

*Hammock Reserve
Community Development District*

Agenda

August 3, 2021

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 27, 2021

**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, August 3, 2021**, at **1:30 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

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

Meeting ID: 878 8800 2540

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. Ratification of Joint Letter from Hopping, Green & Sams and KE Law Group Regarding District Counsel Representation
4. Consideration of Fee Agreement with KE Law Group (*to be provided under separate cover*)
5. Approval of Minutes of the July 6, 2021 Board of Supervisors Meeting
6. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget
 - i. Consideration of Resolution 2021-15 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds

¹ Comments will be limited to three (3) minutes

- B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2021-16 Imposing Special Assessments and Certifying an Assessment Roll
7. Consideration of Resolution 2021-17 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022
8. Consideration of Resolution 2021-18 Re-Designating the Registered Agent for the District
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Fiscal Year 2021 Funding Requests #2 to #6
 - iv. Ratification of Summary of Series 2021 (AA2) Requisitions #13 to #18
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

SECTION III

Hopping Green & Sams

Attorneys and Counselors

July 22, 2021

VIA ELECTRONIC MAIL

Hammock Reserve CDD
c/o Jill Burns
Governmental Management Services-Central Florida
219 East Livingston Street
Orlando, Florida 32801
Jburns@gmscfl.com



RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC

Dear Jill,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)

2. ALTERNATIVE #2. The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

(Please sign if you want Alternative #2; [DATE]
otherwise, do not sign this line.)

3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do

regarding your matters and files.

(Please sign here if you have [DATE]
Given instructions under Alternative
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, AmyC@hgslaw.com and MarkS@hgslaw.com, with a copy to roy@kelawgroup.com, jere@kelawgroup.com, sarah@kelawgroup.com, lauren@kelawgroup.com, jennifer@kelawgroup.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.

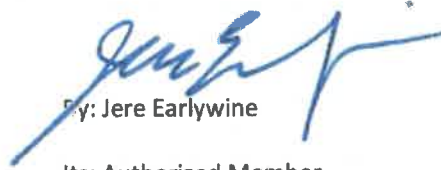


By: Jonathan Johnson

Its: President

Date: July 22, 2021

KE LAW GROUP, PLLC



By: Jere Earlywine

Its: Authorized Member

Date: July 22, 2021

SECTION IV

*Item will be
provided under
separate cover.*

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, **July 6, 2021** at 1:30 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairman
Patrick Marone	Assistant Secretary
Matthew Cassidy	Assistant Secretary
Andrew Rhinehart <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Michelle Rigoni <i>by Zoom</i>	HGS
Dennis Wood <i>by Zoom</i>	Wood & Associates
Bob Gang <i>by Zoom</i>	Greenberg Traurig

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. One additional member joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 1, 2021
2021 Board of Supervisors Meeting**

Ms. Burns presented the June 1, 2021, Board of Supervisors meeting minutes and asked for any comments, changes, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Minutes of the June 1, 2021, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Amended and Restated Engineer's Report

Mr. Wood presented that Phases 1 and 2 remained unchanged on the report. He elaborated that the expanded CDD District included the addition of Phase 3. Phase 3 consisted of 382 single family lots and Phase 4 consisted of 209 lots. The expanded CDD had a total of 1,028 single family lots and consisted of approximately 393.19 acres. The table in the report was modified to accurately represent the numbers.

Mr. Wood noted that the Phase 1 total was \$5,658,000. The Phase 2 total was \$4,796,000. The Phase 3 total was \$8,140,000. The Phase 4 total was \$5,274,500. The total of the 1,028 lots was \$23,868,500. The updated report included the breakdown of the 40' and 50' lots as well.

Ms. Rigoni inquired about the updated report and asked if it would be consistent to the original Master Capital Improvement Plan as amended and supplemented by the reports issued for the Series 2020 and 2021 bonds. Mr. Wood responded that they would be consistent. Ms. Rigoni then asked about the cost estimates being reasonable for the project size. Mr. Wood confirmed that the cost estimates were reasonable. Ms. Rigoni asked about any possible reasons why the District would not be able to carry out the development of the infrastructures in the report, Mr. Wood responded that he was not aware of any potential issues.

Ms. Burns asked if the Board if they had any additional questions, and hearing none, asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Amended and Restated Engineer's Report as amended, was approved.
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FIFTH ORDER OF BUSINESS

Consideration of Amended and Restated Master Assessment Methodology

Ms. Burns noted this report was consistent with the Master report that was issued in December 2019. The Series 2020 and 2021 bonds remained unchanged by this Amended and Restated Master report. Ms. Burns reviewed the tables in the Master Methodology report for the Board.

Ms. Rigoni asked Ms. Burns if the annexed parcels subject to the Special Assessments especially benefitted from the improvements. Ms. Burns confirmed that they did. Ms. Rigoni then asked if the Special Assessments were fairly and reasonably allocated based on the methodology

presented in the Master Methodology report. Ms. Burns confirmed that they were. Ms. Rigoni also asked if the special benefits described in the Assessment report at least equaled or exceeded the assessments to be levied on that land. Ms. Burns said yes.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Amended and Restated Master Assessment Methodology, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-11
Declaring Special Assessments on
Boundary Amendment Parcels**

Ms. Burns noted this was included in the package and would set off the assessment process on the annexed parcels that were recently added to the District.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Resolution 2021-11 Declaring Special Assessments on Boundary Amendment Parcels, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-12
Setting a Public Hearing on the Imposition
of Special Assessments on the Boundary
Amendment Parcels**

Ms. Burns noted the documents were included in the agenda package. The Public Hearing was set for September 7th, 2021 at 1:30 p.m.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Resolution 2021-12 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcels for September 7, 2021 at 1:30 p.m., was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2021-13
Setting a Public Hearing Expressing the
District's Intent to Utilize the Uniform
Method of Levying, Collecting, and
Enforcing Non-Ad Valorem Assessments
on Boundary Amendment Parcels**

Ms. Burns noted the documents were included in the agenda package. Ms. Burns suggested the next Public Hearing date be September 7th, 2021 at 1:30 p.m.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Resolution 2021-13 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels for September 7, 2021 at 1:30 p.m., was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-14 Amending Bond Resolution 2020-24, Increasing the Total Amount of Special Assessments Bonds to be Issued by the District Not to Exceed \$31,000,000

Ms. Burns asked Mr. Gang, who joined via Zoom, to elaborate on the Resolution. Mr. Gang overviewed this by stating they originally validated \$14,000,000 of bonds, and then the District issued \$5,380,000. He stated they then issued again at \$4,990,000. Mr. Gang followed up that there was still an amount left over from the original validation. Due to the anticipation of the annexation, the amount to be issued was increased by an additional \$14,000,000. Mr. Gang stated that this had placed the total at \$28,000,000 authorized, but it was realized that they would need more. He elaborated that this recent increase put the authorized amount at \$31,000,000. It is noted by Mr. Gang that counsel would be going back to court to update the original amount of \$14,000,000 to \$31,000,000. Ms. Burns asked for any other questions, and hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Resolution 2021-14 Amending Bond Resolution 2020-24, Increasing the Total Amount of Special Assessments Bonds to be Issued by the District Not to Exceed \$31,000,000, was approved.

TENTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2020 Audit Report

Ms. Burns noted the documents were included in the agenda package. She stated this was considered a clean audit as there were no instances of noncompliance and no findings.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Acceptance of the Fiscal Year 2020 Audit Report, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated that she did not have anything particular to report other than a few legislative bills that passed and went into effect July 1st. She said they are working on aggregating all of the changes and will be coming back with a report on those at the next meeting or sooner. Ms. Rigoni followed up by saying that given the approval of the resolution that increased the Not to Exceed amount, they will be filing as soon as possible and moving forward with the validation of additional capacity. She offered to answer any questions.

B. Engineer

Mr. Wood did not have additional information to add.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register from May 26th through June 28th, and asked for a motion to approve. The total amount was \$281,977.99.

