

*Hammock Reserve  
Community Development District*

*Agenda*

*November 2, 2021*

# AGENDA

# *Hammock Reserve*

## *Community Development District*

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

October 26, 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, November 2, 2021**, at **1:30 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

**Zoom Video Link:** <https://us06web.zoom.us/j/85462182554>

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

**Meeting ID:** 854 6218 2554

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the October 5, 2021 Board of Supervisors Meeting
4. Ranking of Proposals Received for Construction Services for Phase 3
5. Ranking of Proposals Received for Construction Services for Phase 4
6. Consideration of Arbitrage Rebate Report for Series 2020 AA1 Project
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report

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<sup>1</sup> Comments will be limited to three (3) minutes

- i. Approval of Check Register
  - ii. Balance Sheet & Income Statement
  - iii. Items for Ratification:
    - a) Ratification of Summary of Series 2020 (AA1) Requisitions #56 to #60
    - b) Ratification of Summary of Series 2021 (AA2) Requisitions #34 to #39
    - c) Ratification of FY 2021 Funding Requests #13 to #16
    - d) Ratification of FY 2022 Funding Request #1
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

# 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, **October 5, 2021** at 1:30 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath <i>joined late</i>	Chairman
Lauren Schwenk	Vice Chairman
Matthew Cassidy	Assistant Secretary
Justin Frye	Assistant Secretary
Andrew Rhinehart <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>by Zoom</i>	KE Law Group
Marshall Tindall	GMS Field
Clayton Smith <i>by phone</i>	GMS Field

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 7,  
2021 Board of Supervisors Meeting**

Ms. Burns presented the September 7, 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 Mr. Frye, seconded by Ms. Schwenk, with all in favor, the Minutes of the September 7, 2021, Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01  
Waiving a Portion of the Rules of**

Hammock Reserve CDD  
**Procedure Regarding Notice of District Meetings**

Ms. Burns stated that this resolution would waive the portion of the Rules of Procedure that would require the Board to publish monthly meeting notices. The meetings will be posted on the District's website and also the annual schedule. Ms. Burns stated that this would save the District money.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, Resolution 2022-01 Waiving a Portion of the Rules of Procedure Regarding Notice of District Meetings, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Construction Funding Agreement for Phases 3 and 4**

Ms. Burns stated this was with CH Dev LLC and the agreement stated that the entity will fund construction expenses until bonds are issued and then at that time it would be reimbursable out of bond funds.

Ms. Schwenk brought up that the agreement they previously looked at was CH Dev LLC and Hammock Reserve Partners. Ms. Burns stated they could approve this agreement as amended. Mr. Van Wyk asked that they approve the agreement for use with both CH Dev LLC and Hammock Reserve Partners.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Construction Funding Agreement for Phases 3 and 4 with CH Dev LLC and Hammock Reserve Partners, was approved as amended.

*\*Rennie Heath joined the meeting at this time*

**SIXTH ORDER OF BUSINESS**

**Consideration of Temporary Construction and Access Easement Agreement for Phases 3 and 4**

Ms. Burns stated that CH Dev LLC was the landowner for Phase 3 and Hammock Reserve Partners was the landowner of Phase 4.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Temporary Construction and Access Easement Agreement for Phases 3 and 4, was approved as amended.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Audit Services  
Engagement Letter for Fiscal Year 2021  
Audit**

Ms. Burns stated that the total price was \$4,900 and that this was an increase from the previous contract amount because they have issued bonds since then. She stated that this price was in line with what they see at other Districts that have bonds.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2021 Audit, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Playground Quote –  
ADDED**

Ms. Burns stated that this was for the playground at Tract H and that they needed to get it approved and ordered soon. The total amount was \$92,189 and that was for purchase and installation. The Board and Ms. Burns discussed payments and projected length of the project.

Mr. Frye will discuss terms of the lease agreement with Gary, the agreement for the lease will be put on the next month’s agenda.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Playground Quote from Pro Playground, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated that he did not have anything to report.

**B. Engineer**

There being no engineer present, the next item followed.

**C. Field Manager**

Mr. Tindall reviewed landscape contracts and maps for the areas that were ready for landscaping. Mr. Smith added that they have had Prince & Sons doing work every other week to



October 5, 2021

Hammock Reserve CDD

now as things are planted that way there are no lapses in maintenance in these areas. He noted that what is there currently is complete and ready to be put under contract. These have been one-time services until a contract is put into place. Mr. Smith stated that the site is now ready to put the contract into place. Prince & Sons submitted the most competitive price.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, the Landscape Contract with Prince & Sons, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register and asked for a motion to approve.

