

*Hammock Reserve
Community Development District*

Agenda

December 15, 2020

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

December 8, 2020

**Board of Supervisors
Hammock Reserve
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Hammock Reserve Community Development District** will be held **Tuesday, December 15, 2020 at 1:15 PM at 346 East Central Ave., Winter Haven, FL 33880.**

Call-In Information: 1-646-876-9923

Meeting ID: 975 7695 9177

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the November 17, 2020 Board of Supervisors Meeting
4. Consideration of Resolution 2021-04 Amending Resolution 2021-02 Directing Chairman and District Staff to File a Petition Amending District Boundaries
5. Ratification of 2021 Data Sharing and Usage Agreement with Polk County Property Appraiser
6. Ratification of Non-Ad Valorem Contract Agreement with the Polk County Property Appraiser
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register

¹ Comments will be limited to three (3) minutes

- ii. Balance Sheet & Income Statement
 - iii. Ratification of Summary of Series 2020 (AA1) Requisitions #9 through #16
 - iv. Discussion on Moving Regular Monthly Meeting Date to the 1st Tuesday of the Month at 1:30 PM Moving Forward
- 8. Other Business
 - 9. Supervisors Requests and Audience Comments
 - 10. Adjournment

The second order of business is the Public Comment Period.

The third order of business is the Approval of Minutes of the November 17, 2020 Board of Supervisors Meeting. The minutes are enclosed for your review.

The fourth order of business is the Consideration of Resolution 2021-04 Amending Resolution 2021-02 Directing Chairman and District Staff to File a Petition Amending District Boundaries. A copy of the resolution is enclosed for your review.

The fifth order of business is the Ratification of 2021 Data Sharing and Usage Agreement with Polk County Property Appraiser. A copy of the agreement is enclosed for your review.

The sixth order of business is the Ratification of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser. A copy of the agreement is enclosed for your review.

The seventh order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 is the Approval of the Check Register and Sub-Section 2 is the Balance Sheet and Income Statement for your review. Sub-Section 3 is the Ratification of Summary of Series 2020 (AA1) Requisitions #9 through #16 for your review. Sub-Section 4 is the Discussion on Moving the Regular Monthly Meeting Date to the 1st Tuesday of the Month at 1:30 PM Moving Forward.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jill Burns
District Manager

CC: Roy Van Wyk, District Counsel

Enclosures

MINUTES

**MINUTES OF MEETING
HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Hammock Reserve Community Development District was held Tuesday, **November 17, 2020** at 1:15 p.m. at 346 East Central Ave., Winter Haven, FL.

Present and constituting a quorum:

Lauren Schwenk
Patrick Marone
Matthew Cassidy

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk

District Manager, GMS
Hopping Green & Sams

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were three members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members joining the meeting via Zoom or by the phone line.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 20,
2020 Board of Supervisors Meeting and
Audit Committee Meeting**

Ms. Burns presented the October 20, 2020 Board of Supervisors meeting minutes and the October 20, 2020 Audit Committee meeting minutes and asked for any comments, changes, or corrections. The Board had no changes or corrections to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Minutes of the October 20, 2020 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Ratification of the Boundary Amendment
Funding Agreement**

Ms. Burns stated this was on the last meetings agenda, but had some items added and it had already been executed.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Boundary Amendment Funding Agreement, was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Disclosure of Public
Financing**

Ms. Burns stated this document was included in the package and will be recorded to notify property owners of the 2020 bonds that were issued.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Disclosure of Public Financing, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-03
Ratifying the Sale of the Series 2020
Assessment Area 1**

Ms. Burns stated that the resolution ratifies, confirms, and approves all the actions taken by District staff and office staff regarding the closing and issuance of the Assessment Area 1 bonds.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Resolution 2021-03 Ratifying the Sale of the Series 2020 Assessment Area 1, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted he had nothing to report.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that the check register included in the agenda was through November 9, and the total was \$1,342.83.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials were included in the packet for review and there is no action necessary unless there were any questions. The Board had no questions on the financials.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING RESOLUTION 2021-02 DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF HAINES CITY, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; ADDRESSING CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. 19-1665 (the "Ordinance"), adopted by the City Commission of the City of Haines City, Florida ("City"), effective December 5, 2019, and being situated entirely within the City; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 109.99 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, the primary developer of the lands within the District ("Developer"), has approached the District and requested the District petition to amend its boundaries to add approximately 110.39 acres of land, more or less ("Expansion Parcels"); and

