

**Hammock Bay Freeport Master Association, Inc.  
2007 Budget**

<b>Administrative and General</b>	
CAP Fees	575
Legal Fees	4,000
Management and Accounting	65,000
Postage	700
Office Expense	1,030
Copier Lease & Expense	5,000
Postage Meter Expense Lease	1,500
Computer Expense	1,500
Internet & Website	3,800
Long Distance Telephone	700
Clubhouse Local Telephone	600
Printing/Copies	1,000
Annual Corporate Fees	100
Misc.	500
Employees	60,000
	<u>146,005</u>

<b>Clubhouse Maintenance/Repair</b>	
Clubhouse Maintenance	6,000
Theater Maintenance	1,600
Fitness Center Maintenance	3,000
Pest Control - Clubhouse	1,000
Termite Bond Clubhouse	1,000
Trash Pick-up Clubhouse	1,200
Cleaning/Bathroom Supplies	750
	<u>14,550</u>

<b>Pool &amp; Grounds Maintenance/Repair</b>	
Maintenance/Pool Personnel	50,000
Pool chemical & Supplies	2,000
Pool Permit	200
Bathroom Cleaning Supplies	700
LandscapeMaintenance	110,000
Seasonal Color	10,000
Irrigation Maintenance	7,500
Miscellaneous R&M	5,500
Signage	1,800
Courtesy Partrol Personnel	20,000
	<u>207,700</u>

<b>City Park</b>	
Recreation Fee (\$5 per lot per month)	41,160
	<u>41,160</u>

<b>Stormwater Management System</b>	
Drainage Maintenance	10,000
Shoreline Landscape Maintenance	8,500
Water Storage (Lake) Maintenance	14,000
Pump Maintenance	7,000
Pump Electricity	3,000
	<u>42,500</u>

<b>Utilities</b>	
Electricity	11,000
Water/Sewer	2,000
Gas	10,000
Cable TV (For Association Office)	540
Telephone	700
	<u>24,240</u>

<b>Insurance</b>	
Liability	2,500
Commercial Property	3,000
Windstorm	3,000
D&O	1,500
Fidelity Bond	600
Umbrella Liability	22,000
	<u>32,600</u>

<b>Reserves</b>	
Defered Maintenance	3,000
Theater Reserve	1,000
Fitness Equipment Reserve	1,150
Stormwater System	3,000
Clubhouse	4,000
Pool	4,000
Storm Clean-up	4,000
	<u>20,150</u>

<b>Total Expenses</b>	528,905
<b>Number of Lots</b>	686
<b>Annual Assessment per Lot</b>	<u>771.00</u>

**50% Annual 2007 Association Dues** **385.50**

Individual Home Cable Service is not included in the Annual Assessments above.  
Cable Service will be billed under separate cover.

## Hammock Bay Freeport Owners Association Proposed Budget for 2008

	2008 Budget	notes
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Master Association Dues	909,540	1
Developer Funding	-	2
Interest Income	-	3
Cable Service Income & Expense	-	4
Security Access Income & Expense	-	5
<b>Total Income</b>	909,540	
<b>Expense</b>		
<b>Administrative and General</b>		
CPA Fees	5,000	6
Legal Fees	-	7
Management and Accounting	90,350	8
Postage and Delivery	600	9
Office Supplies	3,000	10
Website (Owners Site)	2,000	11
Printing and Copies	900	12
Annual Corporate Fees	70	13
Bank Service Charges	600	14
Entertainment	3,000	15
Miscellaneous	750	16
<b>Total Administrative and General</b>	106,270	
<b>Insurance</b>		
Liability Insurance	18,601	17
Commercial Property	17,965	18
Windstorm	-	19
D&O	-	20
Fidelity Bond	587	21
Umbrella Liability	-	22
<b>Total Insurance</b>	37,153	
<b>Lake Club - Clubhouse &amp; Fitness Center</b>		
Lake Club - Personnel	24,000	23
Clubhouse Maintenance	1,800	24
Fitness Center Maintenance	1,800	25
Cleaning, Bathroom, General Supplies	4,600	26
Pest Control - Clubhouse/Fitness	520	27
Termite Bond - Clubhouse	280	28
<b>Total Lake Club - Clubhouse &amp; Fitness Center</b>	33,000	
<b>Pool &amp; Grounds</b>		
Courtesy Patrol - Personnel	32,800	29

