

HAMMOCK GREENS III

BALANCE SHEET

July 2017

ASSETS

CURRENT ASSETS:

FLORIDA COMMUNITY BANK	\$34,404.44
ASSESSMENT RECEIVABLE	1,127.00
PREPAID INSURANCE	8,122.95
PREPAID RESERVES	2,992.00
PREPAID EXPENSES	777.65

RESERVE/CAPITAL BANK ACCOUNTS:

FLORIDA COMMUNITY BANK	\$44,074.69
RECEIVABLE FROM OPERATING	13,107.00

TOTAL RESERVE/CAPITAL BANK ACCOUNTS	57,181.69	
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TOTAL CURRENT ASSETS		\$104,605.73
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OTHER ASSETS:

CONSTRUCTION - ROOF	63,227.81
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TOTAL OTHER ASSETS		63,227.81
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TOTAL ASSETS		\$167,833.54
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LIABILITIES

CURRENT LIABILITIES:

ACCOUNTS PAYABLE	\$250.00
PAYABLE TO RESERVES (INS)	13,107.00
PREPAID MAINTENANCE	16,529.33
BANK LOAN PAYABLE	63,227.81

TOTAL CURRENT LIABILITIES		\$93,114.14
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TOTAL LIABILITIES		93,114.14
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HAMMOCK GREENS III

BALANCE SHEET

July 2017

EQUITY

RESERVE/CAPITAL FUNDS:

INTEREST	\$17.53
PAINTING/CLEANING	10,910.25
ROOF CLEANING	1,799.00
ROOF REPLACEMENT	17,334.08
PAVEMENT	5,002.50
ELEVATOR	10,103.73
SHARED PAVEMENT	7,710.86
BACKFLOW VALVES	1,078.74
STORAGE ROOM DOORS/LOCKS	1,125.00
LIGHT FIXTURES	1,500.00
SHARED SEWER INSPECTION	600.00

TOTAL RESERVE/CAPITAL FUNDS

57,181.69

RETAINED EARNINGS

19,173.43

NET INCOME(LOSS)

(1,635.72)

TOTAL EQUITY

74,719.40

TOTAL LIABILITIES & EQUITY

\$167,833.54

HAMMOCK GREENS III

STATEMENT OF REVENUE AND EXPENSES

	1 Month Ended July 31, 2017		7 Months Ended July 31, 2017	
REVENUE				
MAINTENANCE ASSESSMENTS	\$6,768.67	81.9%	\$47,380.67	81.9%
RESERVE ASSESSMENTS	1,496.00	18.1%	10,472.00	18.1%
TOTAL REVENUE	8,264.67	100.0%	57,852.67	100.0%
EXPENSES				
ACCOUNTING/TAX RETURN	245.00	3.0%	2,015.00	3.5%
BANK LOAN EXPENSE	986.30	11.9%	5,421.95	9.4%
BUILDING MAINTENANCE	785.00	9.5%	8,241.79	14.2%
BUILDING MAINT-SUPPLIES	405.00	4.9%	1,075.00	1.9%
DIVISION FEES	0.00	0.0%	88.00	0.2%
ELECTRICITY	52.08	0.6%	468.53	0.8%
ELEVATOR MAINTENANCE	162.15	2.0%	1,075.05	1.9%
FEES-OTHER/MISC.	0.00	0.0%	61.25	0.1%
FIRE ALARM MAINTENANCE	208.80	2.5%	1,836.50	3.2%
INSURANCE	1,624.59	19.7%	11,372.05	19.7%
JANITORIAL	400.00	4.8%	3,100.00	5.4%
LANDSCAPING	325.00	3.9%	2,923.32	5.1%
MISCELLANEOUS	0.00	0.0%	85.00	0.1%
OFFICE-POSTAGE/ADMIN.	47.95	0.6%	1,269.55	2.2%
PEST CONTROL	108.50	1.3%	1,613.00	2.8%
PROFESSIONAL FEES	0.00	0.0%	125.00	0.2%
PROPERTY MANAGEMENT	225.50	2.7%	1,578.50	2.7%
TRANSFER-INTEREST	9.02	0.1%	48.23	0.1%
TRANSFER-PAINTING	338.25	4.1%	2,367.75	4.1%
TRANSFER-ROOF CLEANING	41.66	0.5%	291.66	0.5%
TRANSFER-ROOF REPLACE	425.67	5.2%	2,979.67	5.2%
TRANSFER-PAVEMENT	39.50	0.5%	276.50	0.5%
TRANSFER-ELEVATOR	94.92	1.1%	664.42	1.1%
TRANSFER-SHARED PVMT.	158.33	1.9%	1,108.33	1.9%
TRANSFER-BACKFLOW	39.33	0.5%	275.33	0.5%
TRANSFER-STORAGE RM DOORS	125.00	1.5%	875.00	1.5%
TRANSFER-LIGHT FIXTURES	166.67	2.0%	1,166.67	2.0%
TRANSFER-SHARED SEWER INSP	66.67	0.8%	466.67	0.8%
TELEPHONE	129.49	1.6%	388.47	0.7%
TRASH COLLECTION	81.14	1.0%	902.62	1.6%
WATER/SEWER	596.01	7.2%	5,675.81	9.8%
TOTAL EXPENSES	7,887.53	95.4%	59,836.62	103.4%
NET INCOME(LOSS) BEFORE OTHER INCOME	377.14	4.6%	(1,983.95)	-3.4%

