Hammock Bay

HOA Budget Analysis

FirstService RESIDENTIAL

Impact & AB Projects

	Description	2026 Proposed	2026 Budget - SHARED		2026 Budget - Impact Only (RESIDENTIAL)	Remarks
	REVENUE					
40000	Owner Assessments	$267,610.00	$74,700.00	$58,813.69	$134,097.69	
40002-00	Reserve Income	$39,185.05	$24,184.35	$5,855.11	$9,145.59	
41015	Marina Access Fees	$0.00	$0.00	$0.00		2027 Income
40092	Developer Funding	$0.00	$0.00	$0.00		
	**TOTAL REVENUE	$306,795.05	$98,884.35	$64,668.80	$143,243.28	
	COMMON AREAS					
	EXPENSES					
	**ADMINISTRATIVE	Total Expense	SHARED (100%)	50%	2026 Proposed Budget - Impact Only (RESIDENTIAL)	
50005	Accounting Fees	$5,000.00			$5,000.00	Accounting fee-Annual Audit/Taxes
50012-00	Bad Debts-	$0.00			$0.00	
50015	Bank Charges	$250.00			$250.00	
50045-00	Legal Fees-	$2,500.00			$2,500.00	
50045-04	Legal Fees- Collections	$500.00			$500.00	
50050-00	License, Taxes, Permit-	$500.00			$500.00	
50053	Corporate Annual Rep	$62.00			$62.00	
50064-00	Admin - Reminder Letter	$250.00			$250.00	
50081	Printing and Postage	$1,000.00			$1,000.00	
50113	Payment Processing Fee	$3,500.00			$3,500.00	
50555	Holiday Decorations	$8,000.00		$4,000.00	$4,000.00	
	**TOTAL ADMINISTRATIVE	$21,562.00	$0.00	$4,000.00	$17,562.00	
	**PROPERTY INSURANCE					
52028	Package(GL, Crime, Prop)	$8,000.00	$8,000.00	$0.00	$0.00	
52032	Umbrella Insurance	$8,000.00	$8,000.00	$0.00	$0.00	5mill umbrella
52035	Directors & Officers	$3,100.00	$0.00	$0.00	$3,100.00	
52063	Workers Comp Ins	$492.00	$0.00	$0.00	$492.00	**add finance fee across board
	**TOTAL PROPERTY INSURANCE	$19,592.00	$16,000.00	$0.00	$3,592.00	
	**UTILITIES					
54050-09	Electricity- Street Lights	$20,827.38	$0.00	$10,413.69	$10,413.69	16 Poles @$40.00 per month (estimated)
54050-76	Electricity- Common Area	$2,700.00	$2,700.00	$0.00	$0.00	Gates and sign lights
54050-78	Electricity-Entry Feature	$8,000.00	$8,000.00	$0.00	$0.00	Water Feature
54077-03a	Utilities- Cable & Internet	$5,000.00	$5,000.00	$0.00	$0.00	2 gates/kiosks
	**TOTAL UTILITIES	$36,527.38	$15,700.00	$10,413.69	$10,413.69	
	**CONTRACTS					
60059	Sign Water Feature	$10,000.00	$10,000.00	$0.00	$0.00	Front sign water feature and maintenance
60083	Aquatics	$2,280.00	$0.00	$0.00	$2,280.00	
	Mangrove Trimming/Maintenance	$5,850.00	$0.00	$0.00	$5,850.00	Bartlett Custom Homes contract per Nash
60092	Lawn Service Common	$16,200.00	$0.00	$8,100.00	$8,100.00	
61000	Management Services	$36,000.00	$0.00	$18,000.00	$18,000.00	Management fee service
61029	Pressure Washing	$6,000.00	$0.00	$3,000.00	$3,000.00	Common area sidewalks and curbs
61031	Gate Access System	$0.00	$0.00	$0.00	$0.00	Butterfly 2027.$3490 was covered for the first year by developer
61045-04	Security Services- Access	$0.00	$0.00	$0.00	$0.00	Preventative Maintenance 2027
	**TOTAL CONTRACTS	$76,330.00	$10,000.00	$29,100.00	$37,230.00	
	**SALARIES AND BENEFITS					
65000-00	CAM	$50,000.00	$0.00	$0.00	$50,000.00	Salary plus labor rate
	**TOTAL SALARIES AND BENEFITS	$50,000.00	$0.00	$0.00	$50,000.00	
	**REPAIRS/MAINTENANCE					
70048-23	R&M Water Features	$3,000.00	$3,000.00	$0.00	$0.00	Fountain repair
70047	R&M- Entry gates	$20,000.00	$20,000.00	$0.00	$0.00	Repairs to gate system
70060	R&M-General	$10,000.00	$10,000.00	$0.00	$0.00	
70135	Landscaping Replacements	$10,000.00	$0.00	$5,000.00	$5,000.00	Replacement allowance.
70137	Tree Trimming- Commons	$5,400.00	$0.00	$2,700.00	$2,700.00	Palm Tree Trimming over 12' (outside landscape contract)
70179	Mulch/Soil	$12,200.00	$0.00	$6,100.00	$6,100.00	305 CY One time per year
70230-00	Irrigation Maint-	$3,000.00	$0.00	$1,500.00	$1,500.00	Projected irrigation expenses common areas
	**TOTAL REPAIRS/MAINTENANCE	$63,600.00	$33,000.00	$15,300.00	$15,300.00	
	**RESERVE TRANSFERS					
80000-00	Reserve Transfers-100% Shared	$24,184.35	$24,184.35	$0.00	$0.00	Common Capital Reserve items pooled
	Reserve Transfers-50/50 Shared	$11,710.22	$0.00	$5,855.11	$5,855.11	
	Reserve Transfers-Hammock Bay HOA	$3,290.48	$0.00	$0.00	$3,290.48	
	Reserve Interest	$0.00	$0.00	$0.00	$0.00	
	**TOTAL RESERVE TRANSFERS	$39,185.05	$24,184.35	$5,855.11	$9,145.59	
	**TOTAL OPERATING EXPENSES	$267,610.00	$74,700.00	$58,813.69	$134,097.69	
	TOTAL ANNUAL BUDGET	$306,795.05	$98,884.35	$64,668.80	$143,243.28	