## Hammock Bay Freeport Owners Association Proposed Budget for 2008

	2008 Budget	notes
Pool Maintenance - Personnel	52,000	30
Pool Chemical & Supplies	8,140	31
Pool Permit	200	32
Landscape Maintenance Contract - Current	385,200	33
Landscape Maintenance Contract - New Pods	-	34
Landscape Mulch and Storm Clean-up	12,000	35
Landscape Seasonal Color	20,000	36
Landscape Irrigation Repairs and Maintenance	1,200	37
Miscellaneous Pool & Grounds Maint.	3,557	38
<b>Total Pool &amp; Grounds</b>	515,097	
<b>Stormwater Management System</b>		
Drainage Maintenance	-	39
Shoreline Landscape Maintenance	-	40
Water Storage (Lake) Maint.	-	39
Pump Maintenance	-	39
Pump Electricity	-	41
<b>Total Stormwater Management System</b>	-	
<b>Utilities</b>		
Electric - CHELCO	202,000	42
Water/Sewer	3,000	43
Natural Gas	3,000	44
High Speed Internet Access	1,560	45
Trash Pick-up - Clubhouse	1,800	46
Telephone	3,600	47
<b>Total Utilities</b>	214,960	
<b>City Park</b>		
Recreation Fees (\$5/lot/month)	3,060	48
<b>Total City Park</b>	3,060	
<b>Reserves</b>		
Deferred Maintenance	-	49
Theater Reserve	-	
Fitness Equipment Reserve	-	
Stormwater System	-	
Clubhouse	-	
Pools	-	
Storm Clean-Up	-	
<b>Total Reserves</b>	-	
<b>Total Expense</b>	909,540	
<b>Net Income</b>	(0)	

**Hammock Bay Freeport Owners Association  
Proposed Budget for 2008**

	2008 Budget	notes
Total Association Expenses	\$909,540	
Active Lots Sold or Available for Sale	815	
<b>Annual Dues per Lot for 2008 - \$93 per month</b>	<b>\$1,116</b>	
Annual Dues does NOT include additional Cable Fees for Homes		
<b>Cable Fee for 2008 estimated to be \$37.67 per month</b>	<b>\$452.04</b>	
<p style="text-align: center;"><b>2008 Association Dues</b></p>		
<b>Lot Owners - 2008 Association Dues</b>	<b>\$1,116.00</b>	
Invoiced and Due Quarterly	<b>\$279.00</b>	
<b>Home Owners - 2008 Association Dues and Cable Fees</b>	<b>\$1,568.04</b>	
Invoiced and Due Quarterly	<b>\$392.01</b>	

**Hammock Bay Freeport Owners Association  
Notes for Proposed 2008 Budget**

- 1     \$93 per lot based on 815 active lots sold for 2008.
- 2     Developer Funding
- 3     Interest is expected to be earned on Association funds to the benefit of the Association but we do not budget as income that offsets operating expenses.
- 4     Monthly cable service Revenue and Expenses offset each other. This is not a profit or expense line item for the Association.
- 5     Key Fob and ID Badge income offset by materials and supplies necessary to provide fobs and badges.
- 6     Cost to have third party CPA firm perform Annual Audit and prepare annual tax return.
- 7     Zero budgeted for 2008, assuming any fees will be developer costs.
- 8     Contract with Compass Association Management to provide all daily operation Management and Accounting Services.
- 9     Postage for bulk mailings and certified letters.
- 10    File folders, hanging folders, file cabinets, pens, copy paper, toner, office supplies, lemonade, snacks for owners visiting the Lake Club.
- 11    Fees for HammockBayFreeport.org owners website. Website very useful for communicating with owners and distributing general information to the owners. \$297 per quarter
- 12    Printing and copying costs for all owners communications and accounts payables.
- 13    Yearly State Corporate Fee.
- 14    Fees charged by bank for checks, stamps, etc...
- 15    Provide funds for owner gatherings, movie matinees, fitness program expenses and other owner related events.
- 16    Any unforeseen minor expenses.
- 17    General Liability Insurance Coverage.
- 18    Hazard Insurance on properties pertaining to the Lake Club buildings and grounds.

