

THE HAMMOCKS COMMUNITY
2026 Proposed Estimated Budget
January 1, 2026 - December 31, 2026

GL	Description	2025 Actual (As of September 30)	2025 Projected (As of December 31)	2025 Approved Budget	2026 Proposed Monthly Budget	2026 Proposed Annual Budget	2026 Proposed Variances
**REVENUE							
40101	Owner Assessments	4,173,936.75	5,565,249.00	\$ 5,565,249.00	\$ 463,770.75	\$ 5,565,249.00	0%
40102	Late Fees & Interest	17,655.88	23,541.17		\$ -	\$ -	-
40103	Non-Sufficient Funds	4,378.67	5,838.23		\$ -	\$ -	-
40104	Violations & Fines	10,802.08	14,402.77		\$ -	\$ -	-
40107	Master and Rec Lease	1,530.00	2,040.00		\$ -	\$ -	-
40108	Legal & Attorney	27,852.61	37,136.81		\$ -	\$ -	-
40111	Insurance Income	6,939.42	9,252.56		\$ -	\$ -	-
40112	Returned Check Fees	410.00	546.67		\$ -	\$ -	-
40120	Parking Decals	0.00	0.00		\$ -	\$ -	-
40150	Boat Rental	25,400.00	33,866.67	\$ 45,600.00	\$ 4,166.67	\$ 50,000.00	10%
40152	Clubhouse Rental	13,790.00	18,386.67	\$ 12,000.00	\$ 1,250.00	\$ 15,000.00	25%
40172	Owner Administrative fees	2,866.00	3,821.33		\$ -	\$ -	-
40190	Other Income	3,504.05	4,672.07		\$ -	\$ -	-
40191	Bank Interest	66,772.77	89,030.36		\$ -	\$ -	-
40200	Court Funds Income	0.00	0.00	\$ 672,352.00	\$ 57,586.50	\$ 691,038.04	
	**TOTAL REVENUE	4,355,838.23	5,807,784.31	\$ 6,295,201.00	\$526,773.92	\$6,321,287.04	0%
**CONTRACTED SERVICES							
50700	Management Fee	\$ 258,359.80	\$ 344,479.73	\$ 340,807.00	\$ 28,841.83	\$ 346,102.01	2%
50703	Alarm Monitoring	\$ -	\$ -	\$ 3,000.00	\$ 250.00	\$ 3,000.00	0%
50708	Security Services	\$ 610,002.94	\$ 813,337.25	\$ 822,583.00	\$ 51,427.82	\$ 617,133.89	-25%
50712	Outdoor Equipment- Financing	\$ 6,743.96	\$ 8,991.95	\$ 70,715.00	\$ 6,000.00	\$ 72,000.00	2%
50724	Equipment Contract - Fitness Room	\$ 620.60	\$ 827.47	\$ 1,220.00	\$ -	\$ -	-100%
50731	Lawn Maintenance	\$ 420,854.56	\$ 561,139.41	\$ 437,000.00	\$ 43,612.50	\$ 523,350.00	20%
50179	Miami Dade Sheriff Office	\$ 89,237.25	\$ 118,983.00	\$ -	\$ 9,250.00	\$ 111,000.00	100%
50736	Pool/Spa Contract	\$ 35,164.00	\$ 46,885.33	\$ 43,680.00	\$ 3,822.00	\$ 45,864.00	5%
50744	Lake Maintenance	\$ 36,974.50	\$ 49,299.33	\$ 46,500.00	\$ 3,875.00	\$ 46,500.00	0%
50754	Beach Contract	\$ 9,330.00	\$ 12,440.00	\$ 12,440.00	\$ 1,078.00	\$ 12,936.00	4%
	**TOTAL CONTRACTED SERVICES	\$ 1,467,287.61	\$ 1,956,383.48	\$ 1,777,945.00	\$ 148,157.16	\$ 1,777,885.90	0%
**FINANCING							
50144	Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	0%
	**TOTAL FINANCING	\$ -	\$ -	\$ -	\$ -	\$ -	0%
**GENERAL & ADMINISTRATIVE							
50101	Audit Fees	\$ 52,333.00	\$ 69,777.33	\$ 31,500.00	\$ 2,625.00	\$ 31,500.00	0%
50106	Legal Fees	\$ 432,136.81	\$ 576,182.41	\$ 720,000.00	\$ 50,000.00	\$ 600,000.00	-17%
50107	Board Meetings	\$ 320.99	\$ 427.99	\$ 6,700.00	\$ 558.33	\$ 6,700.00	0%
50110	Copier Maint/Supply	\$ 1,113.97	\$ 1,485.29	\$ 1,224.00	\$ 291.67	\$ 3,500.00	186%
50115	Postage	\$ 3,627.12	\$ 4,836.16	\$ 5,700.00	\$ -	\$ -	-100%
50116	Printing & Postage	\$ 788.85	\$ 1,051.80	\$ 14,000.00	\$ 1,166.67	\$ 14,000.00	0%
50117	Coupons	\$ 44,400.00	\$ 59,200.00	\$ -	\$ 7,970.38	\$ 95,644.60	100%
50119	Storage - Archives	\$ 17,696.00	\$ 23,594.67	\$ 22,570.00	\$ 333.33	\$ 4,000.00	-82%
50122	Maint/Vehicles Expenses & Gas	\$ 2,128.38	\$ 2,837.84	\$ 15,000.00	\$ 2,083.33	\$ 25,000.00	67%
50123	Election - Related Costs	\$ -	\$ -	\$ 20,000.00	\$ 1,666.67	\$ 20,000.00	0%
50124	Admin- Accounting Fees	\$ 3,269.00	\$ 4,358.67	\$ 51,160.00	\$ 833.33	\$ 10,000.00	-80%
50125	Admin- Computer Maint/Supp	\$ -	\$ -	\$ 1,200.00	\$ 100.00	\$ 1,200.00	0%
50126	Admin-Mailouts	\$ -	\$ -	\$ 15,268.00	\$ -	\$ -	-100%
50127	Office Equipment	\$ 1,969.01	\$ 2,625.35	\$ 2,500.00	\$ -	\$ -	-100%
50128	Architectural Expenses	\$ 2,550.00	\$ 3,400.00	\$ 4,500.00	\$ 375.00	\$ 4,500.00	0%
50129	Admin Computer Maint/Supp	\$ 100.00	\$ 133.33	\$ -	\$ -	\$ -	0%
50195	Employee Uniforms	\$ 4,540.00	\$ 6,053.33	\$ 4,077.00	\$ 500.00	\$ 6,000.00	47%
	**TOTAL GENERAL & ADMINISTRATIVE	\$ 566,973.13	\$ 755,964.17	\$ 915,399.00	\$ 68,503.72	\$ 822,044.60	-10%
**INSURANCE							
50130	Insurance	\$ 1,091,853.16	\$ 1,455,804.21	\$ 1,500,000.00	\$ 129,268.17	\$ 1,551,218.00	3%
50142	Insurance - Fees	\$ 445.20	\$ 593.60	\$ 12,000.00	\$ -	\$ -	-100%
	**TOTAL INSURANCE	\$ 1,092,298.36	\$ 1,456,397.81	\$ 1,512,000.00	\$ 129,268.17	\$ 1,551,218.00	3%
**LICENSES & PERMITS							
50172	Annual Report	\$ 204.00	\$ 204.00	\$ 65.00	\$ 5.42	\$ 65.00	0%
50177	License, Taxes, Permit	\$ 20,844.44	\$ 27,792.59	\$ 4,500.00	\$ 1,250.00	\$ 15,000.00	70%
	**TOTAL LICENSES & PERMITS	\$ 21,048.44	\$ 27,996.59	\$ 4,565.00	\$ 1,255.42	\$ 15,065.00	230%
**OFFICE & TECH							
50120	Office Supplies	\$ 29,144.06	\$ 38,858.75	\$ 6,000.00	\$ 500.00	\$ 6,000.00	0%
50121	IT Services	\$ 28,192.43	\$ 37,589.91	\$ 5,000.00	\$ 416.67	\$ 5,000.00	0%
	**TOTAL REPAIRS/MAINTENANCE	\$ 57,336.49	\$ 76,448.65	\$ 11,000.00	\$ 916.67	\$ 11,000.00	0%
**OTHER GENERAL & ADMINISTRATIVE							
50182	Community Social Events	\$ 16,854.44	\$ 22,472.59	\$ 18,000.00	\$ 3,333.33	\$ 40,000.00	122%
50190	Bad Debt	\$ 11,673.14	\$ 15,564.19	\$ -	\$ -	\$ -	0%
	**TOTAL OTHER GENERAL & ADMINISTRATIVE	\$ 28,527.58	\$ 38,036.77	\$ 18,000.00	\$ 3,333.33	\$ 40,000.00	122%
**PERSONNEL							
50002	Salaries - Manager	\$ 177,765.60	\$ 237,020.80	\$ 297,906.00	\$ 12,972.92	\$ 155,675.00	-48%