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.

iii. Ratification of Summary of Series 2020 (AA1) Requisitions #53 and #54

Ms. Burns noted these have been approved they just need to be ratified by the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Series 2020 (AA1) Requisitions #53 and #54, were ratified.

iv. Ratification of Summary of Series 2021 (AA2) Requisitions #1 to #12

Ms. Burns noted these have been approved they just need to be ratified by the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Series 2021 (AA2) Requisitions #1 to #12, were ratified.

TWELTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

FOURTEENTH 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 VI

SECTION A

SECTION 1

RESOLUTION 2021-15

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Hammock Reserve Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hammock Reserve Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$739,924 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$329,205</u>
SERIES 2020 DEBT SERVICE FUND	<u>\$410,719</u>
TOTAL ALL FUNDS	<u>\$739,924</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2021.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Hammock Reserve
Community Development District

Proposed Budget
FY2022



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Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 138,216
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 190,989
Assessments - Lot Closings	\$ -	\$ 33,704	\$ -	\$ 33,704	\$ -
Developer Contributions	\$ 165,127	\$ 60,000	\$ 59,634	\$ 119,634	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 26,759	\$ 26,759	\$ -
Total Revenues	\$ 165,127	\$ 93,704	\$ 86,393	\$ 180,097	\$ 329,205

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,000	\$ 9,000	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ 12,968	\$ 6,900	\$ 19,868	\$ 30,000
Annual Audit	\$ 3,000	\$ 2,800	\$ 1,500	\$ 4,300	\$ 4,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 650	\$ -	\$ 650	\$ 650	\$ 1,350
Dissemination	\$ 5,000	\$ 2,917	\$ 1,750	\$ 4,667	\$ 7,000
Trustee Fees	\$ 3,550	\$ -	\$ 3,550	\$ 3,550	\$ 10,650
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 36,050
Information Technology	\$ 1,410	\$ 900	\$ 353	\$ 1,253	\$ 1,800
Website Maintenance	\$ 940	\$ -	\$ 235	\$ 235	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage & Delivery	\$ 1,000	\$ 92	\$ 250	\$ 342	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Printing & Binding	\$ 1,000	\$ 50	\$ 250	\$ 300	\$ 1,000
Legal Advertising	\$ 10,000	\$ 3,931	\$ 3,500	\$ 7,431	\$ 10,000
Other Current Charges	\$ 5,000	\$ 954	\$ 1,250	\$ 2,204	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 26,759	\$ -	\$ 26,759	\$ -
Office Supplies	\$ 625	\$ 23	\$ 156	\$ 180	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 165	\$ 165	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 130,310	\$ 88,818	\$ 36,084	\$ 124,901	\$ 148,810

Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
<i>Operations & Maintenance</i>					
Field Expenses					
Property Insurance	\$ 5,000	\$ -	\$ 3,000	\$ 3,000	\$ 5,000
Field Management	\$ 6,250	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Landscape Maintenance	\$ 11,650	\$ -	\$ 6,990	\$ 6,990	\$ 61,250
Landscape Replacement	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 5,000
Streetlights	\$ 5,250	\$ -	\$ 3,150	\$ 3,150	\$ 18,000
Electric	\$ 833	\$ 88	\$ 500	\$ 588	\$ 7,200
Water & Sewer	\$ 417	\$ 514	\$ 250	\$ 764	\$ 1,500
Sidewalk & Asphalt Maintenance	\$ 208	\$ -	\$ 125	\$ 125	\$ 2,500
Irrigation Repairs	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 5,000
General Repairs & Maintenance	\$ 2,083	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Contingency	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 2,500
Subtotal Field Expenses	\$ 34,817	\$ 602	\$ 20,890	\$ 21,492	\$ 127,950
Amenity Expenses					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 8,400
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 2,042
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 8,167
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 420
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 4,958
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 5,833
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 583
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 4,375
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 49,945
Total Operations & Maintenance	\$ 34,817	\$ 602	\$ 20,890	\$ 21,492	\$ 177,895
<i>Other Expenses</i>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Total Other Expenses	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Total Expenditures	\$ 165,127	\$ 89,419	\$ 56,974	\$ 146,393	\$ 329,205
Excess Revenues/(Expenditures)	\$ -	\$ 4,285	\$ 29,419	\$ 33,704	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	231.00	231	1.00	\$138,215.84	\$598.34	\$643.37
Unplatted	319.20	798	0.40	\$190,989.16	\$239.33	\$257.35
	550.20	1029		\$329,205.00		

Hammock Reserve

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds and two other anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an the Series 2020 bonds and two other anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Hammock Reserve

Community Development District

General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

Hammock Reserve

Community Development District

General Fund Budget

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Hammock Reserve Community Development District General Fund Budget

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

Hammock Reserve Community Development District General Fund Budget

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Hammock Reserve
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments	\$ -	\$ -	\$ 41,251	\$ 41,251	\$ 308,327
Assessments - Lot Closings	\$ -	\$ 61,139	\$ -	\$ 61,139	\$ -
Interest	\$ -	\$ 15	\$ -	\$ 15	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 102,395
Total Revenues	\$ -	\$ 61,154	\$ 41,251	\$ 102,405	\$ 410,722
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 102,391
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Interest Expense - 5/1	\$ -	\$ 107,510	\$ -	\$ 107,510	\$ 102,391
Total Expenditures	\$ -	\$ 107,510	\$ -	\$ 107,510	\$ 304,781
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 415,510	\$ -	\$ 415,510	\$ -
Transfer In/(Out)	\$ -	\$ (11)	\$ -	\$ (11)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 415,499	\$ -	\$ 415,499	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 369,143	\$ 41,251	\$ 410,395	\$ 105,940

Interest Expense 11/1/22	\$ 101,078
Total	\$ 101,078

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
SF - Contracted - Other	144	\$ 194,400	\$1,349	\$1,450
SF - Contracted - Meritage	87	\$ 113,927	\$1,308	\$1,407
	231	\$ 308,327		

Hammock Reserve
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 5,380,000.00	\$ -	\$ 102,390.63	\$ 209,900.78
05/01/22	\$ 5,380,000.00	\$ 100,000.00	\$ 102,390.63	\$ -
11/01/22	\$ 5,280,000.00	\$ -	\$ 101,078.13	\$ 303,468.75
05/01/23	\$ 5,280,000.00	\$ 105,000.00	\$ 101,078.13	\$ -
11/01/23	\$ 5,175,000.00	\$ -	\$ 99,700.00	\$ 305,778.13
05/01/24	\$ 5,175,000.00	\$ 110,000.00	\$ 99,700.00	\$ -
11/01/24	\$ 5,065,000.00	\$ -	\$ 98,256.25	\$ 307,956.25
05/01/25	\$ 5,065,000.00	\$ 110,000.00	\$ 98,256.25	\$ -
11/01/25	\$ 4,955,000.00	\$ -	\$ 96,812.50	\$ 305,068.75
05/01/26	\$ 4,955,000.00	\$ 115,000.00	\$ 96,812.50	\$ -
11/01/26	\$ 4,840,000.00	\$ -	\$ 94,943.75	\$ 306,756.25
05/01/27	\$ 4,840,000.00	\$ 120,000.00	\$ 94,943.75	\$ -
11/01/27	\$ 4,720,000.00	\$ -	\$ 92,993.75	\$ 307,937.50
05/01/28	\$ 4,720,000.00	\$ 120,000.00	\$ 92,993.75	\$ -
11/01/28	\$ 4,600,000.00	\$ -	\$ 91,043.75	\$ 304,037.50
05/01/29	\$ 4,600,000.00	\$ 125,000.00	\$ 91,043.75	\$ -
11/01/29	\$ 4,475,000.00	\$ -	\$ 89,012.50	\$ 305,056.25
05/01/30	\$ 4,475,000.00	\$ 130,000.00	\$ 89,012.50	\$ -
11/01/30	\$ 4,345,000.00	\$ -	\$ 86,900.00	\$ 305,912.50
05/01/31	\$ 4,345,000.00	\$ 135,000.00	\$ 86,900.00	\$ -
11/01/31	\$ 4,210,000.00	\$ -	\$ 84,200.00	\$ 306,100.00
05/01/32	\$ 4,210,000.00	\$ 140,000.00	\$ 84,200.00	\$ -
11/01/32	\$ 4,070,000.00	\$ -	\$ 81,400.00	\$ 305,600.00
05/01/33	\$ 4,070,000.00	\$ 145,000.00	\$ 81,400.00	\$ -
11/01/33	\$ 3,925,000.00	\$ -	\$ 78,500.00	\$ 304,900.00
05/01/34	\$ 3,925,000.00	\$ 150,000.00	\$ 78,500.00	\$ -
11/01/34	\$ 3,775,000.00	\$ -	\$ 75,500.00	\$ 304,000.00
05/01/35	\$ 3,775,000.00	\$ 160,000.00	\$ 75,500.00	\$ -
11/01/35	\$ 3,615,000.00	\$ -	\$ 72,300.00	\$ 307,800.00
05/01/36	\$ 3,615,000.00	\$ 165,000.00	\$ 72,300.00	\$ -
11/01/36	\$ 3,450,000.00	\$ -	\$ 69,000.00	\$ 306,300.00
05/01/37	\$ 3,450,000.00	\$ 170,000.00	\$ 69,000.00	\$ -
11/01/37	\$ 3,280,000.00	\$ -	\$ 65,600.00	\$ 304,600.00
05/01/38	\$ 3,280,000.00	\$ 180,000.00	\$ 65,600.00	\$ -
11/01/38	\$ 3,100,000.00	\$ -	\$ 62,000.00	\$ 307,600.00
05/01/39	\$ 3,100,000.00	\$ 185,000.00	\$ 62,000.00	\$ -
11/01/39	\$ 2,915,000.00	\$ -	\$ 58,300.00	\$ 305,300.00
05/01/40	\$ 2,915,000.00	\$ 195,000.00	\$ 58,300.00	\$ -
11/01/40	\$ 2,720,000.00	\$ -	\$ 54,400.00	\$ 307,700.00
05/01/41	\$ 2,720,000.00	\$ 200,000.00	\$ 54,400.00	\$ -
11/01/41	\$ 2,520,000.00	\$ -	\$ 50,400.00	\$ 304,800.00
05/01/42	\$ 2,520,000.00	\$ 210,000.00	\$ 50,400.00	\$ -
11/01/42	\$ 2,310,000.00	\$ -	\$ 46,200.00	\$ 306,600.00
05/01/43	\$ 2,310,000.00	\$ 220,000.00	\$ 46,200.00	\$ -
11/01/43	\$ 2,090,000.00	\$ -	\$ 41,800.00	\$ 308,000.00