On MOTION by Mr. Frye, 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. There was no action necessary unless there were any questions. The Board had no questions on the financials.

**iii. Ratification of Series 2020 (AA1) Requisition #55**

Ms. Burns noted this has been approved and just needs to be ratified by the Board.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Series 2020 (AA1) Requisition #55, was ratified.

**iv. Ratification of Summary of Series 2021 (AA2) Requisitions #26 to #33**

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

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Series 2021 (AA2) Requisitions #26 to #33, were ratified.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV



# SECTION V



# SECTION VI

# **REBATE REPORT**

**\$5,380,000**

**Hammock Reserve  
Community Development District  
(Haines City, Florida)**

**Special Assessment Bonds, Series 2020  
(Assessment Area One Project)**

**Dated: October 22, 2020  
Delivered: October 22, 2020**

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**Rebate Report to the Computation Date  
October 22, 2023  
Reflecting Activity To  
September 30, 2021**



**AMTEC**



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# AMTEC

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October 20, 2021

Hammock Reserve Community Development District  
c/o Ms. Katie Costa  
Government Management Services – CF, LLC  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

Re: \$5,380,000 Hammock Reserve Community Development District (Haines City, Florida),  
Special Assessment Bonds, Series 2020 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Hammock Reserve Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of September 30, 2022. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the October 22, 2023 Computation Date  
Reflecting Activity from October 22, 2020 through September 30, 2021

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.006013%	65.44	(46,775.21)
Capitalized Interest Fund	0.006013%	3.43	(2,441.17)
Cost of Issuance Fund	0.000000%	0.00	0.00
Debt Service Reserve Fund	0.006031%	17.44	(12,279.35)
<b>Totals</b>	<b>0.006017%</b>	<b>\$86.31</b>	<b>\$(61,495.73)</b>
<b>Bond Yield</b>	<b>3.894652%</b>		

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from October 22, 2020, the date of the closing, to September 30, 2021, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of October 22, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between October 22, 2020 and September 30, 2021, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## DEFINITIONS

### **6. Computation Date**

October 22, 2023.

### **7. Computation Period**

The period beginning on October 22, 2020, the date of the closing, and ending on September 30, 2021.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

**9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

**10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

**11. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

**12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

**13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Fund</b>	<b>Account Number</b>
Revenue	240230000
Capitalized Interest	240230001
Sinking	240230002
Debt Service Reserve	240230003
Prepayment	240230004
Acquisition and Construction	240230005

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of September 30, 2021, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 22, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on October 22, 2023, is the Rebateable Arbitrage.

**\$5,380,000**  
**Hammock Reserve Community Development District**  
**(Haines City, Florida)**  
**Special Assessment Bonds, Series 2020**  
**(Assessment Area One Project)**  
**Delivered: October 23, 2020**

<b>Sources of Funds</b>
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<b>Par Amount</b>	<b>\$5,380,000.00</b>
<b>Net Original Issue Premium</b>	<b>24,924.00</b>
<b>Total</b>	<b>\$5,404,924.00</b>

<b>Uses of Funds</b>
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<b>Acquisition &amp; Construction Fund</b>	<b>\$4,699,138.84</b>
<b>Debt Service Reserve Fund</b>	<b>308,000.00</b>
<b>Cost of Issuance Fund</b>	<b>182,675.00</b>
<b>Capitalized Interest Fund</b>	<b>107,510.16</b>
<b>Underwriter's Discount</b>	<b>107,600.00</b>
<b>Total</b>	<b>\$5,404,924.00</b>