THE HAMMOCKS COMMUNITY
2026 Proposed Estimated Budget
January 1, 2026 - December 31, 2026

GL	Description	2025 Actual (As of September 30)	2025 Projected (As of December 31)	2025 Approved Budget	2026 Proposed Monthly Budget	2026 Proposed Annual Budget	2026 Proposed Variances
50003	Salaries - Assistant Manager	\$ 76,948.06	\$ 102,597.41	\$ -	\$ 5,811.87	\$ 69,742.40	100%
50004	Salaries - Administrative Assistant	\$ 221,653.45	\$ 295,537.93	\$ 400,000.00	\$ 18,473.43	\$ 221,681.20	-45%
50006	Salaries - Front Desk	\$ 72,521.62	\$ 96,695.49	\$ -	\$ 13,152.54	\$ 157,830.50	100%
50008	Salaries - Recreation	\$ 133,160.23	\$ 177,546.97	\$ 487,842.00	\$ 22,157.74	\$ 265,892.90	-45%
50009	Salaries - Janitorial	\$ 150,617.75	\$ 200,823.67	\$ 89,544.00	\$ 7,264.83	\$ 87,178.00	-3%
50010	Salaries - Maintenance / Groundskeepers	\$ 234,756.23	\$ 313,008.31	\$ -	\$ 33,075.75	\$ 396,908.98	100%
50031	Salaries - Health Insurance	\$ 70,687.00	\$ 94,249.33	\$ 255,000.00	\$ 10,342.88	\$ 124,114.56	-51%
50043	Payroll Process Fees	\$ 319.00	\$ 425.33	\$ -	\$ -	\$ -	0%
	**TOTAL PERSONNEL	\$ 1,138,428.94	\$ 1,517,905.25	\$ 1,530,292.00	\$ 123,251.96	\$ 1,479,023.54	-3%
	**REPAIRS AND MAINTENANCE						
50501	General Maintenance	\$ 66,993.58	\$ 89,324.77	\$ 40,000.00	\$ 3,333.33	\$ 40,000.00	0%
50503	Air Conditioning	\$ 927.00	\$ 1,236.00	\$ 5,000.00	\$ 416.67	\$ 5,000.00	0%
50518	Electrical	\$ 7,103.72	\$ 9,471.63	\$ -	\$ 416.67	\$ 5,000.00	100%
50524	Rec Center	\$ 8,100.22	\$ 10,800.29	\$ 45,000.00	\$ 3,750.00	\$ 45,000.00	0%
50536	Janitorial Supplies	\$ 7,620.23	\$ 10,160.31	\$ 15,000.00	\$ 1,250.00	\$ 15,000.00	0%
50542	Maintenance Supplies	\$ 2,718.06	\$ 3,624.08	\$ 15,000.00	\$ 1,250.00	\$ 15,000.00	0%
50545	Pest Control	\$ 750.00	\$ 1,000.00	\$ 5,000.00	\$ 416.67	\$ 5,000.00	0%
50547	Pool Repairs	\$ 17,092.00	\$ 22,789.33	\$ 50,000.00	\$ 4,166.67	\$ 50,000.00	100%
50559	Landscape Extras	\$ 5,399.75	\$ 7,199.67	\$ 25,000.00	\$ 2,083.33	\$ 25,000.00	0%
50561	Tree Trimming	\$ 44,800.00	\$ 59,733.33	\$ 150,000.00	\$ 13,504.17	\$ 162,050.00	8%
	**TOTAL REPAIRS AND MAINTENANCE	\$ 161,504.56	\$ 215,339.41	\$ 350,000.00	\$ 30,587.50	\$ 367,050.00	5%
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$ 35,052.13	\$ 46,736.17	\$ -	\$ 5,833.33	\$ 70,000.00	100%
50900	Prior Year Expenses	\$ 997.00	\$ 1,329.33	\$ -	\$ -	\$ -	0%
	**TOTAL SPECIAL PROJECTS	\$ 36,049.13	\$ 48,065.51	\$ -	\$ 5,833.33	\$ 70,000.00	100%
	**UTILITIES						
50200	Electricity	\$ 36,414.89	\$ 48,553.19	\$ 70,000.00	\$ 8,333.33	\$ 100,000.00	43%
50201	Water & Sewer	\$ 18,394.77	\$ 24,526.36	\$ 15,000.00	\$ 3,166.67	\$ 38,000.00	153%
50203	Cable TV	\$ 9,152.82	\$ 12,203.76	\$ -	\$ -	\$ -	0%
50205	Telephone	\$ 4,735.39	\$ 6,313.85	\$ 18,000.00	\$ 833.33	\$ 10,000.00	-44%
50207	Waste Collection	\$ 24,361.64	\$ 32,482.19	\$ 73,000.00	\$ 3,333.33	\$ 40,000.00	-45%
	**TOTAL UTILITIES	\$ 93,059.51	\$ 124,079.35	\$ 176,000.00	\$ 15,666.67	\$ 188,000.00	7%
	**TOTAL EXPENSES	\$4,662,513.75	\$6,216,617.00	\$6,295,201.00	\$526,773.92	\$6,321,287.04	0%


Frank Perez
SECRETARY

THE HAMMOCKS COMMUNITY
2026 Proposed Estimated Budget
Schedule of Proposed Maintenance