	ALLOCATION OF POOLED SHARED EXPENSES				
	Shared Expence Pool-Shared 100%				
126	**AB Property HOA Share of Pool**	72.83%		$72,017.48	
47	**Hammock Bay HOA Share of Pool (Impact)**	27.17%			$26,866.88
	50% Shared Line items - AB Property	AB Property 50%		$64,668.80	
	100% & 50% Shared Line items - Hammock Bay	Borne Solely on Hammock Bay HOA			$143,243.28

	2026 Approved Assessments January 1 to December 31,2026		AB Property	Hammock Bay	
		Annually	$136,686.28	$170,110.16	***Note:***
		Quarterly	$271.20	$904.84	**Impact - Impact Apollo Beach Ventures, LLC**
		Monthly	$90.40	$301.61	**AB - Apollo Beach Property, LLC**

Component Description	***Component Category***	***Component Life***	**Remaining Life At 01/01/2026**	100 % Shared	50 % Shared	Hammock Bay HOA	***Replacement Value 2026***	***Est. Contibution per Yea***	Notes
Asphalt Pavement, Mill and Overlay, Amenit	Pooled	25	25		50%		$ 159,943.00	$ 6,397.72	Signet Drive Corridor
Sidewalks	Pooled	25	25		50%		$ 0.00	$ 0.00	Signet Drive Corridor(add in 2027)
Fence/Wall	Pooled	23	23	100%			$ 17,500.00	$ 760.87	
Mailbox Stations	Pooled	21	21			100%	$ 25,000.00	$ 1,190.48	Superseded by shared kiosk at AB property
Pavers, Masonry	Pooled	16	16		50%		$ 85,000.00	$ 5,312.50	Signet Drive Corridor
Signage, Entrance Monuments, Renovation	Pooled	11	11	100%			$ 13,000.00	$ 1,181.82	Entry feature
Entry Gates & Access Contro	Pooled	12	12	100%			$ 64,200.00	$ 5,350.00	Gated entry
Fountain Structures & Column	Pooled	40	40	100%			$ 165,000.00	$ 4,125.00	Entry feature
Decorative Finishes	Pooled	20	20	100%			$ 147,000.00	$ 7,350.00	Entry feature
Fountain Equipmen	Pooled	12	12	100%			$ 35,000.00	$ 2,916.67	Entry feature
Electrical & Lighting	Pooled	10	10	100%			$ 20,000.00	$ 2,000.00	Entry feature
Well Pump/Contro	Pooled	20	20	100%			$ 10,000.00	$ 500.00	Irrigation serving both communities
Reserve Study Update with Site Visit	Pooled	3	3			100%	$ 6,300.00	$ 2,100.00	Each HOA funds its own reserve study
TOTAL POOLED RESERVES							$ 747,943.00	$ 39,200.00	(Rounded)
			Annual Totals	$24,184.35	$11,710.22	$3,290.48		$39,200.00	