## PROOF OF ARBITRAGE YIELD

\$5,380,000

Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Date	Debt Service	Present Value to 10/22/2020 @ 3.8946523287%
05/01/2021	107,510.16	105,354.93
11/01/2021	102,390.63	98,421.45
05/01/2022	202,390.63	190,828.88
11/01/2022	101,078.13	93,483.52
05/01/2023	206,078.13	186,953.64
11/01/2023	99,700.00	88,719.96
05/01/2024	209,700.00	183,041.16
11/01/2024	98,256.25	84,126.86
05/01/2025	208,256.25	174,902.77
11/01/2025	96,812.50	79,754.33
05/01/2026	211,812.50	171,158.53
11/01/2026	94,943.75	75,255.37
05/01/2027	214,943.75	167,116.80
11/01/2027	92,993.75	70,920.73
05/01/2028	212,993.75	159,334.74
11/01/2028	91,043.75	66,806.38
05/01/2029	216,043.75	155,501.16
11/01/2029	89,012.50	62,844.47
05/01/2030	219,012.50	151,673.31
11/01/2030	86,900.00	59,031.55
05/01/2031	221,900.00	147,858.36
11/01/2031	84,200.00	55,033.21
05/01/2032	224,200.00	143,738.30
11/01/2032	81,400.00	51,190.04
05/01/2033	226,400.00	139,656.66
11/01/2033	78,500.00	47,498.41
05/01/2034	228,500.00	135,618.75
11/01/2034	75,500.00	43,954.63
05/01/2035	235,500.00	134,484.67
11/01/2035	72,300.00	40,499.00
05/01/2036	237,300.00	130,385.08
11/01/2036	69,000.00	37,188.05
05/01/2037	239,000.00	126,350.33
11/01/2037	65,600.00	34,017.82
05/01/2038	245,600.00	124,926.67
11/01/2038	62,000.00	30,934.47
05/01/2039	247,000.00	120,884.91
11/01/2039	58,300.00	27,987.74
05/01/2040	253,300.00	119,277.53
11/01/2040	54,400.00	25,127.34
05/01/2041	254,400.00	115,262.73
11/01/2041	50,400.00	22,398.89
05/01/2042	260,400.00	113,517.05
11/01/2042	46,200.00	19,755.42
05/01/2043	266,200.00	111,654.56
11/01/2043	41,800.00	17,197.64
05/01/2044	266,800.00	107,671.95
11/01/2044	37,300.00	14,765.55
05/01/2045	272,300.00	105,733.52
11/01/2045	32,600.00	12,416.72
05/01/2046	277,600.00	103,712.92
11/01/2046	27,700.00	10,151.20
05/01/2047	282,700.00	101,621.95
11/01/2047	22,600.00	7,968.83
05/01/2048	287,600.00	99,471.55
11/01/2048	17,300.00	5,869.22
05/01/2049	292,300.00	97,271.85



## PROOF OF ARBITRAGE YIELD

\$5,380,000

Hammock Reserve Community Development District  
 (Haines City, Florida)  
 Special Assessment Bonds, Series 2020  
 (Assessment Area One Project)

Date	Debt Service	Present Value to 10/22/2020 @ 3.8946523287%
11/01/2049	11,800.00	3,851.81
05/01/2050	301,800.00	96,633.10
11/01/2050	6,000.00	1,884.44
05/01/2051	306,000.00	94,270.63
	9,383,572.68	5,404,924.00

Proceeds Summary

Delivery date	10/22/2020
Par Value	5,380,000.00
Premium (Discount)	24,924.00
Target for yield calculation	5,404,924.00

## BOND DEBT SERVICE

\$5,380,000

Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/22/2020					
05/01/2021			107,510.16	107,510.16	107,510.16
11/01/2021			102,390.63	102,390.63	
05/01/2022	100,000	2.625%	102,390.63	202,390.63	304,781.26
11/01/2022			101,078.13	101,078.13	
05/01/2023	105,000	2.625%	101,078.13	206,078.13	307,156.26
11/01/2023			99,700.00	99,700.00	
05/01/2024	110,000	2.625%	99,700.00	209,700.00	309,400.00
11/01/2024			98,256.25	98,256.25	
05/01/2025	110,000	2.625%	98,256.25	208,256.25	306,512.50
11/01/2025			96,812.50	96,812.50	
05/01/2026	115,000	3.250%	96,812.50	211,812.50	308,625.00
11/01/2026			94,943.75	94,943.75	
05/01/2027	120,000	3.250%	94,943.75	214,943.75	309,887.50
11/01/2027			92,993.75	92,993.75	
05/01/2028	120,000	3.250%	92,993.75	212,993.75	305,987.50
11/01/2028			91,043.75	91,043.75	
05/01/2029	125,000	3.250%	91,043.75	216,043.75	307,087.50
11/01/2029			89,012.50	89,012.50	
05/01/2030	130,000	3.250%	89,012.50	219,012.50	308,025.00
11/01/2030			86,900.00	86,900.00	
05/01/2031	135,000	4.000%	86,900.00	221,900.00	308,800.00
11/01/2031			84,200.00	84,200.00	
05/01/2032	140,000	4.000%	84,200.00	224,200.00	308,400.00
11/01/2032			81,400.00	81,400.00	
05/01/2033	145,000	4.000%	81,400.00	226,400.00	307,800.00
11/01/2033			78,500.00	78,500.00	
05/01/2034	150,000	4.000%	78,500.00	228,500.00	307,000.00
11/01/2034			75,500.00	75,500.00	
05/01/2035	160,000	4.000%	75,500.00	235,500.00	311,000.00
11/01/2035			72,300.00	72,300.00	
05/01/2036	165,000	4.000%	72,300.00	237,300.00	309,600.00
11/01/2036			69,000.00	69,000.00	
05/01/2037	170,000	4.000%	69,000.00	239,000.00	308,000.00
11/01/2037			65,600.00	65,600.00	
05/01/2038	180,000	4.000%	65,600.00	245,600.00	311,200.00
11/01/2038			62,000.00	62,000.00	
05/01/2039	185,000	4.000%	62,000.00	247,000.00	309,000.00
11/01/2039			58,300.00	58,300.00	
05/01/2040	195,000	4.000%	58,300.00	253,300.00	311,600.00
11/01/2040			54,400.00	54,400.00	
05/01/2041	200,000	4.000%	54,400.00	254,400.00	308,800.00
11/01/2041			50,400.00	50,400.00	
05/01/2042	210,000	4.000%	50,400.00	260,400.00	310,800.00
11/01/2042			46,200.00	46,200.00	
05/01/2043	220,000	4.000%	46,200.00	266,200.00	312,400.00
11/01/2043			41,800.00	41,800.00	
05/01/2044	225,000	4.000%	41,800.00	266,800.00	308,600.00
11/01/2044			37,300.00	37,300.00	
05/01/2045	235,000	4.000%	37,300.00	272,300.00	309,600.00
11/01/2045			32,600.00	32,600.00	
05/01/2046	245,000	4.000%	32,600.00	277,600.00	310,200.00
11/01/2046			27,700.00	27,700.00	
05/01/2047	255,000	4.000%	27,700.00	282,700.00	310,400.00
11/01/2047			22,600.00	22,600.00	
05/01/2048	265,000	4.000%	22,600.00	287,600.00	310,200.00
11/01/2048			17,300.00	17,300.00	
05/01/2049	275,000	4.000%	17,300.00	292,300.00	309,600.00