Hammock Reserve
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/44	\$ 2,090,000.00	\$ 225,000.00	\$ 41,800.00	\$ -
11/01/44	\$ 1,865,000.00	\$ -	\$ 37,300.00	\$ 304,100.00
05/01/45	\$ 1,865,000.00	\$ 235,000.00	\$ 37,300.00	\$ -
11/01/45	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 304,900.00
05/01/46	\$ 1,630,000.00	\$ 245,000.00	\$ 32,600.00	\$ -
11/01/46	\$ 1,385,000.00	\$ -	\$ 27,700.00	\$ 305,300.00
05/01/47	\$ 1,385,000.00	\$ 255,000.00	\$ 27,700.00	\$ -
11/01/47	\$ 1,130,000.00	\$ -	\$ 22,600.00	\$ 305,300.00
05/01/48	\$ 1,130,000.00	\$ 265,000.00	\$ 22,600.00	\$ -
11/01/48	\$ 865,000.00	\$ -	\$ 17,300.00	\$ 304,900.00
05/01/49	\$ 865,000.00	\$ 275,000.00	\$ 17,300.00	\$ -
11/01/49	\$ 590,000.00	\$ -	\$ 11,800.00	\$ 304,100.00
05/01/50	\$ 590,000.00	\$ 290,000.00	\$ 11,800.00	\$ -
11/1/50	\$ 300,000.00	\$ -	\$ 6,000.00	\$ 307,800.00
5/1/51	\$ 300,000.00	\$ 300,000.00	\$ 6,000.00	\$ 306,000.00
		\$ 5,380,000.00	\$ 3,896,062.50	\$ 9,383,572.66

Hammock Reserve
Community Development District
Proposed Budget
Series 2021 Debt Service Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 278,100
Interest	\$ -	\$ 1	\$ -	\$ 1	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 79,257
Total Revenues	\$ -	\$ 1	\$ -	\$ 1	\$ 357,357
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 79,256
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 87,522
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 266,778
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 357,356	\$ -	\$ 357,356	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 357,356	\$ -	\$ 357,356	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 357,357	\$ -	\$ 357,357	\$ 90,579

Interest Expense 11/1/22	\$ 86,334
Total	\$ 86,334

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	206	\$ 278,100	\$1,350	\$1,452
	206	\$ 278,100		

Hammock Reserve
Community Development District
Series 2021 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 4,990,000.00	\$ -	\$ 79,255.92	\$ 79,255.92
05/01/22	\$ 4,990,000.00	\$ 100,000.00	\$ 87,521.88	
11/01/22	\$ 4,890,000.00	\$ -	\$ 86,334.38	\$ 273,856.25
05/01/23	\$ 4,890,000.00	\$ 105,000.00	\$ 86,334.38	\$ -
11/01/23	\$ 4,785,000.00	\$ -	\$ 85,087.50	\$ 276,421.88
05/01/24	\$ 4,785,000.00	\$ 105,000.00	\$ 85,087.50	\$ -
11/01/24	\$ 4,680,000.00	\$ -	\$ 83,840.63	\$ 273,928.13
05/01/25	\$ 4,680,000.00	\$ 110,000.00	\$ 83,840.63	\$ -
11/01/25	\$ 4,460,000.00	\$ -	\$ 82,534.38	\$ 276,375.00
05/01/26	\$ 4,460,000.00	\$ 110,000.00	\$ 82,534.38	\$ -
11/01/26	\$ 4,460,000.00	\$ -	\$ 81,228.13	\$ 273,762.50
05/01/27	\$ 4,460,000.00	\$ 115,000.00	\$ 81,228.13	\$ -
11/01/27	\$ 4,345,000.00	\$ -	\$ 79,503.13	\$ 275,731.25
05/01/28	\$ 4,345,000.00	\$ 120,000.00	\$ 79,503.13	\$ -
11/01/28	\$ 4,225,000.00	\$ -	\$ 77,703.13	\$ 277,206.25
05/01/29	\$ 4,225,000.00	\$ 120,000.00	\$ 77,703.13	\$ -
11/01/29	\$ 4,105,000.00	\$ -	\$ 75,903.13	\$ 273,606.25
05/01/30	\$ 4,105,000.00	\$ 125,000.00	\$ 75,903.13	\$ -
11/01/30	\$ 3,980,000.00	\$ -	\$ 74,028.13	\$ 274,931.25
05/01/31	\$ 3,850,000.00	\$ 130,000.00	\$ 74,028.13	\$ -
11/01/31	\$ 3,850,000.00	\$ -	\$ 72,078.13	\$ 276,106.25
05/01/32	\$ 3,850,000.00	\$ 135,000.00	\$ 72,078.13	\$ -
11/01/32	\$ 3,715,000.00	\$ -	\$ 69,800.00	\$ 276,878.13
05/01/33	\$ 3,715,000.00	\$ 140,000.00	\$ 69,800.00	\$ -
11/01/33	\$ 3,575,000.00	\$ -	\$ 67,437.50	\$ 277,237.50
05/01/34	\$ 3,575,000.00	\$ 145,000.00	\$ 67,437.50	\$ -
11/01/34	\$ 3,430,000.00	\$ -	\$ 64,990.63	\$ 277,428.13
05/01/35	\$ 3,430,000.00	\$ 150,000.00	\$ 64,990.63	\$ -
11/01/35	\$ 3,280,000.00	\$ -	\$ 62,459.38	\$ 277,450.00
05/01/36	\$ 3,280,000.00	\$ 155,000.00	\$ 62,459.38	\$ -
11/01/36	\$ 3,125,000.00	\$ -	\$ 59,843.75	\$ 277,303.13
05/01/37	\$ 3,125,000.00	\$ 160,000.00	\$ 59,843.75	\$ -
11/01/37	\$ 2,965,000.00	\$ -	\$ 57,143.75	\$ 276,987.50
05/01/38	\$ 2,965,000.00	\$ 165,000.00	\$ 57,143.75	\$ -
11/01/38	\$ 2,800,000.00	\$ -	\$ 54,359.38	\$ 276,503.13
05/01/39	\$ 2,800,000.00	\$ 170,000.00	\$ 54,359.38	\$ -
11/01/39	\$ 2,630,000.00	\$ -	\$ 51,490.63	\$ 275,850.00
05/01/40	\$ 2,630,000.00	\$ 175,000.00	\$ 51,490.63	\$ -
11/01/40	\$ 2,275,000.00	\$ -	\$ 48,537.50	\$ 275,028.13
05/01/41	\$ 2,275,000.00	\$ 180,000.00	\$ 48,537.50	\$ -
11/01/41	\$ 2,275,000.00	\$ -	\$ 45,500.00	\$ 274,037.50
05/01/42	\$ 2,275,000.00	\$ 190,000.00	\$ 45,500.00	\$ -
11/01/42	\$ 2,085,000.00	\$ -	\$ 41,700.00	\$ 277,200.00
05/01/43	\$ 2,085,000.00	\$ 195,000.00	\$ 41,700.00	\$ -
11/01/43	\$ 1,890,000.00	\$ -	\$ 37,800.00	\$ 274,500.00