Buildings / Neighborhood	Number of Units TOTAL	Total Percentage	2025 HOA Master Payment	2025 Payment (Sub) QUARTERLY	2025 Payment TOTAL QUARTERLY	2026 HOA Master Payment	2026 Payment (Sub) QUARTERLY	2026 Payment TOTAL QUARTERLY	Increase / Decrease	Percentage Increase / Decrease
0001-Belmont	72	0.010977283	\$212.38	\$86.95	\$299.33	\$212.38	\$86.95	\$299.33	(\$0.00)	0%
0002-Cedar Landing	136	0.020734868	\$212.38	\$66.77	\$279.15	\$212.38	\$66.77	\$279.15	(\$0.00)	0%
0003-Chantarelle/Ravena	178	0.027138283	\$212.38	\$102.23	\$314.61	\$212.38	\$102.23	\$314.61	(\$0.00)	0%
0004-Corella	61	0.009300198	\$212.38	\$85.45	\$297.83	\$212.38	\$85.45	\$297.83	\$0.00	0%
0005-Ensenada I	85	0.012959293	\$212.38	\$70.59	\$282.97	\$212.38	\$70.59	\$282.97	(\$0.00)	0%
0006-Ensenada II	117	0.017838085	\$212.38	\$81.71	\$294.09	\$212.38	\$81.71	\$294.09	\$0.00	0%
0007-Haciendas	134	0.020429944	\$212.38	\$75.71	\$288.09	\$212.38	\$75.71	\$288.09	(\$0.00)	0%
0008-Juniper	170	0.025918585	\$212.38	\$77.58	\$289.96	\$212.38	\$77.58	\$289.96	(\$0.00)	0%
0009-Lakeside	141	0.021497179	\$212.38	\$76.19	\$288.57	\$212.38	\$76.19	\$288.57	\$0.00	0%
0010-Live Oak	95	0.014483915	\$212.38	\$75.27	\$287.65	\$212.38	\$75.27	\$287.65	(\$0.00)	0%
0011-Oaklake	110	0.016770849	\$212.38	\$76.99	\$289.37	\$212.38	\$76.99	\$289.37	(\$0.00)	0%
0012-Oakwood	85	0.012959293	\$212.38	\$76.99	\$289.37	\$212.38	\$76.99	\$289.37	\$0.00	0%
0013-Paseos I	52	0.007928038	\$212.38	\$71.64	\$284.02	\$212.38	\$71.64	\$284.02	\$0.00	0%
0014-Paseos II	80	0.012196981	\$212.38	\$118.36	\$330.74	\$212.38	\$118.36	\$330.74	(\$0.00)	0%
0015-Pelican Point	55	0.008385425	\$212.38	\$70.23	\$282.61	\$212.38	\$70.23	\$282.61	(\$0.00)	0%
0016-Skyark	56	0.008537887	\$212.38	\$74.20	\$286.58	\$212.38	\$74.20	\$286.58	(\$0.00)	0%
0017-Spicewood	52	0.007928038	\$212.38	\$78.32	\$290.70	\$212.38	\$78.32	\$290.70	\$0.00	0%
0018-Sunflower	86	0.013111755	\$212.38	\$76.16	\$288.54	\$212.38	\$76.16	\$288.54	(\$0.00)	0%
0019-Adagio	145	0.022107029	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0020-Banyan Tree	326	0.049702699	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0021-Biscayne Beachclub	232	0.035371246	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0022-Blossoms	75	0.01143467	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0023-Chateaubleau	105	0.016008538	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0024-Coral Club	240	0.036590944	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0025-Hammocks Trails	312	0.047568227	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0026-Heron	264	0.040250038	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0027-Jasmine	215	0.032779387	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0028-La Maison	160	0.024393962	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0029-Lakeview	232	0.035371246	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0030-Lakewood	42	0.006404415	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0031-Mahogany Key	48	0.007318189	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0032-Palm Point	208	0.031712151	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0033-Park Place	29	0.004421406	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0034-Park Villas	36	0.005488642	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0035-Royal Palm	377	0.057478274	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0036-Atriums	43	0.006555877	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0037-Villas	114	0.017380698	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0038-Viscaya	204	0.031102302	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0039-Mahogany Isle	123	0.018752859	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0040-Vista Lago	248	0.037810642	\$212.38		\$212.38	\$212.38		\$212.38	(\$0.00)	0%
0041-Broadwater	424	0.064644001	\$90,049.11		\$90,049.11	\$90,049.11		\$90,049.11	(\$0.00)	0%
0041-Cascades	284	0.040250038	\$56,068.31		\$56,068.31	\$56,068.31		\$56,068.31	(\$0.00)	0%
0041-Hammocks Place	296	0.045128831	\$62,864.47		\$62,864.47	\$62,864.47		\$62,864.47	(\$0.00)	0%
COMMUNITY TOTAL	24	0.010977283	\$5,565.249		\$5,565.249	\$5,565.249		\$5,565.249	(\$0.00)	0%

6,551

Master Assessments 2025	\$5,565,249.00
Units	6,551
Annual Per Unit	\$849.52
Quarterly Per Unit	\$212.38

Master Assessments 2026	\$5,565,249.00
Units	6,551
Annual Per Unit	\$849.52
Quarterly Per Unit	\$212.38



FRANK PEREZ
 SECRETARY

THE HAMMOCKS COMMUNITY BELMONT
2026 Proposed Estimated Budget

Unit Count	72
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$18,885.99	\$25,181.32	\$25,041.00	\$2,086.73	\$25,040.72	0%
	Master Distribution	\$0.00	\$0.00	\$0.00	\$957.00	\$11,484.00	100%
40200	Court Funds Income			\$1,448.00	\$0.00	\$0.00	0%
	**TOTAL INCOME	\$18,885.99	\$25,181.32	\$26,489.00	\$3,043.73	\$36,524.72	38%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$3,899.64	\$5,199.52	\$2,400.00	\$456.89	\$5,482.72	128%
	**TOTAL UTILITIES	\$3,899.64	\$5,199.52	\$2,400.00	\$456.89	\$5,482.72	
	**CONTRACTS						
50700	Lawn Maintenance	\$3,077.90	\$4,103.87	\$7,840.00	\$608.17	\$7,298.00	-7%
50731	Management Services	\$0.00	\$0.00	\$7,269.00	\$0.00	\$0.00	-100%
	**TOTAL CONTRACTS	\$3,077.90	\$4,103.87	\$15,109.00	\$608.17	\$7,298.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$2,097.73	\$2,796.97	\$2,160.00	\$388.33	\$4,660.00	116%
50553	Storm Drain	\$1,200.00	\$1,600.00	\$1,260.00	\$100.00	\$1,200.00	-5%
50559	Landscape Extras	\$936.00	\$1,248.00	\$1,080.00	\$0.00	\$5,000.00	363%
50561	Tree Trimming	\$0.00	\$0.00	\$1,600.00	\$116.67	\$1,400.00	-13%
	**TOTAL R&M	\$4,233.73	\$5,644.97	\$6,100.00	\$605.00	\$12,260.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$5,296.80	\$7,062.40	\$2,880.00	\$957.00	\$11,484.00	299%
	**TOTAL SPECIAL PROJECTS	\$5,296.80	\$7,062.40	\$2,880.00	\$957.00	\$11,484.00	
	**TOTAL EXPENSES	\$11,211.27	\$22,010.76	\$26,489.00	\$2,627.06	\$36,524.72	38%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$86.95	\$347.79	\$86.95	\$347.79
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$299.33	\$1,197.31	\$299.33	\$1,197.31