## BOND DEBT SERVICE

\$5,380,000

Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			11,800.00	11,800.00	
05/01/2050	290,000	4.000%	11,800.00	301,800.00	313,600.00
11/01/2050			6,000.00	6,000.00	
05/01/2051	300,000	4.000%	6,000.00	306,000.00	312,000.00
	5,380,000		4,003,572.68	9,383,572.68	9,383,572.68

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-4,699,138.84	-5,275,617.68
10/28/20		285,962.08	320,836.89
10/28/20		5,987.20	6,717.38
10/28/20		3,850.00	4,319.53
10/28/20		1,666.50	1,869.74
10/28/20		3,000.00	3,365.87
10/28/20		3,000.00	3,365.87
10/29/20		6,000.00	6,731.02
11/03/20		-0.51	-0.57
11/05/20		3,000.00	3,363.34
11/18/20		1,417.37	1,586.82
11/25/20		36,666.00	41,018.80
11/25/20		18,333.00	20,509.40
11/25/20		1,362,964.75	1,524,769.13
11/25/20		5,200.00	5,817.32
12/02/20		-1.52	-1.70
12/04/20		741.00	828.17
12/08/20		3,000.00	3,351.47
12/10/20		762.50	851.65
12/11/20		1,380.00	1,541.18
12/21/20		7,885.00	8,796.53
12/23/20		1,462.50	1,631.22
01/05/21		2,950.00	3,286.10
01/05/21		-1.57	-1.75
01/05/21		3,000.00	3,341.79
01/07/21		3,000.00	3,341.08
01/07/21		350.00	389.79
01/13/21		719,729.05	801,041.36
01/13/21		3,000.00	3,338.93
01/19/21		8,900.00	9,899.12
01/20/21		75.00	83.41
01/29/21		-1,380.00	-1,533.28
02/02/21		-1.57	-1.74
02/04/21		105.00	116.60
02/04/21		3,000.00	3,331.42
02/05/21		632,978.43	702,831.32
02/05/21		3,000.00	3,331.07
02/12/21		27,100.15	30,068.25
03/02/21		-1.42	-1.57
03/03/21		2,560.00	2,834.00
03/03/21		360,305.39	398,868.78
03/03/21		835,298.39	924,700.16
03/03/21		3,000.00	3,321.09
03/29/21		3,000.00	3,311.85
03/29/21		11,664.03	12,876.51
03/29/21		3,000.00	3,311.85
03/29/21		263,342.66	290,717.16