WHEREAS, on October 20, 2020, the District's Board of Supervisors ("Board"), adopted Resolution 2021-02, directing the District's Chairman of the Board and District Staff to file a petition with the City to adopt an ordinance amending the District's boundaries; and

WHEREAS, the Developer has again approached the District and requested the Board to include an additional 172.81 acres of land, more or less ("Additional Lands" and together with prior Expansion Parcels, the "Updated Expansion Parcels"), to the prior Expansion Parcels, for an aggregate total of 283.2 acres of land, more or less, in Updated Expansion Parcels; and

WHEREAS, the District desires to amend and supplement Resolution 2021-02 to include the Additional Lands; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, Exhibit A to Resolution 2021-02, is hereby replaced in its entirety with **Exhibit A** attached to this Resolution; and

WHEREAS, addition of the lands identified in **Exhibit A** to the District is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City, to seek the amendment of the District's boundaries to add the lands depicted in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City to amend the boundaries of the District.

SECTION 4. This Resolution is intended to amend and supplement, in part, Resolution 2021-02, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2021-02, that are not amended by this Resolution apply as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 5. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of December, 2020.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Updated Expansion Parcels

EXHIBIT A

<u>FOLIO NUMBERS</u> ¹	<u>ACREAGE</u>
262724-000000-022010	63.93
272730-000000-031070	1.61
272719-742520-000032	.57
262725-000000-031010	26.34
262725-000000-033030	8.92
262725-000000-033040	11.20
262723-000000-021010	54.45
262723-000000-021020	.75
262724-000000-042010	50.29
262724-000000-042020	19.12
262724-000000-043020	6.89
262724-000000-043030	9.74
262724-000000-044010	5.84
262725-000000-031030	6.00
262725-000000-033010	17.55

¹ Information in the chart as it appeared on the Polk County Property Appraiser's Website, accessed on December 8, 2020.

SECTION V



Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
2021 Data Sharing and Usage Agreement

HAMMOCK RESERVE CDD

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the **HAMMOCK RESERVE CDD**, hereinafter referred to as **agency**, can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

The confidentiality of personal identifying and location information including: names, physical/mailling/street addresses, parcel ID, legal property description, subdivision/neighborhood name, lot number, GPS coordinates, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as **confidential information**, will be protected as follows:

1. The **agency** will not release **confidential information** that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential information** in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential information** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential information** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.

The term of this Agreement shall commence on **January 1, 2021** and shall run until **December 31, 2021**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: *Marsha Faux*
Print: Marsha M. Faux CFA, ASA
Title: Polk County Property Appraiser
Date: December 1, 2020

HAMMOCK RESERVE CDD

Signature: *Jill Burns*
Print: Jill Burns
Title: District Manager
Date: 12/2/20

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, December 07, 2020 by and between the Hammock Reserve Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2021 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Hammock Reserve Community Development District.
3. The term of this Agreement shall commence on January 1, 2021 or the date signed below, whichever is later, and shall run until December 31, 2021, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2021 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 16, 2021**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Wednesday, September 15, 2021**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2021 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2021 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Wednesday, September 15, 2021** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:


Special District Representative

Jill Burns
Print name

district manager
Title

12-7-2020
Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:


Marsha M. Faux, Property Appraiser

SECTION VII

SECTION C

SECTION 1

HAMMOCK RESERVE

Community Development District

Summary of Checks

November 10, 2020 to December 08, 2020

Bank	Date	Check No.'s	Amount
General Fund	11/13/20	48	\$ 175.00
	11/23/20	49	\$ 5,000.00
	11/30/20	50-59	\$ 14,431.20
	12/4/20	60-62	\$ 600.00
			<hr/>
			\$ 20,206.20
			<hr/>
			\$ 20,206.20

