

**The Hammocks Association, Inc.  
2026 Budget Presentation**

**Revenues**

**Operating Income**

Assessments less Property Tax & Reserves	\$	3,138,673.00	
<b>TOTAL OPERATING INCOME</b>			<b>\$ 3,138,673.00</b>

**Fees**

Administrative Collection Fees	\$	600.00	
Interest - Delinquent Accounts	\$	3,000.00	
Late Fee Income - Delinquent Accounts	\$	18,000.00	
Unit Cleaning Fees	\$	600.00	
<b>TOTAL FEES</b>			<b>\$ 22,200.00</b>

**Other Income**

Miscellaneous Income	\$	-	
Rental Income	\$	-	
<b>TOTAL OTHER INCOME</b>			<b>\$ -</b>

<b>GRAND TOTAL INCOME</b>			<b>\$ 3,160,873.00</b>
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**Expenses**

**Administrative Expenses**

Accounting and Professional Fees	\$	6,000.00	
Onsite Office Expenses	\$	5,000.00	
Property Tax (golf carts)	\$	5,183.00	
Meetings & Travel	\$	1,500.00	
Onsite Office Support	\$	7,500.00	
Bad Debt Expense	\$	1,000.00	
Licenses & Permits	\$	750.00	
Insurance	\$	439,850.00	
Flood Insurance	\$	28,500.00	
Legal Expense	\$	10,000.00	
Management Fees	\$	36,000.00	
CAMS Admin Office Fees	\$	6,000.00	
CAMS HR & Payroll Admin Fees	\$	39,074.00	
Storage Fees	\$	4,000.00	
Postage	\$	200.00	
Ferry & Parking	\$	15,175.00	
BHI Club Dues	\$	807,539.00	
Shoals Club Dues	\$	470,612.00	
BHA Dues	\$	15,400.00	
<b>TOTAL ADMINISTRATIVE EXPENSES</b>			<b>\$ 1,902,108.00</b>

**Housekeeping Expenses**

Housekeeping	\$	258,761.00	
Laundry	\$	85,000.00	
Linen Replacement	\$	20,000.00	
Deep Cleaning	\$	16,279.00	
Linen Annual Rental	\$	9,200.00	

	OWNER/Cleaning Supplies	\$	12,700.00	
	Housewares	\$	8,000.00	
	<b>TOTAL HOUSEKEEPING EXPENSES</b>			<b>\$ 409,940.00</b>
<b>Repairs &amp; Maintenance Expenses</b>				
	Maintenance Supplies and Repairs	\$	24,000.00	
	Cart Repair and Maintenance	\$	25,000.00	
	Bicycles and Repairs	\$	5,000.00	
	Pest Control	\$	19,702.00	
	Fire Prevention	\$	12,000.00	
	Contingency	\$	80,000.00	
	HVAC Repairs and Maintenance	\$	15,000.00	
	Annual Meeting	\$	750.00	
	Fitness Equipment and Repairs	\$	-	
	<b>TOTAL REPAIR AND MAINTENANCE EXPENSES</b>			<b>\$ 181,452.00</b>
<b>Grounds Expenses</b>				
	Grounds Maintenance	\$	93,600.00	
	Irrigation	\$	9,000.00	
	Window Cleaning (Exterior)	\$	5,000.00	
	Pool Repairs	\$	1,000.00	
	<b>TOTAL GROUNDS EXPENSES</b>			<b>\$ 108,600.00</b>
<b>Utilities Expenses</b>				
	Digital Bundle	\$	39,000.00	
	Electricity	\$	74,370.00	
	Gas	\$	19,842.00	
	Office Internet/Phones	\$	6,489.00	
	Water and Sewer	\$	60,000.00	
	<b>TOTAL UTILITIES EXPENSES</b>			<b>\$ 199,701.00</b>
<b>Payroll Expenses</b>				
	Salaries and Wages	\$	265,650.00	
	Taxes and Benefits	\$	93,422.00	
	CAMS Payroll Service Fee	\$	-	
	<b>TOTAL PAYROLL EXPENSES</b>			<b>\$ 359,072.00</b>
	<b>GRAND TOTAL EXPENSES</b>			<b>\$ 3,160,873.00</b>

