\$51.41
A	127	0.315225645	\$329.94	\$279.44	\$85.45	\$364.90	\$34.96
C	18	0.061439828	\$453.72	\$384.28	\$117.52	\$501.80	\$48.08
B	24	0.069455587	\$384.69	\$325.81	\$99.64	\$425.45	\$40.76
CU-1	2	0.003610315	\$223.97	\$203.23	\$62.15	\$265.38	\$41.40
	314	0.999999999	\$1,595,116.47	\$1,350,992.78	\$413,142.50	\$1,764,135.28	

	Estimated Replacement Cost	Reserves to be Funded 2025	To be Funded 2026 Annual Amount Full
Reserves Study Non-SIRS	\$485,950.00	\$0.00	\$31,892.50
Reserves Study SIRS	\$5,888,500.00	\$79,000.00	\$381,250.00
Total	\$6,374,450.00	\$79,000.00	\$413,142.50



The foregoing was adopted as the By-Law of Hammocks Trails Condominium Associations Inc. a corporation not-for-profit, organized and existing, under the laws of the State of Florida on the _____ day of _____ 20____

By: Frank Garcia
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Name: Frank Garcia

Title: President

30 Year End Summary (Fully Funded By 2054)
Fully Funded By 2054 Amount Per Year and Per Item

Year	Initial Reserve Balance	Fully Funded Balance	% Funded	Catch Up Contribution	Reserve Expenses	Ending Balance
2025	\$ -	\$ 485,950.00	0.00	\$ 31,892.50	\$ -	\$ 31,892.50
2026	\$ 31,892.50	\$ 485,950.00	6.56	\$ 31,892.50	\$ -	\$ 63,785.00
2027	\$ 63,785.00	\$ 485,950.00	13.13	\$ 31,892.50	\$ -	\$ 95,677.50
2028	\$ 95,677.50	\$ 485,950.00	19.69	\$ 31,892.50	\$ -	\$ 127,570.00
2029	\$ 127,570.00	\$ 448,950.00	28.42	\$ 31,892.50	\$ 37,000.00	\$ 122,462.50
2030	\$ 122,462.50	\$ 448,950.00	27.28	\$ 39,992.50	\$ -	\$ 162,455.00
2031	\$ 162,455.00	\$ 448,950.00	36.19	\$ 39,992.50	\$ -	\$ 202,447.50
2032	\$ 202,447.50	\$ 436,450.00	46.39	\$ 39,992.50	\$ 12,500.00	\$ 229,940.00
2033	\$ 229,940.00	\$ 436,450.00	52.68	\$ 38,430.00	\$ -	\$ 268,370.00
2034	\$ 268,370.00	\$ 221,450.00	121.19	\$ 38,430.00	\$ 215,000.00	\$ 91,800.00
2035	\$ 91,800.00	\$ 221,450.00	41.45	\$ 25,930.00	\$ -	\$ 117,730.00
2036	\$ 117,730.00	\$ 221,450.00	53.16	\$ 25,930.00	\$ -	\$ 143,660.00
2037	\$ 143,660.00	\$ 221,450.00	64.87	\$ 25,930.00	\$ -	\$ 169,590.00
2038	\$ 169,590.00	\$ 221,450.00	76.58	\$ 25,930.00	\$ -	\$ 195,520.00
2039	\$ 195,520.00	\$ -	0.00	\$ 25,930.00	\$ 221,450.00	\$ -
2040	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2041	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2042	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2043	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2044	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2045	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2046	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2047	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2048	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2049	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2050	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2051	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2052	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2053	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
2054	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
				\$ 485,950.00		

Comments:

This chart displays the same information as the chart above but reflects the “catch up contribution”

YcM Engineering Concepts Corp.