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 12/09/20		PAGE 1	
*** CHECK DATES 11/10/2020 - 12/08/2020 ***		HAMMOCK RESERVE GENERAL FUND													
		BANK A GENERAL FUND													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/13/20	00002	10/01/20 83686	202010 310-51300-54000		*	175.00	
			SPECIAL DISTRICT FEE FY21				
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000048
11/23/20	00001	8/31/20 11527A	202010 300-15500-10000		*	5,000.00	
			PROPERTY INSURANCE FY21				
				EGIS			5,000.00 000049
11/30/20	00013	11/30/20 11302020	202011 310-51300-49100		*	1,500.00	
			FILING FEE-BOUNDARY AMEND				
				CITY OF HAINES CITY			1,500.00 000050
11/30/20	00012	11/30/20 11302020	202011 310-51300-49100		*	1,500.00	
			FILING FEE-BOUNDARY AMEND				
				POLK COUNTY BOARD OF COMMISSIONERS			1,500.00 000051
11/30/20	00010	10/20/20 AR102020	202010 310-51300-11000		*	200.00	
			SUPERVISOR MTG 10/20/20				
				ANDREW RHINEHART			200.00 000052
11/30/20	00006	10/01/20 15	202010 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES OCT 20				
		10/01/20 15	202010 310-51300-35100		*	100.00	
			TECHNOLOGY FEES OCT 20				
		10/01/20 15	202010 310-51300-51000		*	2.72	
			OFFICE SUPPLIES				
		10/01/20 15	202010 310-51300-42000		*	3.72	
			POSTAGE				
		10/01/20 15	202010 310-51300-42500		*	11.10	
			COPIES				
		11/01/20 16	202011 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES NOV/20				
		11/01/20 16	202011 310-51300-35100		*	100.00	
			INFORMATION TECH NOV/20				
		11/01/20 16	202011 310-51300-51000		*	2.68	
			OFFICE SUPPLIES				
		11/01/20 16	202011 310-51300-42000		*	3.00	
			POSTAGE				
		11/01/20 16	202011 310-51300-42500		*	12.60	
			COPIES				
				GMS-CENTRAL FLORIDA			6,069.16 000053
11/30/20	00005	9/29/20 117311	202008 310-51300-31500		*	2,735.00	
			MONTHLY GENERAL COUNSEL				
		10/27/20 118006	202009 310-51300-31500		*	1,117.20	
			PREPARE/CONFER/REVIEW				
				HOPPING GREEN & SAMS			3,852.20 000054

HAMR HAMMOCK RESERV IAGUILAR

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/30/20	00008	10/20/20 LS102020	202010 310-51300-11000	SUPERVISOR MTG 10/20/20	*	200.00	
				LAUREN SCHWENK			200.00 000055
11/30/20	00011	10/20/20 MC102020	202010 310-51300-11000	SUPERVISOR MTG 10/20/20	*	200.00	
				MATTHEW CASSIDY			200.00 000056
11/30/20	00009	10/20/20 PM102020	202010 310-51300-11000	SUPERVISOR MTG 10/20/20	*	200.00	
				PATRICK MARONE			200.00 000057
11/30/20	00007	10/20/20 RH102020	202010 310-51300-11000	SUPERVISOR MTG 10/20/20	*	200.00	
				RENNIE HEATH			200.00 000058
11/30/20	00004	10/31/20 1042308	202010 310-51300-48000	NOT OF AUDITOR 10/13/20	*	509.84	
				THE LEDGER			509.84 000059
12/04/20	00008	11/17/20 LS111720	202011 310-51300-11000	SUPERVISOR FEE 11/17/20	*	200.00	
				LAUREN SCHWENK			200.00 000060
12/04/20	00011	11/17/20 MC111720	202011 310-51300-11000	SUPERVISOR FEE 11/17/20	*	200.00	
				MATTHEW CASSIDY			200.00 000061
12/04/20	00009	11/17/20 PM111720	202011 310-51300-11000	SUPERVISOR FEE 11/17/20	*	200.00	
				PATRICK MARONE			200.00 000062
TOTAL FOR BANK A						20,206.20	
TOTAL FOR REGISTER						20,206.20	

HAMR HAMMOCK RESERV IAGUILAR

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
November 30, 2020



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Debt Service Fund Income Statement</u>
5	<u>Capital Project Fund Income Statement</u>
6	<u>Month to Month</u>

Hammock Reserve
Community Development District
Combined Balance Sheet
November 30, 2020

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 8,403	\$ -	\$ -	\$ 8,403
Reserve	\$ -	\$ 308,000	\$ -	\$ 308,000
Revenue	\$ -	\$ 0	\$ -	\$ 0
Interest	\$ -	\$ 107,510	\$ -	\$ 107,510
Construction	\$ -	\$ -	\$ 2,962,100	\$ 2,962,100
Cost of Issuance	\$ -	\$ -	\$ 44,950	\$ 44,950
Total Assets	\$ 8,403	\$ 415,510	\$ 3,007,050	\$ 3,430,963
Liabilities:				
Accounts Payable	\$ 600	\$ -	\$ -	\$ 600
Total Liabilities	\$ 600	\$ -	\$ -	\$ 600
Fund Balances:				
Assigned for Debt Service	\$ -	\$ 415,510	\$ -	\$ 415,510
Assigned for Capital Projects	\$ -	\$ -	\$ 3,007,050	\$ 3,007,050
Unassigned	\$ 7,803	\$ -	\$ -	\$ 7,803
Total Fund Balances	\$ 7,803	\$ 415,510	\$ 3,007,050	\$ 3,430,363
Total Liabilities & Fund Balance	\$ 8,403	\$ 415,510	\$ 3,007,050	\$ 3,430,963