**The Hammocks Association, Inc.**  
**2026 Crofter Rights Operating Budget Presentation**  
**52 Owners**

**Revenues**  
**Assessments**

Crofter Dues	\$	54,526.00	
<b>TOTAL OPERATING INCOME</b>			<b>\$ 54,526.00</b>

**Fees**

Sea Time Cleaning Fees - Crofter	\$	2,288.00	
Sea Time Laundry Fees - Crofter	\$	650.00	
<b>TOTAL FEES</b>			<b>\$ 2,938.00</b>

<b>GRAND TOTAL INCOME</b>			<b>\$ 57,464.00</b>
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**Expenses**  
**Administrative Expenses**

Property Tax (golf carts)	\$	480.00	
Insurance	\$	23,150.00	
Flood Insurance	\$	2,400.00	
<b>TOTAL ADMINISTRATIVE EXPENSES</b>			<b>\$ 26,350.00</b>

**Housekeeping Expenses**

Housekeeping	\$	9,152.00	
Laundry	\$	3,350.00	
Linen Replacement	\$	600.00	
Deep Cleaning	\$	550.00	
OWNER/Cleaning Supplies	\$	600.00	
Housewares	\$	600.00	
Annual Linen Rental	\$	1,500.00	
<b>TOTAL HOUSEKEEPING EXPENSES</b>			<b>\$ 16,352.00</b>

**Repairs & Maintenance Expenses**

General Maintenance - Crofters	\$	500.00	
Cart Repair and Maintenance - Crofters	\$	1,000.00	
Crofter Contingency	\$	500.00	
Pest Control	\$	1,800.00	
Fire Prevention	\$	500.00	
HVAC Repairs and Maintenance	\$	1,500.00	
<b>TOTAL REPAIR AND MAINTENANCE EXPENSES</b>			<b>\$ 5,800.00</b>

**Utilities Expenses**

Digital Bundle - Crofter	\$	3,506.00	
Electricity - Crofter	\$	2,434.00	
Water and Sewer - Crofter	\$	3,022.00	
<b>TOTAL UTILITIES EXPENSES</b>			<b>\$ 8,962.00</b>

<b>GRAND TOTAL EXPENSES</b>			<b>\$ 57,464.00</b>
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**2026 ANNUAL & QUARTERLY DUES**

	Quarterly	Quarterly	Quarterly	QUARTERLY	Annual	Annual	Annual	ANNUAL	% Change 2025 - 2026
	OPERATING	TAXES	RESERVES	PAYMENT	OPERATING	TAXES	RESERVES	TOTAL	
<b>Crofter Rights</b>	\$ 262.14	\$ 32.19	\$ 19.23	\$ <b>313.56</b>	\$ 1,048.57	\$ 128.76	\$ 76.92	\$ <b>1,254.25</b>	<b>0%</b>
<b>Two Bedroom</b>	\$ 2,219.08	\$ 148.99	\$ 212.64	\$ <b>2,580.72</b>	\$ 8,876.34	\$ 595.95	\$ 850.58	\$ <b>10,322.86</b>	<b>3%</b>
<b>Two Bedroom with Crofter Rights</b>	\$ 2,481.23	\$ 181.18	\$ 231.88	\$ <b>2,894.28</b>	\$ 9,924.91	\$ 724.71	\$ 927.50	\$ <b>11,577.12</b>	<b>3%</b>
<b>Three Bedroom</b>	\$ 2,662.90	\$ 171.75	\$ 255.17	\$ <b>3,089.83</b>	\$ 10,651.60	\$ 687.01	\$ 1,020.69	\$ <b>12,359.31</b>	<b>3%</b>
<b>Three Bedroom with Crofter Rights</b>	\$ 2,925.04	\$ 203.94	\$ 274.40	\$ <b>3,403.39</b>	\$ 11,700.17	\$ 815.77	\$ 1,097.62	\$ <b>13,613.56</b>	<b>3%</b>