Hammock Reserve
Community Development District
Series 2021 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/44	\$ 1,890,000.00	\$ 205,000.00	\$ 37,800.00	\$ -
11/01/44	\$ 1,685,000.00	\$ -	\$ 33,700.00	\$ 276,500.00
05/01/45	\$ 1,685,000.00	\$ 215,000.00	\$ 33,700.00	\$ -
11/01/45	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 278,100.00
05/01/46	\$ 1,470,000.00	\$ 220,000.00	\$ 29,400.00	\$ -
11/01/46	\$ 1,250,000.00	\$ -	\$ 25,000.00	\$ 274,400.00
05/01/47	\$ 1,250,000.00	\$ 230,000.00	\$ 25,000.00	\$ -
11/01/47	\$ 1,020,000.00	\$ -	\$ 20,400.00	\$ 275,400.00
05/01/48	\$ 1,020,000.00	\$ 240,000.00	\$ 20,400.00	\$ -
11/01/48	\$ 780,000.00	\$ -	\$ 15,600.00	\$ 276,000.00
05/01/49	\$ 780,000.00	\$ 250,000.00	\$ 15,600.00	\$ -
11/01/49	\$ 530,000.00	\$ -	\$ 10,600.00	\$ 276,200.00
05/01/50	\$ 530,000.00	\$ 260,000.00	\$ 10,600.00	\$ -
11/1/50	\$ 270,000.00	\$ -	\$ 5,400.00	\$ 276,000.00
5/1/51	\$ 270,000.00	\$ 270,000.00	\$ 5,400.00	\$ 275,400.00
		\$ 4,990,000.00	\$ 3,365,584.05	\$ 8,355,584.05

SECTION B

SECTION 1

RESOLUTION 2021-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hammock Reserve Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, certain infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 3rd day of August 2021.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Hammock Reserve
Community Development District

Proposed Budget
FY2022



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Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 138,216
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 190,989
Assessments - Lot Closings	\$ -	\$ 33,704	\$ -	\$ 33,704	\$ -
Developer Contributions	\$ 165,127	\$ 60,000	\$ 59,634	\$ 119,634	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 26,759	\$ 26,759	\$ -
Total Revenues	\$ 165,127	\$ 93,704	\$ 86,393	\$ 180,097	\$ 329,205

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,000	\$ 9,000	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ 12,968	\$ 6,900	\$ 19,868	\$ 30,000
Annual Audit	\$ 3,000	\$ 2,800	\$ 1,500	\$ 4,300	\$ 4,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 650	\$ -	\$ 650	\$ 650	\$ 1,350
Dissemination	\$ 5,000	\$ 2,917	\$ 1,750	\$ 4,667	\$ 7,000
Trustee Fees	\$ 3,550	\$ -	\$ 3,550	\$ 3,550	\$ 10,650
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 36,050
Information Technology	\$ 1,410	\$ 900	\$ 353	\$ 1,253	\$ 1,800
Website Maintenance	\$ 940	\$ -	\$ 235	\$ 235	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage & Delivery	\$ 1,000	\$ 92	\$ 250	\$ 342	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Printing & Binding	\$ 1,000	\$ 50	\$ 250	\$ 300	\$ 1,000
Legal Advertising	\$ 10,000	\$ 3,931	\$ 3,500	\$ 7,431	\$ 10,000
Other Current Charges	\$ 5,000	\$ 954	\$ 1,250	\$ 2,204	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 26,759	\$ -	\$ 26,759	\$ -
Office Supplies	\$ 625	\$ 23	\$ 156	\$ 180	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 165	\$ 165	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 130,310	\$ 88,818	\$ 36,084	\$ 124,901	\$ 148,810

Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
<i>Operations & Maintenance</i>					
Field Expenses					
Property Insurance	\$ 5,000	\$ -	\$ 3,000	\$ 3,000	\$ 5,000
Field Management	\$ 6,250	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Landscape Maintenance	\$ 11,650	\$ -	\$ 6,990	\$ 6,990	\$ 61,250
Landscape Replacement	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 5,000
Streetlights	\$ 5,250	\$ -	\$ 3,150	\$ 3,150	\$ 18,000
Electric	\$ 833	\$ 88	\$ 500	\$ 588	\$ 7,200
Water & Sewer	\$ 417	\$ 514	\$ 250	\$ 764	\$ 1,500
Sidewalk & Asphalt Maintenance	\$ 208	\$ -	\$ 125	\$ 125	\$ 2,500
Irrigation Repairs	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 5,000
General Repairs & Maintenance	\$ 2,083	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Contingency	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 2,500
Subtotal Field Expenses	\$ 34,817	\$ 602	\$ 20,890	\$ 21,492	\$ 127,950
Amenity Expenses					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 8,400
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 2,042
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 8,167
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 420
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 4,958
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 5,833
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 583
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 4,375
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 49,945
Total Operations & Maintenance	\$ 34,817	\$ 602	\$ 20,890	\$ 21,492	\$ 177,895
<i>Other Expenses</i>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Total Other Expenses	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Total Expenditures	\$ 165,127	\$ 89,419	\$ 56,974	\$ 146,393	\$ 329,205
Excess Revenues/(Expenditures)	\$ -	\$ 4,285	\$ 29,419	\$ 33,704	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	231.00	231	1.00	\$138,215.84	\$598.34	\$643.37
Unplatted	319.20	798	0.40	\$190,989.16	\$239.33	\$257.35
	550.20	1029		\$329,205.00		

Hammock Reserve

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds and two other anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an the Series 2020 bonds and two other anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Hammock Reserve

Community Development District

General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

Hammock Reserve

Community Development District

General Fund Budget

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Hammock Reserve Community Development District General Fund Budget

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

Hammock Reserve Community Development District General Fund Budget

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Hammock Reserve
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments	\$ -	\$ -	\$ 41,251	\$ 41,251	\$ 308,327
Assessments - Lot Closings	\$ -	\$ 61,139	\$ -	\$ 61,139	\$ -
Interest	\$ -	\$ 15	\$ -	\$ 15	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 102,395
Total Revenues	\$ -	\$ 61,154	\$ 41,251	\$ 102,405	\$ 410,722
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 102,391
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Interest Expense - 5/1	\$ -	\$ 107,510	\$ -	\$ 107,510	\$ 102,391
Total Expenditures	\$ -	\$ 107,510	\$ -	\$ 107,510	\$ 304,781
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 415,510	\$ -	\$ 415,510	\$ -
Transfer In/(Out)	\$ -	\$ (11)	\$ -	\$ (11)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 415,499	\$ -	\$ 415,499	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 369,143	\$ 41,251	\$ 410,395	\$ 105,940

Interest Expense 11/1/22	\$ 101,078
Total	\$ 101,078

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
SF - Contracted - Other	144	\$ 194,400	\$1,349	\$1,450
SF - Contracted - Meritage	87	\$ 113,927	\$1,308	\$1,407
	231	\$ 308,327		