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
04/01/21		13,124.06	14,485.20
04/01/21		3,843.00	4,241.57
04/02/21		-1.57	-1.73
04/05/21		3,900.00	4,302.64
04/13/21		-11,664.03	-12,857.21
04/14/21		690.00	760.50
04/14/21		19,575.00	21,575.12
04/20/21		3,000.00	3,304.41
04/29/21		6,405.00	7,048.11
05/04/21		-1.52	-1.67
05/05/21		2,875.00	3,161.64
05/05/21		255.50	280.97
05/07/21		2,885.64	3,172.66
05/07/21		14,068.56	15,467.88
05/21/21		-6,533.00	-7,172.04
06/02/21		-1.57	-1.72
06/07/21		-188,149.80	-206,200.16
06/11/21		191,684.40	209,983.84
06/16/21		3,000.00	3,284.64
07/02/21		-1.52	-1.66
08/03/21		-1.57	-1.71
08/27/21		-18,746.55	-20,369.67
09/02/21		-1.58	-1.72
09/09/21		2,500.00	2,712.97
09/27/21		1,350.00	1,462.18
09/29/21		5,150.00	5,576.75
09/30/21	AC Balance	9,751.37	10,558.27
09/30/21	AC Accrual	0.05	0.05
-----			
10/22/23	TOTALS:	65.44	-46,775.21
-----			

ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	-46,775.21
COMP DATE:	10/22/23	NET INCOME:	65.44
BOND YIELD:	3.894652%	TAX INV YIELD:	0.006013%

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-107,510.16	-120,699.24
11/03/20		0.18	0.20
12/02/20		0.53	0.59
01/05/21		0.55	0.61
02/02/21		0.55	0.61
03/02/21		0.50	0.55
04/02/21		0.55	0.61
05/03/21		107,510.16	118,254.28
05/04/21		-0.46	-0.51
05/04/21		0.53	0.58
06/02/21		0.04	0.04
09/30/21	CI Balance	0.46	0.50
-----			
10/22/23	TOTALS:	3.43	-2,441.17
-----			

ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	-2,441.17
COMP DATE:	10/22/23	NET INCOME:	3.43
BOND YIELD:	3.894652%	TAX INV YIELD:	0.006013%

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-182,675.00	-205,085.12
10/22/20		182,675.00	205,085.12
-----			
10/22/23	TOTALS:	0.00	0.00
-----			
ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	0.00
COMP DATE:	10/22/23	NET INCOME:	0.00
BOND YIELD:	3.894652%	TAX INV YIELD:	0.000000%

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-308,000.00	-345,784.69
11/03/20		0.51	0.57
12/02/20		1.52	1.70
01/05/21		1.57	1.75
02/02/21		1.57	1.74
03/02/21		1.42	1.57
04/02/21		1.57	1.73
05/04/21		1.52	1.67
06/02/21		1.57	1.72
07/02/21		1.52	1.66
08/03/21		1.57	1.71
09/02/21		1.58	1.72
09/30/21	DSRF Balance	308,000.00	333,486.14
09/30/21	DSRF Accrual	1.52	1.65
-----			
10/22/23	TOTALS:	17.44	-12,279.35
-----			

ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	-12,279.35
COMP DATE:	10/22/23	NET INCOME:	17.44
BOND YIELD:	3.894652%	TAX INV YIELD:	0.006031%



# SECTION VII

# SECTION C

# SECTION 1

# Hammock Reserve Community Development District

## Summary of Checks

September 29, 2021 to October 26, 2021

<b>Bank</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	9/30/21	157-161	\$ 115,565.08
	10/8/21	162-167	\$ 1,292.64
	10/12/21	168	\$ 175.00
			<hr/>
			\$ 117,032.72
			<hr/>
			<b>\$ 117,032.72</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/30/21	00020	8/20/21	PAYAPP12 FY21 SER20 FR#13	202109	300-20700-10100			BLUE OX ENTERPRISES LLC	*	23,525.08	23,525.08	000157
9/30/21	00001	9/10/21	14266 FY22 INSURANCE POLICY	202109	300-15500-10000			EGIS	*	5,175.00	5,175.00	000158
9/30/21	00006	9/17/21	28 FY22 ASSESSMENT ROLL CERT	202109	300-15500-10000			GMS-CENTRAL FLORIDA	*	5,000.00	5,000.00	000159
9/30/21	00029	8/31/21	220328 FY21 SER20 FR#15	202109	300-20700-10100			GREENLAND SERVICES LLC	*	6,500.00	6,500.00	000160
9/30/21	00016	9/13/21	11198 FY21 SER20 FR#14	202109	300-20700-10100			STEWART & ASSOCIATES PROPERTY SVCS	*	75,365.00	75,365.00	000161
10/08/21	00010	10/05/21	AR100520 SUPERVISOR FEE 10/05/21	202110	310-51300-11000			ANDREW RHINEHART	*	200.00	200.00	000162
10/08/21	00013	9/24/21	61202SEP 1190 PRADO GRANDE HYDRANT	202109	320-53800-43200			CITY OF HAINES CITY	*	292.64	292.64	000163
10/08/21	00024	10/05/21	JF100520 SUPERVISOR FEE 10/05/21	202110	310-51300-11000			JUSTIN KEITH FRYE	*	200.00	200.00	000164
10/08/21	00008	10/05/21	LS100520 SUPERVISOR FEE 10/05/21	202110	310-51300-11000			LAUREN SCHWENK	*	200.00	200.00	000165
10/08/21	00011	10/05/21	MC100520 SUPERVISOR FEE 10/05/21	202110	310-51300-11000			MATTHEW CASSIDY	*	200.00	200.00	000166
10/08/21	00007	10/05/21	RH100520 SUPERVISOR FEE 10/05/21	202110	310-51300-11000			RENNIE HEATH	*	200.00	200.00	000167
10/12/21	00002	10/01/21	85504 SPECIAL DISTRICT FEE FY22	202110	310-51300-54000			DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	000168
TOTAL FOR BANK A										117,032.72		