HAMMOCK GREENS III
STATEMENT OF REVENUE AND EXPENSES

	1 Month Ended July 31, 2017		7 Months Ended July 31, 2017	
OTHER INCOME				
INTEREST EARNED-RESERVES	9.02	0.1%	48.23	0.1%
APPLICATION FEES	0.00	0.0%	300.00	0.5%
TOTAL OTHER INCOME	9.02	0.1%	348.23	0.6%
NET INCOME(LOSS) WITH OTHER INCOME	386.16	4.7%	(1,635.72)	-2.8%
NET INCOME(LOSS)	\$386.16	4.7%	(\$1,635.72)	-2.8%

HAMMOCK GREENS III

STATEMENT OF REVENUE AND EXPENSES

Year to Date Comparative to Prior Year

	7 Months Ended 07/17	7 Months Ended 07/16	Variance Fav/<Unf>	% Var
REVENUE				
MAINTENANCE ASSESSMENTS	\$47,380.67	\$45,360.58	\$2,020.09	4.5%
RESERVE ASSESSMENTS	10,472.00	12,492.09	(2,020.09)	-16.2%
TOTAL REVENUE	57,852.67	57,852.67	0.00	0.0%
EXPENSES				
ACCOUNTING/TAX RETURN	2,015.00	1,910.00	(105.00)	-5.5%
BANK LOAN EXPENSE	5,421.95	0.00	(5,421.95)	
BUILDING MAINTENANCE	8,241.79	2,131.17	(6,110.62)	-286.7
BUILDING MAINT-SUPPLIES	1,075.00	675.00	(400.00)	-59.3%
DIVISION FEES	88.00	88.00	0.00	0.0%
ELECTRICITY	468.53	548.64	80.11	14.6%
ELEVATOR MAINTENANCE	1,075.05	1,089.30	14.25	1.3%
FEES-OTHER/MISC.	61.25	61.25	0.00	0.0%
FIRE ALARM MAINTENANCE	1,836.50	1,484.10	(352.40)	-23.7%
INSURANCE	11,372.05	11,719.19	347.14	3.0%
JANITORIAL	3,100.00	3,500.00	400.00	11.4%
LANDSCAPING	2,923.32	2,619.15	(304.17)	-11.6%
MISCELLANEOUS	85.00	85.00	0.00	0.0%
OFFICE-POSTAGE/ADMIN.	1,269.55	892.37	(377.18)	-42.3%
PEST CONTROL	1,613.00	724.50	(888.50)	-122.6
PROFESSIONAL FEES	125.00	990.00	865.00	87.4%
PROPERTY MANAGEMENT	1,578.50	1,501.50	(77.00)	-5.1%
TRANSFER-INTEREST	48.23	68.49	20.26	29.6%
TRANSFER-PAINTING	2,367.75	2,731.17	363.42	13.3%
TRANSFER-ROOF CLEANING	291.66	415.33	123.67	29.8%
TRANSFER-ROOF REPLACE	2,979.67	7,466.67	4,487.00	60.1%
TRANSFER-PAVEMENT	276.50	276.50	0.00	0.0%
TRANSFER-ELEVATOR	664.42	596.17	(68.25)	-11.4%
TRANSFER-SHARED PVMT.	1,108.33	700.58	(407.75)	-58.2%
TRANSFER-BACKFLOW	275.33	305.67	30.34	9.9%
TRANSFER-STORAGE RM DOORS	875.00	0.00	(875.00)	
TRANSFER-LIGHT FIXTURES	1,166.67	0.00	(1,166.67)	
TRANSFER-SHARED SEWER INSP	466.67	0.00	(466.67)	
TELEPHONE	388.47	379.02	(9.45)	-2.5%
TRASH COLLECTION	902.62	915.61	12.99	1.4%
WATER/SEWER	5,675.81	5,816.48	140.67	2.4%
TOTAL EXPENSES	59,836.62	49,690.86	(10,145.76)	-20.4%
NET INCOME(LOSS) BEFORE OTHER INCOME	(1,983.95)	8,161.81	(10,145.76)	-124.3