Hammock Reserve
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 5,380,000.00	\$ -	\$ 102,390.63	\$ 209,900.78
05/01/22	\$ 5,380,000.00	\$ 100,000.00	\$ 102,390.63	\$ -
11/01/22	\$ 5,280,000.00	\$ -	\$ 101,078.13	\$ 303,468.75
05/01/23	\$ 5,280,000.00	\$ 105,000.00	\$ 101,078.13	\$ -
11/01/23	\$ 5,175,000.00	\$ -	\$ 99,700.00	\$ 305,778.13
05/01/24	\$ 5,175,000.00	\$ 110,000.00	\$ 99,700.00	\$ -
11/01/24	\$ 5,065,000.00	\$ -	\$ 98,256.25	\$ 307,956.25
05/01/25	\$ 5,065,000.00	\$ 110,000.00	\$ 98,256.25	\$ -
11/01/25	\$ 4,955,000.00	\$ -	\$ 96,812.50	\$ 305,068.75
05/01/26	\$ 4,955,000.00	\$ 115,000.00	\$ 96,812.50	\$ -
11/01/26	\$ 4,840,000.00	\$ -	\$ 94,943.75	\$ 306,756.25
05/01/27	\$ 4,840,000.00	\$ 120,000.00	\$ 94,943.75	\$ -
11/01/27	\$ 4,720,000.00	\$ -	\$ 92,993.75	\$ 307,937.50
05/01/28	\$ 4,720,000.00	\$ 120,000.00	\$ 92,993.75	\$ -
11/01/28	\$ 4,600,000.00	\$ -	\$ 91,043.75	\$ 304,037.50
05/01/29	\$ 4,600,000.00	\$ 125,000.00	\$ 91,043.75	\$ -
11/01/29	\$ 4,475,000.00	\$ -	\$ 89,012.50	\$ 305,056.25
05/01/30	\$ 4,475,000.00	\$ 130,000.00	\$ 89,012.50	\$ -
11/01/30	\$ 4,345,000.00	\$ -	\$ 86,900.00	\$ 305,912.50
05/01/31	\$ 4,345,000.00	\$ 135,000.00	\$ 86,900.00	\$ -
11/01/31	\$ 4,210,000.00	\$ -	\$ 84,200.00	\$ 306,100.00
05/01/32	\$ 4,210,000.00	\$ 140,000.00	\$ 84,200.00	\$ -
11/01/32	\$ 4,070,000.00	\$ -	\$ 81,400.00	\$ 305,600.00
05/01/33	\$ 4,070,000.00	\$ 145,000.00	\$ 81,400.00	\$ -
11/01/33	\$ 3,925,000.00	\$ -	\$ 78,500.00	\$ 304,900.00
05/01/34	\$ 3,925,000.00	\$ 150,000.00	\$ 78,500.00	\$ -
11/01/34	\$ 3,775,000.00	\$ -	\$ 75,500.00	\$ 304,000.00
05/01/35	\$ 3,775,000.00	\$ 160,000.00	\$ 75,500.00	\$ -
11/01/35	\$ 3,615,000.00	\$ -	\$ 72,300.00	\$ 307,800.00
05/01/36	\$ 3,615,000.00	\$ 165,000.00	\$ 72,300.00	\$ -
11/01/36	\$ 3,450,000.00	\$ -	\$ 69,000.00	\$ 306,300.00
05/01/37	\$ 3,450,000.00	\$ 170,000.00	\$ 69,000.00	\$ -
11/01/37	\$ 3,280,000.00	\$ -	\$ 65,600.00	\$ 304,600.00
05/01/38	\$ 3,280,000.00	\$ 180,000.00	\$ 65,600.00	\$ -
11/01/38	\$ 3,100,000.00	\$ -	\$ 62,000.00	\$ 307,600.00
05/01/39	\$ 3,100,000.00	\$ 185,000.00	\$ 62,000.00	\$ -
11/01/39	\$ 2,915,000.00	\$ -	\$ 58,300.00	\$ 305,300.00
05/01/40	\$ 2,915,000.00	\$ 195,000.00	\$ 58,300.00	\$ -
11/01/40	\$ 2,720,000.00	\$ -	\$ 54,400.00	\$ 307,700.00
05/01/41	\$ 2,720,000.00	\$ 200,000.00	\$ 54,400.00	\$ -
11/01/41	\$ 2,520,000.00	\$ -	\$ 50,400.00	\$ 304,800.00
05/01/42	\$ 2,520,000.00	\$ 210,000.00	\$ 50,400.00	\$ -
11/01/42	\$ 2,310,000.00	\$ -	\$ 46,200.00	\$ 306,600.00
05/01/43	\$ 2,310,000.00	\$ 220,000.00	\$ 46,200.00	\$ -
11/01/43	\$ 2,090,000.00	\$ -	\$ 41,800.00	\$ 308,000.00

Hammock Reserve
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/44	\$ 2,090,000.00	\$ 225,000.00	\$ 41,800.00	\$ -
11/01/44	\$ 1,865,000.00	\$ -	\$ 37,300.00	\$ 304,100.00
05/01/45	\$ 1,865,000.00	\$ 235,000.00	\$ 37,300.00	\$ -
11/01/45	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 304,900.00
05/01/46	\$ 1,630,000.00	\$ 245,000.00	\$ 32,600.00	\$ -
11/01/46	\$ 1,385,000.00	\$ -	\$ 27,700.00	\$ 305,300.00
05/01/47	\$ 1,385,000.00	\$ 255,000.00	\$ 27,700.00	\$ -
11/01/47	\$ 1,130,000.00	\$ -	\$ 22,600.00	\$ 305,300.00
05/01/48	\$ 1,130,000.00	\$ 265,000.00	\$ 22,600.00	\$ -
11/01/48	\$ 865,000.00	\$ -	\$ 17,300.00	\$ 304,900.00
05/01/49	\$ 865,000.00	\$ 275,000.00	\$ 17,300.00	\$ -
11/01/49	\$ 590,000.00	\$ -	\$ 11,800.00	\$ 304,100.00
05/01/50	\$ 590,000.00	\$ 290,000.00	\$ 11,800.00	\$ -
11/1/50	\$ 300,000.00	\$ -	\$ 6,000.00	\$ 307,800.00
5/1/51	\$ 300,000.00	\$ 300,000.00	\$ 6,000.00	\$ 306,000.00
		\$ 5,380,000.00	\$ 3,896,062.50	\$ 9,383,572.66

Hammock Reserve
Community Development District
Proposed Budget
Series 2021 Debt Service Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 278,100
Interest	\$ -	\$ 1	\$ -	\$ 1	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 79,257
Total Revenues	\$ -	\$ 1	\$ -	\$ 1	\$ 357,357
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 79,256
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 87,522
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 266,778
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 357,356	\$ -	\$ 357,356	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 357,356	\$ -	\$ 357,356	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 357,357	\$ -	\$ 357,357	\$ 90,579

Interest Expense 11/1/22	\$ 86,334
Total	\$ 86,334

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	206	\$ 278,100	\$1,350	\$1,452
	206	\$ 278,100		

