



Accountant's Disclaimer

The Hammocks POA
ATTN: The Board of Directors
P.O. Box 400
Edisto Island, SC 29438

The accompanying prepared financial statements of The Hammocks POA, which comprise the Statement of Financial Position-Modified Cash Basis as of June 30, 2026, the related Statement of Earnings Budget to Actual-Modified Cash Basis for the one month and six months then ended, the related supporting schedules and changes in equity for the years then ended, were not subjected to an audit, review, or compilation engagement by me and I do not express an opinion, a conclusion, nor provide any assurance on them.



Edisto Island, SC
July 14, 2026

The Hammocks, POA
Statement of Assets, Liabilities& Equity-Modified Cash Basis
As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1st Federal MM (Unreconciled)	45,395.05
Enterprise Operating 4722	43,339.63
Total Checking/Savings	88,734.68
Accounts Receivable	
Accounts Receivable	1,691.25
Total Accounts Receivable	1,691.25
Total Current Assets	90,425.93
Fixed Assets	
Accumulated Depreciation	-15,726.55
Machinery and Equipment	34,726.55
Total Fixed Assets	19,000.00
TOTAL ASSETS	109,425.93
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,220.00
Total Accounts Payable	3,220.00
Other Current Liabilities	
Construction Deposits	3,000.00
Unearned Revenue	1,691.25
Total Other Current Liabilities	4,691.25
Total Current Liabilities	7,911.25
Total Liabilities	7,911.25
Equity	
Retained Earnings	55,478.08
Net Income	46,036.60
Total Equity	101,514.68
TOTAL LIABILITIES & EQUITY	109,425.93

*No assurance or disclosures are issued with these statements.

The Hammocks, POA
Statement of Income & Expense-Modified Cash Basis
June 2026

	Jun 26	Budget	\$ Over Budget	Jan - Jun 26	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
ARB Fees / Income	100.00		100.00	100.00	8,513.00	-8,413.00	8,513.00
Revenue - Inside Gate				89,377.90	90,000.00	-622.10	90,000.00
Revenue - Jan Savage		35.00	-35.00		215.00	-215.00	425.00
Total Income	100.00	35.00	65.00	89,477.90	98,728.00	-9,250.10	98,938.00
Gross Profit	100.00	35.00	65.00	89,477.90	98,728.00	-9,250.10	98,938.00
Expense							
Accounting Fees	487.00	462.00	25.00	3,427.00	2,772.00	655.00	5,544.00
ARB Expense		17.00	-17.00		102.00	-102.00	200.00
Fed/State/Prop Taxes					475.00	-475.00	475.00
Hammocks Social / Website		5.00	-5.00	45.19	30.00	15.19	54.00
Insurance-D&O, Liab	2,789.14	440.00	2,349.14	4,227.14	2,635.00	1,592.14	5,275.00
Legal		21.00	-21.00		126.00	-126.00	250.00
Licenses & Fees		21.00	-21.00	75.00	124.00	-49.00	250.00
Maintenance - Grounds Other		42.00	-42.00		252.00	-252.00	500.00
Maintenance - Inside Gate	1,450.00	847.00	603.00	5,535.00	5,082.00	453.00	10,164.00
Maintenance - Jan Savage	3,390.00	1,573.00	1,817.00	11,865.00	9,438.00	2,427.00	18,876.00
Maintenance - Security Gate		350.00	-350.00	2,255.78	2,100.00	155.78	4,200.00
Miscellaneous Expense		4.00	-4.00		26.00	-26.00	50.00
Office Supplies		23.00	-23.00	167.48	138.00	29.48	275.00
Postage				296.30		296.30	
Road Maintenance - Inside Gate		292.00	-292.00	2,648.83	1,748.00	900.83	3,500.00
Road Maintenance - Other		42.00	-42.00		252.00	-252.00	500.00
Road Maintenance -Jan Savage		542.00	-542.00	726.69	3,248.00	-2,521.31	6,500.00
Telephone - Security Gate	143.85	48.00	95.85	415.55	287.00	128.55	575.00
Tractor Repair		63.00	-63.00	100.24	378.00	-277.76	711.00
Trash Disposal - HD Landscaping	1,600.00	800.00	800.00	5,600.00	4,800.00	800.00	9,600.00
Utilities - Security Gate	84.34	42.00	42.34	336.49	248.00	88.49	500.00
Utilities - Wastewater Pump		50.00	-50.00	186.86	300.00	-113.14	600.00
Wastewater	575.00	1,146.00	-571.00	5,563.50	6,876.00	-1,312.50	13,750.00
Total Expense	10,519.33	6,830.00	3,689.33	43,472.05	41,437.00	2,035.05	82,349.00
Net Ordinary Income	-10,419.33	-6,795.00	-3,624.33	46,005.85	57,291.00	-11,285.15	16,589.00
Other Income/Expense							
Other Income							
Interest Income		12.00	-12.00	30.75	77.00	-46.25	150.00
Misc. Income		8.00	-8.00		52.00	-52.00	100.00
Transfer to MM from Operating	900.00	900.00		5,400.00	5,400.00		10,800.00
Total Other Income	900.00	920.00	-20.00	5,430.75	5,529.00	-98.25	11,050.00
Other Expense							

The Hammocks, POA
Statement of Income & Expense-Modified Cash Basis
June 2026

	Jun 26	Budget	\$ Over Budget	Jan - Jun 26	YTD Budget	\$ Over Budget	Annual Budget
Transfer from Operating to MM	900.00	900.00		5,400.00	5,400.00		10,800.00
Total Other Expense	900.00	900.00		5,400.00	5,400.00		10,800.00
Net Other Income		20.00	-20.00	30.75	129.00	-98.25	250.00
Net Income	-10,419.33	-6,775.00	-3,644.33	46,036.60	57,420.00	-11,383.40	16,839.00

The Hammocks, POA
A/R Aging Summary
As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Lot 04 Garvin, James W.	0.00	39.39	0.00	0.00	1,575.93	1,615.32
Lot 22 Merritt, Corey C. & Debra M.	0.00	0.00	0.00	0.00	75.93	75.93
TOTAL	0.00	39.39	0.00	0.00	1,651.86	1,691.25

The Hammocks, POA
A/R Balance by Item
As of June 30, 2026

	Type	Date	Num	Name	Account	Open Balance
Service Dues						
	Invoice	01/02/20:	1777	Lot 04 Garvin, James W.	Unearned Revenue	1,500.00
Total Dues						1,500.00
Late Fees						
	Invoice	02/26/20:	1811	Lot 04 Garvin, James W.	Unearned Revenue	37.50
	Invoice	02/26/20:	1813	Lot 22 Merritt, Corey C. & Debra M.	Unearned Revenue	37.50
	Invoice	03/23/20:	1815	Lot 22 Merritt, Corey C. & Debra M.	Unearned Revenue	38.43
	Invoice	03/23/20:	1816	Lot 04 Garvin, James W.	Unearned Revenue	38.43
	Invoice	06/01/20:	1818	Lot 04 Garvin, James W.	Unearned Revenue	39.39
Total Late Fees						191.25
Total Service						1,691.25
TOTAL						1,691.25

The Hammocks, POA
A/P Aging Summary
As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
HD Landscaping L...	3,220.00	0.00	0.00	0.00	0.00	3,220.00
TOTAL	3,220.00	0.00	0.00	0.00	0.00	3,220.00