HAMMOCK GREENS III

STATEMENT OF REVENUE AND EXPENSES

Year to Date Comparative to Prior Year

	7 Months Ended 07/17	7 Months Ended 07/16	Variance Fav/<Unf>	% Var
OTHER INCOME				
INTEREST EARNED-RESERVES	48.23	68.49	(20.26)	-29.6%
LATE FEES	0.00	30.01	(30.01)	-100.0
APPLICATION FEES	300.00	250.00	50.00	20.0%
TOTAL OTHER INCOME	348.23	348.50	(0.27)	-0.1%
NET INCOME(LOSS) WITH OTHER INCOME	(1,635.72)	8,510.31	(10,146.03)	-119.2
NET INCOME(LOSS)	(\$1,635.72)	\$8,510.31	(\$10,146.03)	-119.2

HAMMOCK GREENS III

STATEMENT OF REVENUE AND EXPENSES

Year to Date Performance

	7 Months Jul/17	Annual Budget	Unused	% Used
REVENUE				
MAINTENANCE ASSESSMENTS	\$47,380.67	\$81,224.00	\$33,843.33	58.3%
RESERVE ASSESSMENTS	10,472.00	17,952.00	7,480.00	58.3%
TOTAL REVENUE	57,852.67	99,176.00	41,323.33	58.3%
EXPENSES				
ACCOUNTING/TAX RETURN	2,015.00	3,630.00	1,615.00	55.5%
BANK LOAN EXPENSE	5,421.95	11,836.00	6,414.05	45.8%
BUILDING MAINTENANCE	8,241.79	5,500.00	(2,741.79)	149.9%
BUILDING MAINT-SUPPLIES	1,075.00	1,300.00	225.00	82.7%
DIVISION FEES	88.00	88.00	0.00	100.0%
ELECTRICITY	468.53	1,020.00	551.47	45.9%
ELEVATOR MAINTENANCE	1,075.05	2,500.00	1,424.95	43.0%
FEES-OTHER/MISC.	61.25	100.00	38.75	61.3%
FIRE ALARM MAINTENANCE	1,836.50	3,000.00	1,163.50	61.2%
INSURANCE	11,372.05	21,500.00	10,127.95	52.9%
JANITORIAL	3,100.00	4,800.00	1,700.00	64.6%
LANDSCAPING	2,923.32	8,125.00	5,201.68	36.0%
MISCELLANEOUS	85.00	544.00	459.00	15.6%
OFFICE-POSTAGE/ADMIN.	1,269.55	1,500.00	230.45	84.6%
PEST CONTROL	1,613.00	1,302.00	(311.00)	123.9%
PROFESSIONAL FEES	125.00	250.00	125.00	50.0%
PROPERTY MANAGEMENT	1,578.50	2,706.00	1,127.50	58.3%
TRANSFER-INTEREST	48.23	25.00	(23.23)	192.9%
TRANSFER-PAINTING	2,367.75	4,059.00	1,691.25	58.3%
TRANSFER-ROOF CLEANING	291.66	500.00	208.34	58.3%
TRANSFER-ROOF REPLACE	2,979.67	5,108.00	2,128.33	58.3%
TRANSFER-PAVEMENT	276.50	474.00	197.50	58.3%
TRANSFER-ELEVATOR	664.42	1,139.00	474.58	58.3%
TRANSFER-SHARED PVMT.	1,108.33	1,900.00	791.67	58.3%
TRANSFER-BACKFLOW	275.33	472.00	196.67	58.3%
TRANSFER-STORAGE RM DOORS	875.00	1,500.00	625.00	58.3%
TRANSFER-LIGHT FIXTURES	1,166.67	2,000.00	833.33	58.3%
TRANSFER-SHARED SEWER INSP	466.67	800.00	333.33	58.3%
TAXES - FEDERAL/STATE	0.00	50.00	50.00	0.0%
TELEPHONE	388.47	518.00	129.53	75.0%
TRASH COLLECTION	902.62	1,605.00	702.38	56.2%
TRASH CHUTE CLEANING	0.00	550.00	550.00	0.0%
WATER/SEWER	5,675.81	9,100.00	3,424.19	62.4%
TOTAL EXPENSES	59,836.62	99,501.00	39,664.38	60.1%
NET INCOME(LOSS) BEFORE OTHER INCOME	(1,983.95)	(325.00)	1,658.95	610.4%