Hammock Reserve
Community Development District
Series 2021 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 4,990,000.00	\$ -	\$ 79,255.92	\$ 79,255.92
05/01/22	\$ 4,990,000.00	\$ 100,000.00	\$ 87,521.88	
11/01/22	\$ 4,890,000.00	\$ -	\$ 86,334.38	\$ 273,856.25
05/01/23	\$ 4,890,000.00	\$ 105,000.00	\$ 86,334.38	\$ -
11/01/23	\$ 4,785,000.00	\$ -	\$ 85,087.50	\$ 276,421.88
05/01/24	\$ 4,785,000.00	\$ 105,000.00	\$ 85,087.50	\$ -
11/01/24	\$ 4,680,000.00	\$ -	\$ 83,840.63	\$ 273,928.13
05/01/25	\$ 4,680,000.00	\$ 110,000.00	\$ 83,840.63	\$ -
11/01/25	\$ 4,460,000.00	\$ -	\$ 82,534.38	\$ 276,375.00
05/01/26	\$ 4,460,000.00	\$ 110,000.00	\$ 82,534.38	\$ -
11/01/26	\$ 4,460,000.00	\$ -	\$ 81,228.13	\$ 273,762.50
05/01/27	\$ 4,460,000.00	\$ 115,000.00	\$ 81,228.13	\$ -
11/01/27	\$ 4,345,000.00	\$ -	\$ 79,503.13	\$ 275,731.25
05/01/28	\$ 4,345,000.00	\$ 120,000.00	\$ 79,503.13	\$ -
11/01/28	\$ 4,225,000.00	\$ -	\$ 77,703.13	\$ 277,206.25
05/01/29	\$ 4,225,000.00	\$ 120,000.00	\$ 77,703.13	\$ -
11/01/29	\$ 4,105,000.00	\$ -	\$ 75,903.13	\$ 273,606.25
05/01/30	\$ 4,105,000.00	\$ 125,000.00	\$ 75,903.13	\$ -
11/01/30	\$ 3,980,000.00	\$ -	\$ 74,028.13	\$ 274,931.25
05/01/31	\$ 3,850,000.00	\$ 130,000.00	\$ 74,028.13	\$ -
11/01/31	\$ 3,850,000.00	\$ -	\$ 72,078.13	\$ 276,106.25
05/01/32	\$ 3,850,000.00	\$ 135,000.00	\$ 72,078.13	\$ -
11/01/32	\$ 3,715,000.00	\$ -	\$ 69,800.00	\$ 276,878.13
05/01/33	\$ 3,715,000.00	\$ 140,000.00	\$ 69,800.00	\$ -
11/01/33	\$ 3,575,000.00	\$ -	\$ 67,437.50	\$ 277,237.50
05/01/34	\$ 3,575,000.00	\$ 145,000.00	\$ 67,437.50	\$ -
11/01/34	\$ 3,430,000.00	\$ -	\$ 64,990.63	\$ 277,428.13
05/01/35	\$ 3,430,000.00	\$ 150,000.00	\$ 64,990.63	\$ -
11/01/35	\$ 3,280,000.00	\$ -	\$ 62,459.38	\$ 277,450.00
05/01/36	\$ 3,280,000.00	\$ 155,000.00	\$ 62,459.38	\$ -
11/01/36	\$ 3,125,000.00	\$ -	\$ 59,843.75	\$ 277,303.13
05/01/37	\$ 3,125,000.00	\$ 160,000.00	\$ 59,843.75	\$ -
11/01/37	\$ 2,965,000.00	\$ -	\$ 57,143.75	\$ 276,987.50
05/01/38	\$ 2,965,000.00	\$ 165,000.00	\$ 57,143.75	\$ -
11/01/38	\$ 2,800,000.00	\$ -	\$ 54,359.38	\$ 276,503.13
05/01/39	\$ 2,800,000.00	\$ 170,000.00	\$ 54,359.38	\$ -
11/01/39	\$ 2,630,000.00	\$ -	\$ 51,490.63	\$ 275,850.00
05/01/40	\$ 2,630,000.00	\$ 175,000.00	\$ 51,490.63	\$ -
11/01/40	\$ 2,275,000.00	\$ -	\$ 48,537.50	\$ 275,028.13
05/01/41	\$ 2,275,000.00	\$ 180,000.00	\$ 48,537.50	\$ -
11/01/41	\$ 2,275,000.00	\$ -	\$ 45,500.00	\$ 274,037.50
05/01/42	\$ 2,275,000.00	\$ 190,000.00	\$ 45,500.00	\$ -
11/01/42	\$ 2,085,000.00	\$ -	\$ 41,700.00	\$ 277,200.00
05/01/43	\$ 2,085,000.00	\$ 195,000.00	\$ 41,700.00	\$ -
11/01/43	\$ 1,890,000.00	\$ -	\$ 37,800.00	\$ 274,500.00

Hammock Reserve
Community Development District
Series 2021 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/44	\$ 1,890,000.00	\$ 205,000.00	\$ 37,800.00	\$ -
11/01/44	\$ 1,685,000.00	\$ -	\$ 33,700.00	\$ 276,500.00
05/01/45	\$ 1,685,000.00	\$ 215,000.00	\$ 33,700.00	\$ -
11/01/45	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 278,100.00
05/01/46	\$ 1,470,000.00	\$ 220,000.00	\$ 29,400.00	\$ -
11/01/46	\$ 1,250,000.00	\$ -	\$ 25,000.00	\$ 274,400.00
05/01/47	\$ 1,250,000.00	\$ 230,000.00	\$ 25,000.00	\$ -
11/01/47	\$ 1,020,000.00	\$ -	\$ 20,400.00	\$ 275,400.00
05/01/48	\$ 1,020,000.00	\$ 240,000.00	\$ 20,400.00	\$ -
11/01/48	\$ 780,000.00	\$ -	\$ 15,600.00	\$ 276,000.00
05/01/49	\$ 780,000.00	\$ 250,000.00	\$ 15,600.00	\$ -
11/01/49	\$ 530,000.00	\$ -	\$ 10,600.00	\$ 276,200.00
05/01/50	\$ 530,000.00	\$ 260,000.00	\$ 10,600.00	\$ -
11/1/50	\$ 270,000.00	\$ -	\$ 5,400.00	\$ 276,000.00
5/1/51	\$ 270,000.00	\$ 270,000.00	\$ 5,400.00	\$ 275,400.00
		\$ 4,990,000.00	\$ 3,365,584.05	\$ 8,355,584.05

PARCEL ID	Legal Description	Series 2020		
		O&M	Debt	Total
272719744118002290	HAMMOCK RESERVE PHASE 1 PB 183 PGS 26-38	\$643.37	\$1,407.00	\$2,050.37
272719744118002300	HAMMOCK RESERVE PHASE 1 PB 183 PGS 26-38	\$643.37	\$1,407.00	\$2,050.37
272719744118002310	HAMMOCK RESERVE PHASE 1 PB 183 PGS 26-38	\$643.37	\$1,407.00	\$2,050.37
Total Gross Onroll		\$148,618.47	\$331,209.00	\$479,827.47

Total Net Onroll	\$138,215.18	\$308,024.37	\$446,239.55
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Direct Billing	Legal Description	Series 2021		
		O&M	Debt	Total
272719742520000021	RE PLAT PT OF GOLF GROUNDS ESTATES & AGUA VISTA	\$53,014.10	\$299,032.26	\$352,046.36
262724000000022010		\$34,751.39	\$0.00	\$34,751.39
262725000000031010		\$14,318.03	\$0.00	\$14,318.03
262725000000033030		\$4,848.78	\$0.00	\$4,848.78
262725000000033040		\$6,088.15	\$0.00	\$6,088.15
262725000000031030		\$3,261.51	\$0.00	\$3,261.51
262725000000033010		\$9,539.92	\$0.00	\$9,539.92
262724000000042010		\$27,336.89	\$0.00	\$27,336.89
262724000000044010		\$3,174.54	\$0.00	\$3,174.54
262724000000042020		\$10,393.35	\$0.00	\$10,393.35
262724000000043030		\$5,294.52	\$0.00	\$5,294.52
262724000000043020		\$3,745.30	\$0.00	\$3,745.30
262723000000021010		\$29,598.21	\$0.00	\$29,598.21
Total Gross Offroll		\$205,364.69	\$299,032.26	\$504,396.95

Total Net Offroll	\$190,989.16	\$278,100.00	\$469,089.16
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Total Gross Assessments	\$353,983.16	\$630,241.26	\$984,224.42
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Total Net Assessments	\$329,204.34	\$586,124.37	\$915,328.71
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SECTION VII

RESOLUTION 2021-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Hammock Reserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within the City of Haines City, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of August 2021

ATTEST:

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2021-2022 Annual Meeting Schedule

Exhibit A

**BOARD OF SUPERVISORS MEETING DATES
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021-2022**

The Board of Supervisors of the Hammock Reserve Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at The Offices of Cassidy Homes, 346 E. Central Avenue, Winter Haven, FL 33880 at 1:30 p.m. on the 1st Tuesday of each month, unless otherwise indicated as follows:

**October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VIII

RESOLUTION 2021-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hammock Reserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Haines City, Polk County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Jill Burns is hereby designated as the Registered Agent for the Hammock Reserve Community Development District.