30 Year End Summary (Fully Funded By 2054)

Year	Initial Reserve Balance	Fully Funded Balance	% Funded	Catch Up Contribution	Reserve Expenses	Ending Balance
2025	\$ 79,000.00	\$ 5,809,500.00	1.36	\$ 381,250.00	\$ -	\$ 460,250.00
2026	\$ 460,250.00	\$ 5,119,500.00	8.99	\$ 381,250.00	\$ 690,000.00	\$ 151,500.00
2027	\$ 151,500.00	\$ 5,119,500.00	2.96	\$ 254,250.00	\$ -	\$ 405,750.00
2028	\$ 405,750.00	\$ 5,119,500.00	7.93	\$ 258,350.00	\$ -	\$ 664,100.00
2029	\$ 664,100.00	\$ 5,119,500.00	12.97	\$ 358,350.00	\$ -	\$ 1,022,450.00
2030	\$ 1,022,450.00	\$ 5,119,500.00	19.97	\$ 423,350.00	\$ -	\$ 1,445,800.00
2031	\$ 1,445,800.00	\$ 5,119,500.00	28.24	\$ 423,350.00	\$ -	\$ 1,869,150.00
2032	\$ 1,869,150.00	\$ 4,604,500.00	40.59	\$ 423,350.00	\$ 515,000.00	\$ 1,777,500.00
2033	\$ 1,777,500.00	\$ 4,604,500.00	38.60	\$ 358,000.00	\$ -	\$ 2,135,500.00
2034	\$ 2,135,500.00	\$ 4,420,000.00	48.31	\$ 358,000.00	\$ 184,500.00	\$ 2,309,000.00
2035	\$ 2,309,000.00	\$ 4,420,000.00	52.24	\$ 336,000.00	\$ -	\$ 2,645,000.00
2036	\$ 2,645,000.00	\$ 2,695,000.00	98.14	\$ 321,000.00	\$ 1,725,000.00	\$ 1,241,000.00
2037	\$ 1,241,000.00	\$ 2,695,000.00	46.05	\$ 219,500.00	\$ -	\$ 1,460,500.00
2038	\$ 1,460,500.00	\$ 2,695,000.00	54.19	\$ 219,500.00	\$ -	\$ 1,680,000.00
2039	\$ 1,680,000.00	\$ 2,045,000.00	82.15	\$ 219,500.00	\$ 650,000.00	\$ 1,249,500.00
2040	\$ 1,249,500.00	\$ 2,045,000.00	61.10	\$ 165,500.00	\$ -	\$ 1,415,000.00
2041	\$ 1,415,000.00	\$ 2,045,000.00	69.19	\$ 165,500.00	\$ -	\$ 1,580,500.00
2042	\$ 1,580,500.00	\$ 2,045,000.00	77.29	\$ 165,500.00	\$ -	\$ 1,746,000.00
2043	\$ 1,746,000.00	\$ 2,045,000.00	85.38	\$ 145,500.00	\$ -	\$ 1,891,500.00
2044	\$ 1,891,500.00	\$ 615,500.00	307.31	\$ 145,500.00	\$ 1,429,500.00	\$ 607,500.00
2045	\$ 607,500.00	\$ 615,500.00	98.70	\$ 80,500.00	\$ -	\$ 688,000.00
2046	\$ 688,000.00	\$ 74,500.00	923.49	\$ 3,500.00	\$ 690,000.00	\$ 1,500.00
2047	\$ 1,500.00	\$ 74,500.00	2.01	\$ 500.00	\$ -	\$ 2,000.00
2048	\$ 2,000.00	\$ 74,500.00	2.68	\$ 500.00	\$ -	\$ 2,500.00
2049	\$ 2,500.00	\$ 74,500.00	3.36	\$ 500.00	\$ -	\$ 3,000.00
2050	\$ 3,000.00	\$ 74,500.00	4.03	\$ 500.00	\$ -	\$ 3,500.00
2051	\$ 3,500.00	\$ 74,500.00	4.70	\$ 500.00	\$ -	\$ 4,000.00
2052	\$ 4,000.00	\$ 74,500.00	5.37	\$ 500.00	\$ -	\$ 4,500.00
2053	\$ 4,500.00	\$ 70,000.00	0.00	\$ -	\$ 4,500.00	\$ -
2054	\$ -	\$ -	0.00	\$ -	\$ -	\$ -
				\$ 5,809,500.00		