HAMMOCK GREENS III
STATEMENT OF REVENUE AND EXPENSES

Year to Date Performance

	7 Months Jul/17	Annual Budget	Unused	% Used
OTHER INCOME				
INTEREST EARNED-RESERVES	48.23	25.00	(23.23)	192.9%
APPLICATION FEES	300.00	300.00	0.00	100.0%
TOTAL OTHER INCOME	348.23	325.00	(23.23)	107.1%
NET INCOME(LOSS) WITH OTHER INCOME	(1,635.72)	0.00	1,635.72	
NET INCOME(LOSS)	(\$1,635.72)	\$0.00	\$1,635.72	

HAMMOCK GREENS III

STATEMENT OF REVENUE AND EXPENSES

Year to Date Budgeted Performance

	7 Months Ended Jul/17	7 Months Ended Jul/17 Budget	Variance Fav/<Unf>	% Var
REVENUE				
MAINTENANCE ASSESSMENTS	\$47,380.67	\$47,380.69	(\$0.02)	0.0%
RESERVE ASSESSMENTS	10,472.00	10,472.00	0.00	0.0%
TOTAL REVENUE	57,852.67	57,852.69	(0.02)	0.0%
EXPENSES				
ACCOUNTING/TAX RETURN	2,015.00	2,117.50	102.50	4.8%
BANK LOAN EXPENSE	5,421.95	6,904.31	1,482.36	21.5%
BUILDING MAINTENANCE	8,241.79	3,208.31	(5,033.48)	-156.9%
BUILDING MAINT-SUPPLIES	1,075.00	758.31	(316.69)	-41.8%
DIVISION FEES	88.00	51.34	(36.66)	-71.4%
ELECTRICITY	468.53	595.00	126.47	21.3%
ELEVATOR MAINTENANCE	1,075.05	1,458.31	383.26	26.3%
FEES-OTHER/MISC.	61.25	58.34	(2.91)	-5.0%
FIRE ALARM MAINTENANCE	1,836.50	1,750.00	(86.50)	-4.9%
INSURANCE	11,372.05	12,541.69	1,169.64	9.3%
JANITORIAL	3,100.00	2,800.00	(300.00)	-10.7%
LANDSCAPING	2,923.32	4,739.56	1,816.24	38.3%
MISCELLANEOUS	85.00	317.31	232.31	73.2%
OFFICE-POSTAGE/ADMIN.	1,269.55	875.00	(394.55)	-45.1%
PEST CONTROL	1,613.00	759.50	(853.50)	-112.4%
PROFESSIONAL FEES	125.00	145.84	20.84	14.3%
PROPERTY MANAGEMENT	1,578.50	1,578.50	0.00	0.0%
TRANSFER-INTEREST	48.23	14.56	(33.67)	-231.3%
TRANSFER-PAINTING	2,367.75	2,367.75	0.00	0.0%
TRANSFER-ROOF CLEANING	291.66	291.69	0.03	0.0%
TRANSFER-ROOF REPLACE	2,979.67	2,979.69	0.02	0.0%
TRANSFER-PAVEMENT	276.50	276.50	0.00	0.0%
TRANSFER-ELEVATOR	664.42	664.44	0.02	0.0%
TRANSFER-SHARED PVMT.	1,108.33	1,108.31	(0.02)	0.0%
TRANSFER-BACKFLOW	275.33	275.31	(0.02)	0.0%
TRANSFER-STORAGE RM DOORS	875.00	875.00	0.00	0.0%
TRANSFER-LIGHT FIXTURES	1,166.67	1,166.69	0.02	0.0%
TRANSFER-SHARED SEWER INSP	466.67	466.69	0.02	0.0%
TAXES - FEDERAL/STATE	0.00	29.19	29.19	100.0%
TELEPHONE	388.47	302.19	(86.28)	-28.6%
TRASH COLLECTION	902.62	936.25	33.63	3.6%
TRASH CHUTE CLEANING	0.00	320.81	320.81	100.0%
WATER/SEWER	5,675.81	5,308.31	(367.50)	-6.9%
TOTAL EXPENSES	59,836.62	58,042.20	(1,794.42)	-3.1%
NET INCOME(LOSS) BEFORE OTHER INCOME	(1,983.95)	(189.51)	(1,794.44)	-946.9%