Frank Perez
SECRETARY

THE HAMMOCKS COMMUNITY CEDAR LANDING
2026 Proposed Estimated Budget

Unit Count	136
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	**INCOME						
40101	Owner Assessments	\$27,240.75	\$36,321.00	\$36,321.00	\$3,026.75	\$36,321.00	0%
	Master Distribution	\$0.00	\$0.00	\$0.00	\$3,210.58	\$38,526.91	100%
40200	Court Funds Income			\$12,399.00	\$384.73	\$4,616.80	-63%
	**TOTAL INCOME	\$27,240.75	\$36,321.00	\$48,720.00	\$6,237.33	\$79,464.71	63%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$0.00	\$0.00	\$0.00	\$266.67	\$3,200.00	100%
	**TOTAL UTILITIES	\$0.00	\$0.00	\$0.00	\$266.67	\$3,200.00	
	**CONTRACTS						
50700	Management Services	\$0.00	\$0.00	\$13,731.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$5,807.91	\$7,743.88	\$14,784.00	\$1,162.42	\$13,949.00	-6%
	**TOTAL CONTRACTS	\$5,807.91	\$7,743.88	\$28,515.00	\$1,162.42	\$13,949.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$4,080.00	\$333.33	\$4,000.00	-2%
50553	Storm Drain	\$2,900.00	\$3,866.67	\$3,045.00	\$241.67	\$2,900.00	-5%
50559	Landscape Extras	\$612.00	\$816.00	\$2,040.00	\$0.00	\$4,000.00	96%
50561	Tree Trimming	\$0.00	\$0.00	\$5,600.00	\$450.00	\$5,400.00	-4%
	**TOTAL R&M	\$3,512.00	\$4,682.67	\$14,765.00	\$1,025.00	\$16,300.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$6,250.00	\$8,333.33	\$5,440.00	\$3,834.64	\$46,015.71	746%
	**TOTAL SPECIAL PROJECTS	\$6,250.00	\$8,333.33	\$5,440.00	\$3,834.64	\$46,015.71	
	**TOTAL EXPENSES	\$15,569.91	\$20,759.88	\$48,720.00	\$6,288.73	\$79,464.71	63%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$66.77	\$267.07	\$66.77	\$267.07
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$279.15	\$1,116.59	\$279.15	\$1,116.59



Frank Perez
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THE HAMMOCKS COMMUNITY CHANTARELLE
2026 Proposed Estimated Budget

Unit Count	178
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$54,589.50	\$72,786.00	\$72,786.00	\$6,065.50	\$72,786.00	0%
	Master Distribution			\$0.00	\$2,390.35	\$28,684.15	100%
40200	Court Funds Income			\$0.00	\$0.00	\$0.00	0%
	**TOTAL INCOME	\$54,589.50	\$72,786.00	\$72,786.00	\$6,065.50	\$101,470.15	
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$13,447.01	\$17,929.35	\$2,400.00	\$501.51	\$6,018.15	151%
	**TOTAL UTILITIES	\$13,447.01	\$17,929.35	\$2,400.00	\$501.51	\$6,018.15	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$17,972.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$5,529.12	\$7,372.16	\$19,348.00	\$1,495.67	\$17,948.00	-7%
	**TOTAL CONTRACT	\$5,529.12	\$7,372.16	\$37,320.00	\$1,495.67	\$17,948.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$5,340.00	\$833.33	\$10,000.00	87%
50553	Storm Drains	\$2,400.00	\$3,200.00	\$2,520.00	\$200.00	\$2,400.00	-5%
50559	Landscape Extras	\$612.00	\$816.00	\$2,670.00	\$0.00	\$5,000.00	87%
50561	Tree Trimming	\$0.00	\$0.00	\$5,600.00	\$450.00	\$5,400.00	-4%
	**TOTAL R&M	\$3,012.00	\$4,016.00	\$16,130.00	\$1,483.33	\$22,800.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$7,500.00	\$10,000.00	\$16,936.00	\$4,558.67	\$54,704.00	223%
	**TOTAL SPECIAL PROJECTS	\$7,500.00	\$10,000.00	\$16,936.00	\$4,558.67	\$54,704.00	
	**TOTAL EXPENSES	\$29,488.13	\$39,317.51	\$72,786.00	\$8,039.18	\$101,470.15	39%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$102.23	\$408.91	\$102.23	\$408.91
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$314.61	\$1,258.43	\$314.61	\$1,258.43



Frank Perez
 SECRETARY

THE HAMMOCKS COMMUNITY CORRELLA
2026 Proposed Estimated Budget

Unit Count	61
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$15,637.50	\$20,850.00	\$20,850.00	\$1,737.50	\$20,850.00	0%
	Master Distribution	\$0.00	\$0.00		\$1,440.04	\$17,280.45	100%
40200	Court Funds Income	\$0.00	\$0.00	\$5,274.00	\$0.00	\$0.00	-100%
	**TOTAL INCOME	\$15,637.50	\$20,850.00	\$26,124.00	\$3,177.54	\$38,130.45	46%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$2,055.63	\$2,740.84	\$2,400.00	\$145.62	\$1,747.48	-27%
	**TOTAL UTILITIES	\$2,055.63	\$2,740.84	\$2,400.00	\$145.62	\$1,747.48	
	**CONTRACTED SERVICES						
50700	Management Services	\$0.00	\$0.00	\$6,159.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$2,609.28	\$3,479.04	\$6,636.00	\$520.75	\$6,249.00	-6%
	**TOTAL CONTRACTS	\$2,609.28	\$3,479.04	\$12,795.00	\$520.75	\$6,249.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$1,830.00	\$416.67	\$5,000.00	173%
50553	Storm Drain	\$900.00	\$1,200.00	\$945.00	\$75.00	\$900.00	-5%
50559	Landscape Extras	\$720.00	\$960.00	\$915.00	\$409.00	\$4,907.97	436%
50561	Tree Trimming	\$0.00	\$0.00	\$4,000.00	\$383.33	\$4,600.00	15%
	**TOTAL R&M	\$1,620.00	\$2,160.00	\$7,690.00	\$1,284.00	\$15,407.97	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$7,945.20	\$10,593.60	\$3,239.00	\$1,227.17	\$14,726.00	355%
	**TOTAL SPECIAL PROJECTS	\$7,945.20	\$10,593.60	\$3,239.00	\$1,227.17	\$14,726.00	
	**TOTAL EXPENSES	\$14,230.11	\$18,973.48	\$26,124.00	\$3,177.54	\$38,130.45	46%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$85.45	\$341.80	\$85.45	\$341.80
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$297.83	\$1,191.32	\$297.83	\$1,191.32



Frank Perez
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THE HAMMOCKS COMMUNITY ENSENADA I
2026 Proposed Estimated Budget

Unit Count	85
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$18,000.72	\$24,000.96	\$24,001.00	\$2,000.08	\$24,001.00	0%
	Master Distribution	\$0.00	\$0.00		\$2,006.61	\$24,079.32	100%
40200	Court Funds Income	\$0.00	\$0.00	\$10,806.00		\$35,862.82	
	**TOTAL INCOME	\$18,000.72	\$24,000.96	\$34,807.00	\$4,006.69	\$83,943.14	141%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$3,472.66	\$4,630.21	\$2,400.00	\$510.70	\$6,128.43	155%
	**TOTAL UTILITIES	\$3,472.66	\$4,630.21	\$2,400.00	\$510.70	\$6,128.43	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$8,582.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$3,628.41	\$4,837.88	\$9,240.00	\$724.92	\$8,699.00	-6%
	**TOTAL CONTRACTS	\$3,628.41	\$4,837.88	\$17,822.00	\$724.92	\$8,699.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$2,550.00	\$250.00	\$3,000.00	18%
50553	Storm Drain	\$3,500.00	\$4,666.67	\$3,360.00	\$291.67	\$3,500.00	4%
50559	Landscape Extras	\$504.00	\$672.00	\$1,275.00	\$0.00	\$5,000.00	292%
50561	Tree Trimming	\$0.00	\$0.00	\$4,000.00	\$316.67	\$3,800.00	-5%
	**TOTAL R&M	\$4,004.00	\$5,338.67	\$11,185.00	\$858.33	\$15,300.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$4,250.00	\$5,666.67	\$3,400.00	\$4,484.64	\$53,815.71	1483%
	**TOTAL SPECIAL PROJECTS	\$4,250.00	\$5,666.67	\$3,400.00	\$4,484.64	\$53,815.71	
	**TOTAL EXPENSES	\$15,355.07	\$20,473.43	\$34,807.00	\$6,578.59	\$83,943.14	141%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$70.59	\$282.36	\$70.59	\$282.36
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$282.97	\$1,131.88	\$282.97	\$1,131.88


FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY ENSENALA II
2026 Proposed Estimated Budget

Unit Count	117
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$28,680.03	\$38,240.04	\$38,240.00	\$3,186.67	\$38,240.00	0%
	Master Distribution	\$0.00	\$0.00	\$0.00	\$2,762.04	\$33,144.48	100%
40200	Court Funds Income	\$0.00	\$0.00	\$5,755.00	\$294.88	\$3,538.52	-39%
	**TOTAL INCOME	\$28,680.03	\$38,240.04	\$43,995.00	\$6,243.58	\$74,923.00	70%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$1,774.50	\$2,366.00	\$0.00	\$125.00	\$1,500.00	100%
	**TOTAL UTILITIES	\$1,774.50	\$2,366.00	\$0.00	\$125.00	\$1,500.00	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$11,813.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$4,993.40	\$6,657.87	\$12,712.00	\$995.67	\$11,948.00	-6%
	**TOTAL CONTRACTS	\$4,993.40	\$6,657.87	\$24,525.00	\$995.67	\$11,948.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$3,510.00	\$397.50	\$4,770.00	36%
50553	Storm Drain	\$4,700.00	\$6,266.67	\$4,725.00	\$391.67	\$4,700.00	-1%
50559	Landscape Extras	\$504.00	\$672.00	\$1,755.00	\$0.00	\$3,000.00	71%
50561	Tree Trimming	\$0.00	\$0.00	\$4,000.00	\$383.33	\$4,600.00	15%
	**TOTAL R&M	\$5,204.00	\$6,938.67	\$13,990.00	\$1,172.50	\$17,070.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$8,500.00	\$11,333.33	\$5,480.00	\$3,700.42	\$44,405.00	710%
	**TOTAL SPECIAL PROJECTS	\$8,500.00	\$11,333.33	\$5,480.00	\$3,700.42	\$44,405.00	
	**TOTAL EXPENSES	\$20,471.90	\$27,295.87	\$43,995.00	\$5,993.58	\$74,923.00	70%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$81.71	\$326.84	\$81.71	\$326.84
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$294.09	\$1,176.36	\$294.09	\$1,176.36



Frank Perez
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THE HAMMOCKS COMMUNITY HACIENDAS
2026 Proposed Estimated Budget

Unit Count	134
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$30,435.03	\$40,580.04	\$40,580.00	\$3,381.57	\$40,578.80	0%
	Master Distribution	\$0.00	\$0.00		\$2,220.46	\$26,645.46	100%
40200	Court Funds Income	\$0.00	\$0.00	\$6,789.00	\$0.00	\$0.00	-100%
	**TOTAL INCOME	\$30,435.03	\$40,580.04	\$47,369.00	\$5,602.02	\$67,224.26	42%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$3,092.15	\$4,122.87	\$2,400.00	\$356.32	\$4,275.80	78%
	**TOTAL UTILITIES	\$3,092.15	\$4,122.87	\$2,400.00	\$356.32	\$4,275.80	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$13,529.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$5,717.84	\$7,623.79	\$14,560.00	\$1,141.50	\$13,698.00	-6%
	**TOTAL CONTRACTS	\$5,717.84	\$7,623.79	\$28,089.00	\$1,141.50	\$13,698.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$4,020.00	\$858.75	\$10,305.00	156%
50553	Storm Drain	\$2,700.00	\$3,600.00	\$2,835.00	\$225.00	\$2,700.00	-5%
50559	Landscape Extras	\$648.00	\$864.00	\$2,010.00	\$0.00	\$5,000.00	149%
50561	Tree Trimming	\$0.00	\$0.00	\$4,000.00	\$383.33	\$4,600.00	15%
	**TOTAL R&M	\$3,348.00	\$4,464.00	\$12,865.00	\$1,467.08	\$22,605.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$9,422.80	\$12,563.73	\$4,015.00	\$2,220.46	\$26,645.46	564%
	**TOTAL SPECIAL PROJECTS	\$9,422.80	\$12,563.73	\$4,015.00	\$2,220.46	\$26,645.46	
	**TOTAL EXPENSES	\$21,580.79	\$28,774.39	\$47,369.00	\$5,185.36	\$67,224.26	42%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$75.71	\$302.84	\$75.71	\$302.83
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$288.09	\$1,152.36	\$288.09	\$1,152.35


FRANK PEREZ
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**THE HAMMOCKS COMMUNITY JUNIPER
2026 Proposed Estimated Budget**

Unit Count	170
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$39,554.56	\$52,739.41	\$52,754.00	\$4,396.17	\$52,754.00	0%
	Master Distribution	\$0.00	\$0.00		\$4,013.22	\$48,158.64	100%
40200	Court Funds Income	\$0.00	\$0.00	\$5,873.00		\$4,637.65	-21%
	**TOTAL INCOME	\$39,554.56	\$52,739.41	\$58,627.00	\$8,409.39	\$105,550.29	80%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$4,039.40	\$5,385.87	\$2,400.00	\$481.61	\$5,779.29	141%
	**TOTAL UTILITIES	\$4,039.40	\$5,385.87	\$2,400.00	\$481.61	\$5,779.29	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$17,164.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$7,262.97	\$9,683.96	\$18,480.00	\$1,449.92	\$17,399.00	6%
	**TOTAL CONTRACTS	\$7,262.97	\$9,683.96	\$35,644.00	\$1,449.92	\$17,399.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$5,100.00	\$333.33	\$4,000.00	-22%
50553	Storm Drain	\$1,800.00	\$2,400.00	\$1,890.00	\$150.00	\$1,800.00	-5%
50559	Landscape Extras	\$612.00	\$816.00	\$2,550.00	\$250.00	\$3,000.00	18%
50561	Tree Trimming	\$0.00	\$0.00	\$2,720.00	\$450.00	\$5,400.00	99%
	**TOTAL R&M	\$2,412.00	\$3,216.00	\$12,260.00	\$1,183.33	\$14,200.00	
	**UTILITIES						
50790	Capital Improvements	\$6,250.00	\$8,333.33	\$8,323.00	\$5,681.00	\$68,172.00	719%
	**TOTAL UTILITIES	\$6,250.00	\$8,333.33	\$8,323.00	\$5,681.00	\$68,172.00	
	**TOTAL EXPENSES	\$19,964.37	\$26,619.16	\$58,627.00	\$8,795.86	\$105,550.29	80%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$77.58	\$310.32	\$77.58	\$310.32
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$289.96	\$1,159.84	\$289.96	\$1,159.84


Frank Perez
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THE HAMMOCKS COMMUNITY LAKESIDE
2026 Proposed Estimated Budget