SECTION 2. The District’s Registered Office shall be located at Governmental Management Services—Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with the City of Haines City, Polk County, and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 3rd day of August 2021

ATTEST:

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

SECTION C

SECTION 1

Hammock Reserve Community Development District

Summary of Checks

June 29, 2021 to Junly 27, 2021

Bank	Date	Check No.'s	Amount
General Fund	7/8/21	113	\$ 376.71
	7/16/21	114-117	\$ 112,511.03
	7/21/21	118-123	\$ 4,403.78
	7/27/21	124	\$ 2,981.60
			<hr/>
			\$ 120,273.12
			<hr/>
			\$ 120,273.12

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/21	00013	6/23/21	61202JUN	202106 320-53800-43200		1190 PRADO GRANDE HYDRANT CITY OF HAINES CITY	*	376.71	376.71	000113
7/16/21	00020	6/20/21	PAYAPP9	202107 300-20700-10100		FY21 SER20 FR#9 BLUE OX ENTERPRISES LLC	*	109,680.53	109,680.53	000114
7/16/21	00021	6/25/21	1153	202107 300-20700-10100		FY21 SER20 FR#9 WOOD & ASSOCIATES ENGINEERING LLC	*	187.50	187.50	000115
7/16/21	00015	5/03/21	20948	202105 310-51300-32200		AUDIT FYE 09/30/2020 GRAU AND ASSOCIATES	*	800.00	800.00	000116
7/16/21	00005	6/30/21	123647	202105 310-51300-31500		GENERAL COUNSEL MAY 21 HOPPING GREEN & SAMS	*	1,843.00	1,843.00	000117
7/21/21	00010	7/06/21	AR070620	202107 310-51300-11000		SUPERVISOR FEE 7/6/21 ANDREW RHINEHART	*	200.00	200.00	000118
7/21/21	00006	7/01/21	25	202107 310-51300-34000		MANAGEMENT FEES JULY 21	*	2,916.67		
		7/01/21	25	202107 310-51300-35100		INFO TECHNOLOGY JULY 21	*	100.00		
		7/01/21	25	202107 310-51300-31400		DISSEMINATION JULY 21	*	583.33		
		7/01/21	25	202107 310-51300-51000		OFFICE SUPPLIES	*	.21		
		7/01/21	25	202107 310-51300-42000		POSTAGE	*	3.57		
						GMS-CENTRAL FLORIDA			3,603.78	000119
7/21/21	00008	7/06/21	LS070620	202107 310-51300-11000		SUPERVISOR FEE 7/6/21 LAUREN SCHWENK	*	200.00	200.00	000121
7/21/21	00011	7/06/21	MC070620	202107 310-51300-11000		SUPERVISOR FEE 7/6/21 MATTHEW CASSIDY	*	200.00	200.00	000122
7/21/21	00009	7/06/21	PM070620	202107 310-51300-11000		SUPERVISOR FEE 7/6/21 PATRICK MARONE	*	200.00	200.00	000123

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
7/27/21	00019	7/26/21 07262021	202107 330-53800-48600	EQUIPMENT LEASE-JULY 21	*	1,490.80		
		7/26/21 07262021	202107 300-15500-10000	EQUIPMENT LEASE-AUGUST 21	*	1,490.80		
							2,981.60	000124
TOTAL FOR BANK A						120,273.12		
TOTAL FOR REGISTER						120,273.12		

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
June 30, 2021



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
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6	<u>Series 2020 Capital Project Fund</u>
7	<u>Series 2021 Capital Project Fund</u>
8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>

Hammock Reserve
Community Development District
Combined Balance Sheet
June 30, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 23,508	\$ -	\$ -	\$ 23,508
Series 2020:				
Reserve	\$ -	\$ 308,000	\$ -	\$ 308,000
Revenue	\$ -	\$ 61,143	\$ -	\$ 61,143
Interest	\$ -	\$ 0	\$ -	\$ 0
Series 2021:				
Reserve	\$ -	\$ 278,100	\$ -	\$ 278,100
Interest	\$ -	\$ 79,256	\$ -	\$ 79,256
Construction	\$ -	\$ -	\$ 3,778,476	\$ 3,778,476
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Prepaid Expenses	\$ 1,491	\$ -	\$ -	\$ 1,491
Total Assets	\$ 24,998	\$ 726,500	\$ 3,778,476	\$ 4,529,974
Liabilities:				
Accounts Payable	\$ 7,324	\$ -	\$ -	\$ 7,324
Due to Debt Service	\$ 8,968	\$ -	\$ -	\$ 8,968
Total Liabilities	\$ 16,292	\$ -	\$ -	\$ 16,292
Fund Balances:				
Assigned for Debt Service - Series 2020	\$ -	\$ 369,143	\$ -	\$ 369,143
Assigned for Debt Service - Series 2021	\$ -	\$ 357,357	\$ -	\$ 357,357
Assigned for Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ -
Assigned for Capital Projects - Series 2021	\$ -	\$ -	\$ 3,778,476	\$ 3,778,476
Unassigned	\$ 8,706	\$ -	\$ -	\$ 8,706
Total Fund Balances	\$ 8,706	\$ 726,500	\$ 3,778,476	\$ 4,513,682
Total Liabilities & Fund Balance	\$ 24,998	\$ 726,500	\$ 3,778,476	\$ 4,529,974

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues:				
Assessments - Lot Closings	\$ -	\$ -	\$ 33,704	\$ 33,704
Developer Contributions	\$ 165,127	\$ 60,000	\$ 60,000	\$ -
Total Revenues	\$ 165,127	\$ 60,000	\$ 93,704	\$ 33,704
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 6,000	\$ 3,000
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 25,000	\$ 18,750	\$ 12,968	\$ 5,782
Annual Audit	\$ 3,000	\$ 3,000	\$ 2,800	\$ 200
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,750	\$ 2,917	\$ 833
Trustee Fees	\$ 3,550	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 2,350	\$ 1,763	\$ 900	\$ 863
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 92	\$ 658
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 750	\$ 50	\$ 701
Legal Advertising	\$ 10,000	\$ 7,500	\$ 3,931	\$ 3,570
Other Current Charges	\$ 5,000	\$ 3,750	\$ 954	\$ 2,796
Boundary Amendment Expenses	\$ -	\$ -	\$ 26,759	\$ (26,759)
Office Supplies	\$ 625	\$ 469	\$ 23	\$ 445
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 130,310	\$ 92,876	\$ 88,818	\$ 4,059

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
<i>Operation and Maintenance</i>				
Field Expenses				
Property Insurance	\$ 5,000	\$ 2,000	\$ -	\$ 2,000
Field Management	\$ 6,250	\$ 2,500	\$ -	\$ 2,500
Landscape Maintenance	\$ 11,650	\$ 4,660	\$ -	\$ 4,660
Landscape Replacement	\$ 1,042	\$ 417	\$ -	\$ 417
Streetlights	\$ 5,250	\$ 2,100	\$ -	\$ 2,100
Electric	\$ 833	\$ 333	\$ 88	\$ 245
Water & Sewer	\$ 417	\$ 167	\$ 514	\$ (347)
Sidewalk & Asphalt Maintenance	\$ 208	\$ 83	\$ -	\$ 83
Irrigation Repairs	\$ 1,042	\$ 417	\$ -	\$ 417
General Repairs & Maintenance	\$ 2,083	\$ 833	\$ -	\$ 833
Contingency	\$ 1,042	\$ 417	\$ -	\$ 417
Total O&M Expenses:	\$ 34,817	\$ 13,927	\$ 602	\$ 13,325
Total Expenditures	\$ 165,127	\$ 106,803	\$ 89,419	\$ 17,383
Excess Revenues (Expenditures)	\$ -		\$ 4,285	
Fund Balance - Beginning	\$ -		\$ 4,422	
Fund Balance - Ending	\$ -		\$ 8,706	