**Hammock Bay Freeport Owners Association  
Notes for Proposed 2008 Budget**

- 19 Windstorm included in Commercial Policy
- 20 Directors and Officer Insurance not in effect at this time.
- 21 Crime Policy
- 22 Umbrella coverage not in effect at this time.
- 23 Wages and expenses for Lake Club Personnel. Covers housekeeping labor and Lake Club attendant. This is primarily Wanda Bird.
- 24 Maintenance Supplies and Repairs to Lake Club buildings and interior items - light bulbs, a/c filters, H/Bay rug mx, locks/keys, dvd's, electronic equip repair/replacement such as small dvd in kids room, interior holiday décor
- 25 Maintenance Supplies and Repairs to Fitness Center and Equipment - light bulbs, a/c filters, silicone, fitness equip repair, electronic equip repair, H/Bay rug mx,
- 26 Cleaning and Paper Products for all Lake Club facilities. Soaps, toilet paper, hand towels, etc... for all bathrooms and kitchen.
- 27 Quarterly pest service for both Lake Club and Fitness Center.
- 28 Annual termite bond for Lake Club and Fitness Center Buildings.
- 29 Security Details provided by off duty Walton County Sheriffs deputies. They work 8 hour shifts for 2 to 7 days per week depending on time of the year. They patrol the entire property of Hammock Bay including Lake Club area and neighborhoods.
- 30 Wages and payroll expenses for Pool, Grounds, Maintenance Staff.
- 31 All chemicals to maintain water clarity such as Chlorine, Acid, etc... and parts such as Vacuum hoses, filters etc... to maintain pump equipment.
- 32 Yearly renewal of State Pool permits
- 33 Dogwood Services contract to maintain all common landscaped property of Hammock Bay. This contract includes all mowing, edging, pruning, and chemicals services such as pest, fertilizer, and weed control.
- 34 The landscape maintenance contract covered in 33 above does not include any Landscape services for New Pods. An additional cost may be occur as pods are added to Hammock Bay Freeport.

**Hammock Bay Freeport Owners Association  
Notes for Proposed 2008 Budget**

- 35 Costs of purchasing and installing Mulch in common properties and for storm clean-up not included in Dogwood Services contract.
- 36 Cost to purchase and install Seasonal Color flowers: changed twice a year.
- 37 Repairs to common area sprinkler system.
- 38 Pet Station Pick-up costs, gate & fence repairs, patio furniture and umbrella repairs, signs
- 39 Not included in this year budget but will be added to budgets in the future.
- 40 Not included in this year budget - Currently covered by Dogwood Services in their Landscape Maintenance contract.
- 41 Included in Electricity amount budgeted in line item 42 below.
- 42 Electricity for Lake Club, Fitness Center, Pool pump Equipment, Gazebo, Street lighting and Irrigation pumps. Electricity expected to decrease significantly in 3 years once the street lights are turned over the the City of Freeport.
- 43 Fees for Water/Sewer at the Club, Fitness Center, Gazebo and pool area.
- 44 Gas Grills, Fire Pit and Front Entrance Lamp. Amount includes NO heating of the pools.
- 45 High Speed Internet Connection to the Lake Club for management office.
- 46 Dumpster pick-up once a week
- 47 Telephone fees for emergency phone at the pool, fitness center, and office phone and fax lines.
- 48 Fees paid to City for Recreational Park based on \$5 per HOME per month
- 49 There will be no reserves funded in 2008