Unit Count	141
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$32,229.00	\$42,972.00	\$42,972.00	\$3,581.00	\$42,972.00	0%
	Master Distribution	\$0.00	\$0.00		\$3,328.61	\$39,943.34	100%
40200	Court Funds Income	\$0.00	\$0.00	\$4,155.00	\$682.27	\$8,187.25	97%
	**TOTAL INCOME	\$32,229.00	\$42,972.00	\$47,127.00	\$6,909.61	\$91,102.60	93%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$3,071.79	\$4,095.72	\$2,400.00	\$398.97	\$4,787.67	99%
	**TOTAL UTILITIES	\$3,071.79	\$4,095.72	\$2,400.00	\$398.97	\$4,787.67	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$14,236.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$6,026.86	\$8,035.81	\$15,344.00	\$1,183.17	\$14,198.00	-7%
	**TOTAL CONTRACTS	\$6,026.86	\$8,035.81	\$29,580.00	\$1,183.17	\$14,198.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$4,230.00	\$333.33	\$4,000.00	-5%
50553	Storm Drain	\$1,800.00	\$2,400.00	\$1,890.00	\$150.00	\$1,800.00	-5%
50559	Landscape Extras	\$1,080.00	\$1,440.00	\$2,115.00	\$0.00	\$3,000.00	42%
50561	Tree Trimming	\$0.00	\$0.00	\$2,400.00	\$183.33	\$2,200.00	-8%
	**TOTAL R&M	\$2,880.00	\$3,840.00	\$10,635.00	\$666.67	\$11,000.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$8,425.60	\$11,234.13	\$4,512.00	\$5,093.08	\$61,116.93	1255%
	**TOTAL SPECIAL PROJECTS	\$8,425.60	\$11,234.13	\$4,512.00	\$5,093.08	\$61,116.93	
	**TOTAL EXPENSES	\$20,404.25	\$27,205.67	\$47,127.00	\$7,341.88	\$91,102.60	93%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$76.19	\$304.77	\$76.19	\$304.77
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$288.57	\$1,154.29	\$288.57	\$1,154.29


FRANK PEREZ
SECRETARY

**THE HAMMOCKS COMMUNITY LIVE OAK
2026 Proposed Estimated Budget**

Unit Count	95
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$21,452.22	\$28,602.96	\$28,603.00	\$2,383.48	\$28,601.73	0%
	Master Distribution	\$0.00	\$0.00		\$1,352.92	\$16,235.00	100%
40200	Court Funds Income	\$0.00	\$0.00	\$6,074.00	\$0.00	\$0.00	-100%
	**TOTAL INCOME	\$21,452.22	\$28,602.96	\$34,677.00	\$3,736.39	\$44,836.73	29%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$2,188.72	\$2,918.29	\$2,400.00	\$236.89	\$2,842.73	18%
	**TOTAL UTILITIES	\$2,188.72	\$2,918.29	\$2,400.00	\$236.89	\$2,842.73	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$9,592.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$4,072.49	\$5,429.99	\$10,360.00	\$816.42	\$9,797.00	-5%
	**TOTAL CONTRACTS	\$4,072.49	\$5,429.99	\$19,952.00	\$816.42	\$9,797.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$2,850.00	\$580.17	\$5,962.00	144%
50553	Storm Drain	\$1,000.00	\$1,333.33	\$1,050.00	\$83.33	\$1,000.00	-5%
50559	Landscape Extras	\$576.00	\$768.00	\$1,425.00	\$0.00	\$5,000.00	251%
50561	Tree Trimming	\$0.00	\$0.00	\$3,200.00	\$250.00	\$3,000.00	-6%
	**TOTAL R&M	\$1,576.00	\$2,101.33	\$8,525.00	\$913.50	\$15,962.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$7,247.00	\$9,662.67	\$3,800.00	\$1,352.92	\$16,235.00	327%
	**TOTAL SPECIAL PROJECTS	\$7,247.00	\$9,662.67	\$3,800.00	\$1,352.92	\$16,235.00	
	**TOTAL EXPENSES	\$15,084.21	\$20,112.28	\$34,677.00	\$3,319.73	\$44,836.73	29%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$75.27	\$301.08	\$75.27	\$301.07
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$287.65	\$1,150.60	\$287.65	\$1,150.59



FRANK PEREZ
SECRETARY

**THE HAMMOCKS COMMUNITY OAKLAKE
2026 Proposed Estimated Budget**

Unit Count	110
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GL	Description	2025 Actual of September 31)	(As 2025 Projected of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$25,407.00	\$33,876.00	\$33,876.00	\$2,823.00	\$33,876.00	0%
	Master Distribution	\$0.00	\$0.00		\$2,089.25	\$25,071.00	100%
40200	Court Funds Income	\$0.00	\$0.00	\$5,816.00	\$0.00	\$0.00	-100%
	**TOTAL INCOME	\$25,407.00	\$33,876.00	\$39,692.00	\$4,912.25	\$58,947.00	49%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$2,166.28	\$2,888.37	\$0.00	\$278.30	\$3,339.62	100%
	**TOTAL UTILITIES	\$2,166.28	\$2,888.37	\$0.00	\$278.30	\$3,339.62	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$11,106.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$4,698.71	\$6,264.95	\$11,956.00	\$933.17	\$11,198.00	-6%
	**TOTAL CONTRACTS	\$4,698.71	\$6,264.95	\$23,062.00	\$933.17	\$11,198.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$3,300.00	\$611.53	\$7,338.38	122%
50553	Storm Drain	\$1,600.00	\$2,133.33	\$1,680.00	\$133.33	\$1,600.00	-5%
50559	Landscape Extras	\$504.00	\$672.00	\$1,650.00	\$0.00	\$5,000.00	203%
50561	Tree Trimming	\$0.00	\$0.00	\$5,600.00	\$450.00	\$5,400.00	-4%
	**TOTAL R&M	\$2,104.00	\$2,805.33	\$12,230.00	\$1,194.87	\$19,338.38	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$6,250.00	\$8,333.33	\$4,400.00	\$2,089.25	\$25,071.00	470%
	**TOTAL SPECIAL PROJECTS	\$6,250.00	\$8,333.33	\$4,400.00	\$2,089.25	\$25,071.00	
	**TOTAL EXPENSES	\$15,218.99	\$20,291.99	\$39,692.00	\$4,495.58	\$58,947.00	49%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$76.99	\$307.96	\$76.99	\$307.96
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$289.37	\$1,157.48	\$289.37	\$1,157.48


Frank Perez
SECRETARY

THE HAMMOCKS COMMUNITY OAKWOOD ESTATES
2026 Proposed Estimated Budget

Unit Count	85
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$19,632.78	\$26,177.04	\$26,177.00	\$2,181.42	\$26,177.00	0%
	Master Distribution	\$0.00	\$0.00		\$2,006.61	\$24,079.32	100%
40200	Court Funds Income	\$0.00	\$0.00	\$4,536.00	\$263.69	\$3,164.30	-30%
	**TOTAL INCOME	\$19,632.78	\$26,177.04	\$30,713.00	\$4,451.72	\$53,420.62	74%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$3,536.82	\$4,715.76	\$2,400.00	\$416.97	\$5,003.62	108%
	**TOTAL UTILITIES	\$3,536.82	\$4,715.76	\$2,400.00	\$416.97	\$5,003.62	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$8,582.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$3,628.38	\$4,837.84	\$9,240.00	\$724.83	\$8,698.00	-6%
	**TOTAL CONTRACTS	\$3,628.38	\$4,837.84	\$17,822.00	\$724.83	\$8,698.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$2,550.00	\$335.58	\$4,027.00	58%
50553	Storm Drain	\$1,000.00	\$1,333.33	\$1,050.00	\$83.33	\$1,000.00	-5%
50559	Landscape Extras	\$432.00	\$576.00	\$1,275.00	\$416.67	\$5,000.00	292%
50561	Tree Trimming	\$0.00	\$0.00	\$2,400.00	\$183.33	\$2,200.00	-8%
	**TOTAL R&M	\$1,432.00	\$1,909.33	\$7,275.00	\$1,018.92	\$12,227.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$5,000.00	\$6,666.67	\$3,216.00	\$2,291.00	\$27,492.00	755%
	**TOTAL SPECIAL PROJECTS	\$5,000.00	\$6,666.67	\$3,216.00	\$2,291.00	\$27,492.00	
	**TOTAL EXPENSES	\$13,597.20	\$18,129.60	\$30,713.00	\$4,451.72	\$53,420.62	74%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$76.99	\$307.96	\$76.99	\$307.96
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$289.37	\$1,157.48	\$289.37	\$1,157.48