Hammock Reserve

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues:				
Assessments - Lot Closings	\$ -	\$ -	\$ 61,139	\$ 61,139
Interest Income	\$ -	\$ -	\$ 15	\$ 15
Total Revenues	\$ -	\$ -	\$ 61,154	\$ 61,154
Expenditures:				
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ -	\$ -	\$ 107,510	\$ (107,510)
Total Expenditures	\$ -	\$ -	\$ 107,510	\$ (107,510)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 415,510	\$ 415,510
Transfer In/(Out)	\$ -	\$ -	\$ (11)	\$ (11)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 415,499	\$ 415,499
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 369,143	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 369,143	

Hammock Reserve

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	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	\$ -	\$ -	\$ 357,356	\$ 357,356
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 357,356	\$ 357,356
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 357,357	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 357,357	

Hammock Reserve

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 66	\$ 66
Developer Contributions	\$ -	\$ -	\$ 478,437	\$ 478,437
Total Revenues	\$ -	\$ -	\$ 478,502	\$ 478,437
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 4,869,769	\$ (4,869,769)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 290,275	\$ (290,275)
Total Expenditures	\$ -	\$ -	\$ 5,160,044	\$ (5,160,044)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 4,964,490	\$ 4,964,490
Bond Premium	\$ -	\$ -	\$ 24,924	\$ 24,924
Transfer In/(Out)	\$ -	\$ -	\$ 11	\$ 11
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4,989,425	\$ 4,989,425
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 307,883	
Fund Balance - Beginning	\$ -	\$ -	\$ (307,883)	
Fund Balance - Ending	\$ -	\$ -	\$ -	

Hammock Reserve

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ -	\$ -	\$ 9	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 655,056	\$ (655,056)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 284,275	\$ (284,275)
Total Expenditures	\$ -	\$ -	\$ 939,331	\$ (939,331)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 4,632,644	\$ 4,632,644
Bond Premium	\$ -	\$ -	\$ 85,153	\$ 85,153
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4,717,797	\$ 4,717,797
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 3,778,476	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 3,778,476	

Hammock Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,068	\$ 13,636	\$ -	\$ -	\$ -	\$ 33,704
Developer Contributions	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Total Revenues	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,068	\$ 13,636	\$ -	\$ -	\$ -	\$ 93,704
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 600	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 6,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,600	\$ 1,461	\$ 1,217	\$ 1,283	\$ 530	\$ 1,695	\$ 2,341	\$ 1,843	\$ -	\$ -	\$ -	\$ -	\$ 12,968
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 2,917
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 3	\$ 1	\$ 25	\$ -	\$ 7	\$ -	\$ 46	\$ 6	\$ -	\$ -	\$ -	\$ 92
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ 11	\$ 13	\$ 4	\$ 2	\$ 4	\$ -	\$ 6	\$ 5	\$ 5	\$ -	\$ -	\$ -	\$ 50
Legal Advertising	\$ 510	\$ 431	\$ 1,282	\$ 1,278	\$ -	\$ 431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,931
Other Current Charges	\$ -	\$ 265	\$ 126	\$ 127	\$ 121	\$ 126	\$ 120	\$ 31	\$ 38	\$ -	\$ -	\$ -	\$ 954
Boundary Amendment Expenses	\$ -	\$ 5,178	\$ 1,848	\$ 2,732	\$ 3,337	\$ 9,120	\$ 4,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,759
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 2	\$ 3	\$ 0	\$ 3	\$ 3	\$ 5	\$ -	\$ -	\$ -	\$ 23
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 12,319	\$ 10,969	\$ 8,913	\$ 9,680	\$ 7,427	\$ 16,813	\$ 12,248	\$ 6,161	\$ 4,288	\$ -	\$ -	\$ -	\$ 88,818
Operation and Maintenance													
Field Expenses													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ 19	\$ -	\$ -	\$ -	\$ 88
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137	\$ 377	\$ -	\$ -	\$ -	\$ 514
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total O&M Expenses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206	\$ 395	\$ -	\$ -	\$ -	\$ 602
Total Expenditures	\$ 12,319	\$ 10,969	\$ 8,913	\$ 9,680	\$ 7,427	\$ 16,813	\$ 12,248	\$ 6,367	\$ 4,683	\$ -	\$ -	\$ -	\$ 89,419
Excess Revenues (Expenditures)	\$ 7,681	\$ (10,969)	\$ 11,087	\$ (9,680)	\$ 12,573	\$ (16,813)	\$ (12,248)	\$ 13,701	\$ 8,952	\$ -	\$ -	\$ -	\$ 4,285

Hammock Reserve

Community Development District

Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	2.625%, 3.250%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$308,000	
RESERVE FUND BALANCE	\$308,000	
BONDS OUTSTANDING - 10/22/20		\$5,380,000
CURRENT BONDS OUTSTANDING		\$5,380,000

SERIES 2021, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	2.375%, 3.000%, 3.375%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$278,100	
RESERVE FUND BALANCE	\$278,100	
BONDS OUTSTANDING - 5/18/21		\$4,990,000
CURRENT BONDS OUTSTANDING		\$4,990,000

SECTION 3

**Hammock Reserve
Community Development District**

**FY21 Funding Request #2
April 9, 2021**

Bill to: JMBI Real Estate

	<u>Payee</u>	<u>FY21</u>
1	Signature Provacv Walls of Florida Invoice #901 - Installed High Wall	\$ 133,131.00
		\$ 133,131.00
	Total:	\$ 133,131.00

Please make check payable to:

Hammock Reserve Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

*pd
5/11/21*

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 project which have not previously been paid.

Responsible Office r

**Hammock Reserve
Community Development District**

Handwritten mark

FY21 Funding Request #3
May 6, 2021

Bill to: JMBI Real Estate

	Payee		FY21
1	JMBI Real Estate LLC		
	Invoice #929 - Construction Management from 4/16/21 - 4/30/21 - Partial payment	\$	114.36
		\$	114.36
Total:			\$ 114.36

Please make check payable to:

Hammock Reserve Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 project which have not previously been paid.

[Handwritten Signature]
Responsible Officer

*pd
5/21/21*

**Hammock Reserve
Community Development District**

FY21 Funding Request #4
April 7, 2021

Bill to: JMBI Real Estate

	<u>Payee</u>		<u>Series 2020 Capital Projects Fund</u>
1	Stewart & Associates Property Services, Inc. Invoice # 11169 - Pay Application # 1	\$	89,925.00
		\$	89,925.00
		<u>Total:</u>	<u>\$ 89,925.00</u>

Please make check payable to:

Hammock Reserve Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

pd 4/20/21

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 project which have not previously been paid.

Responsible Officer

**Hammock Reserve
Community Development District**

FY21 Funding Request #5
May 21, 2021

Bill to: JMBI Real Estate

Payee

Series 2020 Capital Projects Fund

1	Stewart & Associates Property Services, Inc. Invoice # 11179 - Pay Application # 3	\$	81,200.00
		\$	81,200.00

Total: \$ 81,200.00

Please make check payable to:

Hammock Reserve Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 project which have not previously been paid.


Responsible Officer

Pat
5/26/21

**Hammock Reserve
Community Development District**

FY21 Funding Request # 6
May 27, 2021

Bill to: JMBI Real Estate

Payee Series 2020 Capital Projects Fund

1	Blue Ox Enterprises LLC Pay Application # 7 period thru 4/20/21	\$	51,049.59
2	Wood & Associates Engineering LLC Invoice # 1085 - Phase 1 Plat billing 3/23/21 - 5/17/21	\$	17,500.00
3	JMBI Real Estate LLC Invoice # 945 - Construction Management for 5/1/21-5/15/21	\$	3,000.00
		\$	71,549.59

Total: \$ 71,549.59

Please make check payable to:

Hammock Reserve Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2020 project which have not previously been paid.


Responsible Officer

pd
5/26/21

SECTION 4

Requisition	Payee/Vendor	Amount
13	Hopping, Green & Sams	\$ 1,140.50
14	Wood & Associates Engineering, LLC	\$ 2,945.00
15	Tucker Paving, Inc	\$ 174,047.36
16	JMBI Real Estate, LLC	\$ 3,000.00
17	Hopping, Green & Sams	\$ 112.00
18	JMBI Real Estate, LLC	\$ 3,000.00
	TOTAL	\$ 184,244.86