HAMR HAMMOCK RESERV MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						117,032.72	

HAMR HAMMOCK RESERV MBYINGTON

## SECTION 2

***Hammock Reserve***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2021***





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**Hammock Reserve**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2021**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash:				
Operating Account	\$ 11,219	\$ -	\$ 1,000	\$ 12,219
Series 2020:				
Reserve	\$ -	\$ 308,000	\$ -	\$ 308,000
Revenue	\$ -	\$ 101,498	\$ -	\$ 101,498
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 9,751	\$ 9,751
Series 2021:				
Reserve	\$ -	\$ 278,100	\$ -	\$ 278,100
Revenue	\$ -	\$ 6	\$ -	\$ 6
Interest	\$ -	\$ 79,256	\$ -	\$ 79,256
Construction	\$ -	\$ -	\$ 2,562,819	\$ 2,562,819
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Due From Developer	\$ 1,414	\$ -	\$ 15,571	\$ 16,985
Prepaid Expenses	\$ 11,666	\$ -	\$ -	\$ 11,666
<b>Total Assets</b>	<b>\$ 24,299</b>	<b>\$ 766,861</b>	<b>\$ 2,589,142</b>	<b>\$ 3,380,302</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,812	\$ -	\$ 15,571	\$ 17,383
<b>Total Liabilities</b>	<b>\$ 1,812</b>	<b>\$ -</b>	<b>\$ 15,571</b>	<b>\$ 17,383</b>
<b>Fund Balances:</b>				
Assigned for Debt Service - Series 2020	\$ -	\$ 409,499	\$ -	\$ 409,499
Assigned for Debt Service - Series 2021	\$ -	\$ 357,362	\$ -	\$ 357,362
Assigned for Capital Projects - Series 2020	\$ -	\$ -	\$ 10,751	\$ 10,751
Assigned for Capital Projects - Series 2021	\$ -	\$ -	\$ 2,562,819	\$ 2,562,819
Unassigned	\$ 22,487	\$ -	\$ -	\$ 22,487
<b>Total Fund Balances</b>	<b>\$ 22,487</b>	<b>\$ 766,861</b>	<b>\$ 2,573,571</b>	<b>\$ 3,362,918</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 24,299</b>	<b>\$ 766,861</b>	<b>\$ 2,589,142</b>	<b>\$ 3,380,302</b>

# Hammock Reserve

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2021

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
<b>Revenues:</b>				
Assessments - Lot Closings	\$ -	\$ -	\$ 57,049	\$ 57,049
Boundary Amendment Contributions	\$ -	\$ -	\$ 28,381	\$ 28,381
Developer Contributions	\$ 165,127	\$ 165,127	\$ 60,000	\$ (105,127)
<b>Total Revenues</b>	<b>\$ 165,127</b>	<b>\$ 165,127</b>	<b>\$ 145,429</b>	<b>\$ (19,697)</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 8,600	\$ 3,400
Engineering	\$ 15,000	\$ 15,000	\$ 105	\$ 14,895
Attorney	\$ 25,000	\$ 25,000	\$ 21,194	\$ 3,806
Annual Audit	\$ 3,000	\$ 3,000	\$ 2,800	\$ 200
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 650	\$ 650	\$ -	\$ 650
Dissemination	\$ 5,000	\$ 5,000	\$ 4,667	\$ 333
Trustee Fees	\$ 3,550	\$ 3,550	\$ -	\$ 3,550
Management Fees	\$ 35,000	\$ 35,000	\$ 35,000	\$ (0)
Information Technology	\$ 2,350	\$ 2,350	\$ 1,200	\$ 1,150
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 199	\$ 801
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 1,000	\$ 52	\$ 948
Legal Advertising	\$ 10,000	\$ 10,000	\$ 8,855	\$ 1,145
Other Current Charges	\$ 5,000	\$ 5,000	\$ 1,058	\$ 3,942
Boundary Amendment Expenses	\$ -	\$ -	\$ 28,381	\$ (28,381)
Office Supplies	\$ 625	\$ 625	\$ 29	\$ 596
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 130,310</b>	<b>\$ 130,310</b>	<b>\$ 117,314</b>	<b>\$ 12,996</b>