FRANK PEREZ
 SECRETARY

THE HAMMOCKS COMMUNITY PASEO I
2026 Proposed Estimated Budget

Unit Count	52
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GL	Description	2025 Actual (As of September 31)	(As 2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$11,175.75	\$14,901.00	\$14,901.00	\$1,241.75	\$14,901.00	0%
	Master Distribution	\$0.00	\$0.00		\$1,227.57	\$14,730.88	100%
40200	Court Funds Income	\$0.00	\$0.00	\$7,110.00	\$677.04	\$8,124.44	14%
	**TOTAL INCOME	\$11,175.75	\$14,901.00	\$22,011.00	\$3,146.36	\$37,756.32	72%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$1,690.45	\$2,253.93	\$0.00	\$186.03	\$2,232.32	100%
	**TOTAL UTILITIES	\$1,690.45	\$2,253.93	\$0.00	\$186.03	\$2,232.32	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$5,250.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$2,224.52	\$2,966.03	\$5,656.00	\$449.83	\$5,398.00	-5%
	**TOTAL CONTRACTS	\$2,224.52	\$2,966.03	\$10,906.00	\$449.83	\$5,398.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$1,560.00	\$166.67	\$2,000.00	28%
50553	Storm Drain	\$1,300.00	\$1,733.33	\$1,365.00	\$108.33	\$1,300.00	-5%
50559	Landscape Extras	\$1,440.00	\$1,920.00	\$780.00	\$250.00	\$3,000.00	285%
50561	Tree Trimming	\$0.00	\$0.00	\$2,400.00	\$183.33	\$2,200.00	-8%
	**TOTAL R&M	\$2,740.00	\$3,653.33	\$6,105.00	\$708.33	\$8,500.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$5,000.00	\$6,666.67	\$5,000.00	\$1,802.17	\$21,626.00	333%
	**TOTAL SPECIAL PROJECTS	\$5,000.00	\$6,666.67	\$5,000.00	\$1,802.17	\$21,626.00	
	**TOTAL EXPENSES	\$11,654.97	\$15,539.96	\$22,011.00	\$3,146.36	\$37,756.32	72%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	Quarterly	Annually	Quarterly	Annually
Owner Assessments	\$71.64	\$286.56	\$71.64	\$286.56
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$284.02	\$1,136.08	\$284.02	\$1,136.08


FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY PASEO II
2026 Proposed Estimated Budget

Unit Count	80
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$28,406.25	\$37,875.00	\$37,875.00	\$3,156.25	\$37,875.00	0%
	Master Distribution	\$0.00	\$0.00		\$1,519.58	\$18,234.92	100%
40200	Court Funds Income	\$0.00	\$0.00		\$0.00	\$0.00	0%
	**TOTAL INCOME	\$28,406.25	\$37,875.00	\$37,875.00	\$4,675.83	\$56,109.92	48%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$3,356.73	\$4,475.64	\$2,400.00	\$234.83	\$2,817.92	17%
	**TOTAL UTILITIES	\$3,356.73	\$4,475.64	\$2,400.00	\$234.83	\$2,817.92	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$8,077.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$3,423.76	\$4,565.01	\$8,708.00	\$674.83	\$8,098.00	-7%
	**TOTAL CONTRACTS	\$3,423.76	\$4,565.01	\$16,785.00	\$674.83	\$8,098.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$2,097.73	\$2,796.97	\$2,400.00	\$1,148.17	\$13,778.00	474%
50553	Storm Drain	\$1,000.00	\$1,333.33	\$1,050.00	\$83.33	\$1,000.00	-5%
50559	Landscape Extras	\$504.00	\$672.00	\$1,200.00	\$0.00	\$6,000.00	400%
50561	Tree Trimming	\$0.00	\$0.00	\$3,200.00	\$250.00	\$3,000.00	-6%
	**TOTAL R&M	\$3,601.73	\$4,802.31	\$7,850.00	\$1,481.50	\$23,778.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$8,283.20	\$11,044.27	\$10,840.00	\$1,784.67	\$21,416.00	98%
	**TOTAL SPECIAL PROJECTS	\$8,283.20	\$11,044.27	\$10,840.00	\$1,784.67	\$21,416.00	
	**TOTAL EXPENSES	\$18,665.42	\$24,887.23	\$37,875.00	\$4,175.83	\$56,109.92	48%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$118.36	\$473.44	\$118.36	\$473.44
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$330.74	\$1,322.96	\$330.74	\$1,322.96



Frank Perez
 SECRETARY

THE HAMMOCKS COMMUNITY PELICAN POINT

2026 Proposed Estimated Budget

Unit Count	55
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GL	Description	2025 Actual (As of September 31)	(As 2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$11,588.22	\$15,450.96	\$15,451.00	\$1,287.58	\$15,451.00	0%
	Master Distribution	\$0.00	\$0.00		\$1,298.39	\$15,580.74	100%
40200	Court Funds Income	\$0.00	\$0.00	\$4,914.00	\$270.35	\$3,244.25	-34%
	**TOTAL INCOME	\$11,588.22	\$15,450.96	\$20,365.00	\$2,856.33	\$34,275.99	68%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$296.56	\$395.41	\$0.00	\$39.07	\$468.89	100%
	**TOTAL UTILITIES	\$296.56	\$395.41	\$0.00	\$39.07	\$468.89	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$5,553.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$2,353.46	\$3,137.95	\$5,992.00	\$458.17	\$5,498.00	-8%
	**TOTAL CONTRACTS	\$2,353.46	\$3,137.95	\$11,545.00	\$458.17	\$5,498.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$1,650.00	\$220.17	\$2,642.00	60%
50553	Storm Drain	\$900.00	\$1,200.00	\$945.00	\$75.00	\$900.00	-5%
50559	Landscape Extras	\$504.00	\$672.00	\$825.00	\$0.00	\$3,000.00	264%
50561	Tree Trimming	\$0.00	\$0.00	\$3,200.00	\$250.00	\$3,000.00	-6%
	**TOTAL R&M	\$1,404.00	\$1,872.00	\$6,620.00	\$545.17	\$9,542.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$5,245.80	\$6,994.40	\$2,200.00	\$1,563.93	\$18,767.10	753%
	**TOTAL SPECIAL PROJECTS	\$5,245.80	\$6,994.40	\$2,200.00	\$1,563.93	\$18,767.10	
	**TOTAL EXPENSES	\$9,299.82	\$12,399.76	\$20,365.00	\$2,606.33	\$34,275.99	68%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$70.23	\$280.93	\$70.23	\$280.93
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$282.61	\$1,130.45	\$282.61	\$1,130.45