HAMMOCK GREENS III

STATEMENT OF REVENUE AND EXPENSES

Year to Date Budgeted Performance

	7 Months Ended Jul/17	7 Months Ended Jul/17 Budget	Variance Fav/<Unf>	% Var
OTHER INCOME				
INTEREST EARNED-RESERVES	48.23	14.56	33.67	231.3%
APPLICATION FEES	300.00	175.00	125.00	71.4%
TOTAL OTHER INCOME	348.23	189.56	158.67	83.7%
NET INCOME(LOSS) WITH OTHER INCOME	(1,635.72)	0.05	(1,635.77)	-3.2715
NET INCOME(LOSS)	(\$1,635.72)	\$0.05	(\$1,635.77)	-3.2715

HAMMOCK GREENS III**Check Register (Checks of Type(s): Cleared, Outstanding, Other)**

(EFTs: Cleared, Outstanding), Sorted by Check Number

July 2017 Checks/EFTs

Check Number	Date	EFT #/ Vendor	Name	Discounts	Net Amount
Cash Account #2 [FCB OPERATING]					
EFT	07/31/17	6/29/17 - 7/28/17			
		FPL	FPL	0.00	52.08
EFT	07/08/17	7/8/17			
		FCB - LOAN	FLORIDA COMMUNITY BANK	0.00	986.31
328	07/07/17	CAMBRIDGE	CAMBRIDGE MANAGEMENT		225.50
329	07/07/17	CFI	COLLIER FINANCIAL, INC		280.00
330	07/07/17	KINGS	KINGS III OF AMERICA INC		129.49
331	07/07/17	OTIS	OTIS ELEVATOR COMPANY		152.15
332	07/07/17	RESERVES	HAMMOCK GREENS III		4488.00
333	07/07/17	WASTE PRO	WASTE PRO OF FLA INC		81.14
334	07/26/17	ARMSTRONG	ARMSTRONG PEST		108.50
335	07/26/17	CAMBRIDGE	CAMBRIDGE MANAGEMENT		238.45
336	07/26/17	JME LANDSCAP	JME LANDSCAPE, INC.		250.00
337	07/26/17	LEE UTILITY	LEE COUNTY UTILITIES		566.11
338	07/26/17	OTIS	OTIS ELEVATOR COMPANY		152.15
339	07/26/17	PEL BUILDERS	PELICAN BUILDERS, INC		2205.00
340	07/31/17	CAMBRIDGE	CAMBRIDGE MANAGEMENT		10.00
341	07/31/17	LEE UTILITY	LEE COUNTY UTILITIES		29.90
342	07/31/17	PEL BUILDERS	PELICAN BUILDERS, INC		260.00
343	07/31/17	WAYNE	WAYNE AUTOMATIC FIRE		208.80
Cash account Total				0.00	10423.58
Report Total				0.00	10423.58

Accounts Receivable Aging Report - Detail Report

As of: 07/31/17, Aged by Due date

Inv #	Due Date	Current	1 to 30	31 to 60	61 to 90	Over 90	Balance
HG3-3106	TREANOR, ANDREW & MARY						
72017	07/01/17		1127.00				1127.00
Customer Total		0.00	1127.00	0.00	0.00	0.00	1127.00
		0.0%	100.0%	0.0%	0.0%	0.0%	
Report Total		0.00	1127.00	0.00	0.00	0.00	1127.00
		0.0%	100.0%	0.0%	0.0%	0.0%	