# Hammock Reserve

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2021

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
<b><i>Operation and Maintenance</i></b>				
<b>Field Expenses</b>				
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 6,250	\$ 6,250	\$ -	\$ 6,250
Landscape Maintenance	\$ 11,650	\$ 11,650	\$ 2,125	\$ 9,525
Landscape Replacement	\$ 1,042	\$ 1,042	\$ -	\$ 1,042
Streetlights	\$ 5,250	\$ 5,250	\$ 634	\$ 4,616
Electric	\$ 833	\$ 833	\$ 283	\$ 550
Water & Sewer	\$ 417	\$ 417	\$ 1,045	\$ (628)
Sidewalk & Asphalt Maintenance	\$ 208	\$ 208	\$ -	\$ 208
Irrigation Repairs	\$ 1,042	\$ 1,042	\$ -	\$ 1,042
General Repairs & Maintenance	\$ 2,083	\$ 2,083	\$ -	\$ 2,083
Contingency	\$ 1,042	\$ 1,042	\$ -	\$ 1,042
<b>Amenity Expenses</b>				
Equipment Lease	\$ -	\$ -	\$ 5,963	\$ (5,963)
<b>Total O&amp;M Expenses:</b>	<b>\$ 34,817</b>	<b>\$ 34,817</b>	<b>\$ 10,051</b>	<b>\$ 24,766</b>
<b>Total Expenditures</b>	<b>\$ 165,127</b>	<b>\$ 165,127</b>	<b>\$ 127,364</b>	<b>\$ 37,762</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 18,065</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 4,422</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 22,487</b>	

# Hammock Reserve

## Community Development District

### Debt Service Fund - Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2021

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
<b>Revenues:</b>				
Assessments - Lot Closings	\$ -	\$ -	\$ 101,494	\$ 101,494
Interest Income	\$ -	\$ -	\$ 21	\$ 21
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 101,514</b>	<b>\$ 101,514</b>
<b>Expenditures:</b>				
Interest Expense - 5/1	\$ -	\$ -	\$ 107,510	\$ (107,510)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 107,510</b>	<b>\$ (107,510)</b>
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 415,510	\$ 415,510
Transfer In/(Out)	\$ -	\$ -	\$ (15)	\$ (15)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 415,495</b>	<b>\$ 415,495</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 409,499</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 409,499</b>	

# Hammock Reserve

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2021

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 6	\$ 6
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6</b>	<b>\$ 6</b>
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 357,356	\$ 357,356
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 357,356</b>	<b>\$ 357,356</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 357,362</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 357,362</b>	

# Hammock Reserve

## Community Development District

### Capital Projects Fund - Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2021

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 66	\$ 66
Developer Contributions	\$ -	\$ -	\$ 1,207,944	\$ 1,207,944
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,208,010</b>	<b>\$ 1,207,944</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 5,588,529	\$ (5,588,529)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 290,275	\$ (290,275)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,878,804</b>	<b>\$ (5,878,804)</b>
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 4,964,490	\$ 4,964,490
Bond Premium	\$ -	\$ -	\$ 24,924	\$ 24,924
Transfer In/(Out)	\$ -	\$ -	\$ 15	\$ 15
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,989,429</b>	<b>\$ 4,989,429</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 318,635</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (307,883)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 10,751</b>	

# Hammock Reserve

## Community Development District Capital Projects Fund - Series 2021

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2021

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 65	\$ 65
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,870,768	\$ (1,870,768)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 284,275	\$ (284,275)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,155,043</b>	<b>\$ (2,155,043)</b>
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 4,632,644	\$ 4,632,644
Bond Premium	\$ -	\$ -	\$ 85,153	\$ 85,153
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,717,797</b>	<b>\$ 4,717,797</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,562,819</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,562,819</b>	