FRANK PEREZ
SECRETARY

THE HAMMOCKS COMMUNITY SKYLARK
2026 Proposed Estimated Budget

Unit Count	56
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GL	Description	2025 Actual (As of September 31)	(As 2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$12,465.72	\$16,620.96	\$16,621.00	\$1,385.08	\$16,621.00	0%
	Master Distribution	\$0.00	\$0.00		\$1,163.34	\$13,960.13	100%
40200	Court Funds Income	\$0.00	\$0.00	\$5,326.00	\$0.00	\$0.00	-100%
	**TOTAL INCOME	\$12,465.72	\$16,620.96	\$21,947.00	\$2,548.43	\$30,581.13	39%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$1,312.26	\$1,749.68	\$2,400.00	\$120.43	\$1,445.13	-40%
	**TOTAL UTILITIES	\$1,312.26	\$1,749.68	\$2,400.00	\$120.43	\$1,445.13	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$5,654.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$2,398.48	\$3,197.97	\$6,104.00	\$474.92	\$5,699.00	-7%
	**TOTAL CONTRACTS	\$2,398.48	\$3,197.97	\$11,758.00	\$474.92	\$5,699.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$1,680.00	\$416.67	\$5,000.00	198%
50553	Storm Drain	\$600.00	\$800.00	\$630.00	\$50.00	\$600.00	-5%
50559	Landscape Extras	\$468.00	\$624.00	\$840.00	\$0.00	\$5,000.00	495%
50561	Tree Trimming	\$0.00	\$0.00	\$2,400.00	\$183.33	\$2,200.00	-8%
	**TOTAL R&M	\$1,068.00	\$1,424.00	\$5,550.00	\$650.00	\$12,800.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$5,127.40	\$6,836.53	\$2,239.00	\$886.42	\$10,637.00	375%
	**TOTAL SPECIAL PROJECTS	\$5,127.40	\$6,836.53	\$2,239.00	\$886.42	\$10,637.00	
	**TOTAL EXPENSES	\$9,906.14	\$13,208.19	\$21,947.00	\$2,131.76	\$30,581.13	39%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$74.20	\$296.80	\$74.20	\$296.80
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$286.58	\$1,146.32	\$286.58	\$1,146.32



Frank Perez
 SECRETARY

**THE HAMMOCKS COMMUNITY SPICEWOOD
2026 Proposed Estimated Budget**

Unit Count	52
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$12,218.22	\$16,290.96	\$16,291.00	\$1,357.58	\$16,291.00	0%
	Master Distribution	\$0.00	\$0.00		\$1,227.57	\$14,730.88	100%
40200	Court Funds Income	\$0.00	\$0.00	\$5,960.00	\$295.03	\$3,540.32	-41%
	**TOTAL INCOME	\$12,218.22	\$16,290.96	\$22,251.00	\$2,880.18	\$34,562.20	55%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$1,693.86	\$2,258.48	\$2,400.00	\$137.27	\$1,647.20	-31%
	**TOTAL UTILITIES	\$1,693.86	\$2,258.48	\$2,400.00	\$137.27	\$1,647.20	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$5,250.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$2,218.37	\$2,957.83	\$5,656.00	\$445.67	\$5,348.00	-5%
	**TOTAL CONTRACTS	\$2,218.37	\$2,957.83	\$10,906.00	\$445.67	\$5,348.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$0.00	\$0.00	\$1,560.00	\$433.67	\$5,204.00	234%
50553	Storm Drain	\$500.00	\$666.67	\$525.00	\$41.67	\$500.00	-5%
50559	Landscape Extras	\$144.00	\$192.00	\$780.00	\$0.00	\$5,000.00	541%
50561	Tree Trimming	\$0.00	\$0.00	\$4,000.00	\$316.67	\$3,800.00	-5%
	**TOTAL R&M	\$644.00	\$858.67	\$6,865.00	\$792.00	\$14,504.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$6,612.60	\$8,816.80	\$2,080.00	\$1,088.58	\$13,063.00	528%
	**TOTAL SPECIAL PROJECTS	\$6,612.60	\$8,816.80	\$2,080.00	\$1,088.58	\$13,063.00	
	**TOTAL EXPENSES	\$11,168.83	\$14,891.77	\$22,251.00	\$2,463.52	\$34,562.20	55%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$78.32	\$313.29	\$78.32	\$313.29
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$290.70	\$1,162.81	\$290.70	\$1,162.81


Frank Perez
SECRETARY

**THE HAMMOCKS COMMUNITY SUNFLOWER
2026 Proposed Estimated Budget**

Unit Count	86
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GL	Description	2025 Actual (As of September 31)	2025 Projected (As of December 31)	2025 Annually	2026 Monthly	2026 Annually	2026 Proposed Variances
	**INCOME						
40101	Owner Assessments	\$19,649.25	\$26,199.00	\$26,199.00	\$2,183.13	\$26,197.57	0%
	Master Distribution	\$0.00	\$0.00		\$1,179.58	\$14,155.00	100%
40200	Court Funds Income	\$0.00	\$0.00	\$4,330.00	\$0.00	\$0.00	
	**TOTAL INCOME	\$19,649.25	\$26,199.00	\$30,529.00	\$3,362.71	\$40,352.57	32%
	EXPENSES						
	**UTILITIES						
50200	Electricity-	\$2,410.63	\$3,214.17	\$2,400.00	\$260.80	\$3,129.57	30%
	**TOTAL UTILITIES	\$2,410.63	\$3,214.17	\$2,400.00	\$260.80	\$3,129.57	
	**CONTRACTED SERVICES						
50700	Management Fee	\$0.00	\$0.00	\$8,683.00	\$0.00	\$0.00	-100%
50731	Lawn Maintenance	\$3,681.58	\$4,908.77	\$9,380.00	\$733.17	\$8,798.00	-6%
	**TOTAL CONTRACTS	\$3,681.58	\$4,908.77	\$18,063.00	\$733.17	\$8,798.00	
	**REPAIRS/MAINTENANCE						
50501	General Maintenance	\$94.70	\$126.27	\$2,580.00	\$564.17	\$6,770.00	162%
50553	Storm Drain	\$1,100.00	\$1,466.67	\$1,155.00	\$91.67	\$1,100.00	-5%
50559	Landscape Extras	\$216.00	\$288.00	\$1,290.00	\$0.00	\$5,000.00	288%
50561	Tree Trimming	\$0.00	\$0.00	\$1,600.00	\$116.67	\$1,400.00	-13%
	**TOTAL R&M	\$1,410.70	\$1,880.93	\$6,625.00	\$772.50	\$14,270.00	
	**SPECIAL PROJECTS						
50790	Capital Improvements	\$6,831.00	\$9,108.00	\$3,441.00	\$1,179.58	\$14,155.00	311%
	**TOTAL SPECIAL PROJECTS	\$6,831.00	\$9,108.00	\$3,441.00	\$1,179.58	\$14,155.00	
	**TOTAL EXPENSES	\$14,333.91	\$19,111.88	\$30,529.00	\$2,946.05	\$40,352.57	32%

Proposed Estimated Assessment

	2025 Assessments		2026 Proposed Assessments	
	QUARTERLY	ANNUALLY	QUARTERLY	ANNUALLY
Owner Assessments	\$76.16	\$304.64	\$76.16	\$304.62
Master Assessments	\$212.38	\$849.52	\$212.38	\$849.52
TOTAL:	\$288.54	\$1,154.16	\$288.54	\$1,154.14


FRANK PEREZ
SECRETARY