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/20	Thru 11/30/20	Variance

Revenues:

Developer Contributions	\$ 165,127	\$ 20,000	\$ 20,000	\$ -
Total Revenues	\$ 165,127	\$ 20,000	\$ 20,000	\$ -

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,600	\$ 400
Engineering	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Annual Audit	\$ 3,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,550	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 5,833	\$ 5,833	\$ (0)
Information Technology	\$ 2,350	\$ 392	\$ 200	\$ 192
Telephone	\$ 300	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 1,000	\$ 167	\$ 7	\$ 160
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 167	\$ 24	\$ 143
Legal Advertising	\$ 10,000	\$ 1,667	\$ 510	\$ 1,157
Other Current Charges	\$ 5,000	\$ 833	\$ 265	\$ 568
Boundary Amendment Expenses	\$ -	\$ -	\$ 3,000	\$ (3,000)
Office Supplies	\$ 625	\$ 104	\$ 5	\$ 99
Travel Per Diem	\$ 660	\$ 110	\$ -	\$ 110
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 130,310	\$ 23,164	\$ 16,619	\$ 6,545

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/20	Thru 11/30/20	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 6,250	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 11,650	\$ -	\$ -	\$ -
Landscape Replacement	\$ 1,042	\$ -	\$ -	\$ -
Streetlights	\$ 5,250	\$ -	\$ -	\$ -
Electric	\$ 833	\$ -	\$ -	\$ -
Water & Sewer	\$ 417	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 208	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,042	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 2,083	\$ -	\$ -	\$ -
Contingency	\$ 1,042	\$ -	\$ -	\$ -
		\$ -		
Total O&M Expenses:	\$ 34,817	\$ -	\$ -	\$ -
Total Expenditures	\$ 165,127	\$ 23,164	\$ 16,619	\$ 6,545
Excess Revenues (Expenditures)	\$ -		\$ 3,381	\$ (6,545)
Fund Balance - Beginning	\$ -		\$ 4,422	
Fund Balance - Ending	\$ -		\$ 7,803	

Hammock Reserve

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/20	Thru 11/30/20	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 415,510	\$ (415,510)
Transfer In/(Out)	\$ -	\$ -	\$ (1)	\$ 1
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 415,510	\$ (415,510)
Excess Revenues (Expenditures)	\$ -		\$ 415,510	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 415,510	

Hammock Reserve

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/20	Thru 11/30/20	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 8	\$ 8
Total Revenues	\$ -	\$ -	\$ 8	\$ 8
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,429,164	\$ (1,429,164)
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ 245,325	\$ (245,325)
Total Expenditures	\$ -	\$ -	\$ 1,674,489	\$ (1,674,489)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 4,989,414	\$ (4,989,414)
Transfer In/(Out)	\$ -	\$ -	\$ 1	\$ (1)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4,989,414	\$ (4,989,414)
Excess Revenues (Expenditures)	\$ -		\$ 3,314,933	
Fund Balance - Beginning	\$ -		\$ (307,883)	
Fund Balance - Ending	\$ -		\$ 3,007,050	

Hammock Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Total Revenues	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,833
Information Technology	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 4	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Printing & Binding	\$ 11	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24
Legal Advertising	\$ 510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	510
Other Current Charges	\$ -	\$ 265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	265
Boundary Amendment Expenses	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000
Office Supplies	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 9,719	\$ 6,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,619
<u>Operation and Maintenance</u>													
Field Expenses													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total O&M Expenses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 9,719	\$ 6,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,619
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ 10,281	\$ (6,900)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,381

SECTION 3

Requisition	Payee/Vendor	Amount
9	Hopping, Green & Sams	\$ 1,417.37
10	Ullrich's Pitcher Pump	\$ 36,666.00
11	Ullrich's Pitcher Pump	\$ 18,333.00
12	Blue Ox Enterprises, LLC	\$ 1,362,964.75
13	Wood & Associates Engineering, LLC	\$ 5,200.00
14	Greenberg Traurig	\$ 741.00
15	JMBI Real Estate, LLC	\$ 3,000.00
16	Horner Environmental Professionals, LLC	\$ 762.50
	TOTAL	\$ 1,429,084.62