**Hammock Reserve**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,068	\$ 13,636	\$ 23,344	\$ -	\$ -	\$ 57,049
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,759	\$ 207	\$ 1,414	\$ 28,381
Developer Contributions	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
<b>Total Revenues</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,068</b>	<b>\$ 13,636</b>	<b>\$ 50,104</b>	<b>\$ 207</b>	<b>\$ 1,414</b>	<b>\$ 145,429</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 1,000	\$ 600	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 800	\$ -	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 8,600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105	\$ 105
Attorney	\$ 2,600	\$ 1,461	\$ 1,217	\$ 1,283	\$ 530	\$ 1,695	\$ 2,341	\$ 1,843	\$ 2,585	\$ 2,216	\$ 3,426	\$ -	\$ 21,194
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 583	\$ 583	\$ 583	\$ 4,667
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 35,000
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 3	\$ 1	\$ 25	\$ -	\$ 7	\$ -	\$ 46	\$ 6	\$ 4	\$ 62	\$ 41	\$ 199
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ 11	\$ 13	\$ 4	\$ 2	\$ 4	\$ -	\$ 6	\$ 5	\$ 5	\$ -	\$ 2	\$ -	\$ 52
Legal Advertising	\$ 510	\$ 431	\$ 1,282	\$ 1,278	\$ -	\$ 431	\$ -	\$ -	\$ -	\$ -	\$ 4,924	\$ -	\$ 8,855
Other Current Charges	\$ -	\$ 265	\$ 126	\$ 127	\$ 121	\$ 126	\$ 120	\$ 31	\$ 38	\$ 41	\$ 39	\$ 24	\$ 1,058
Boundary Amendment Expenses	\$ -	\$ 5,178	\$ 1,848	\$ 2,732	\$ 3,337	\$ 9,120	\$ 4,545	\$ 1,213	\$ 207	\$ 201	\$ -	\$ -	\$ 28,381
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 2	\$ 3	\$ 0	\$ 3	\$ 3	\$ 5	\$ 0	\$ 3	\$ 3	\$ 29
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 12,319</b>	<b>\$ 10,969</b>	<b>\$ 8,913</b>	<b>\$ 9,680</b>	<b>\$ 7,427</b>	<b>\$ 16,813</b>	<b>\$ 12,248</b>	<b>\$ 7,374</b>	<b>\$ 7,080</b>	<b>\$ 6,862</b>	<b>\$ 12,856</b>	<b>\$ 4,773</b>	<b>\$ 117,314</b>

**Hammock Reserve**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operation and Maintenance</i></b>													
<b>Field Expenses</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,125	\$ 2,125
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353	\$ 281	\$ -	\$ 634
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ 19	\$ 26	\$ 138	\$ 32	\$ 283
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137	\$ 377	\$ 119	\$ 119	\$ 293	\$ 1,045
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Amenity Expenses</b>													
Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 5,963
<b>Total O&amp;M Expenses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 206</b>	<b>\$ 1,886</b>	<b>\$ 1,989</b>	<b>\$ 2,029</b>	<b>\$ 3,940</b>	<b>\$ 10,051</b>
<b>Total Expenditures</b>	<b>\$ 12,319</b>	<b>\$ 10,969</b>	<b>\$ 8,913</b>	<b>\$ 9,680</b>	<b>\$ 7,427</b>	<b>\$ 16,813</b>	<b>\$ 12,248</b>	<b>\$ 7,580</b>	<b>\$ 8,966</b>	<b>\$ 8,851</b>	<b>\$ 14,885</b>	<b>\$ 8,713</b>	<b>\$ 127,364</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 7,681</b>	<b>\$ (10,969)</b>	<b>\$ 11,087</b>	<b>\$ (9,680)</b>	<b>\$ 12,573</b>	<b>\$ (16,813)</b>	<b>\$ (12,248)</b>	<b>\$ 12,488</b>	<b>\$ 4,670</b>	<b>\$ 41,252</b>	<b>\$ (14,678)</b>	<b>\$ (7,299)</b>	<b>\$ 18,065</b>

# Hammock Reserve

## Community Development District

### Long Term Debt Report

<b>SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS</b>		
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
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$5,380,000</b>

<b>SERIES 2021, SPECIAL ASSESSMENT REVENUE BONDS</b>		
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
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$4,990,000</b>

# SECTION 3

# SECTION (a)

<b>Requisition</b>	<b>Payee/Vendor</b>	<b>Amount</b>
56	Prince & Sons., Inc.	\$ 2,500.00
57	Blue Ox Enterprises, LLC	\$ 7,251.37
58	Steve's Electric, Inc.	\$ 1,350.00
59	Stewart & Associates Property Services, Inc.	\$ 5,150.00
60	Stewart & Associates Property Services, Inc.	\$ 2,501.60
	<b>TOTAL</b>	<b>\$ 18,752.97</b>

**SECTION (b)**

<b>Requisition</b>	<b>Payee/Vendor</b>	<b>Amount</b>
34	JMBI Real Estate, LLC	\$ 3,000.00
35	Wood & Associates Engineering, LLC	\$ 5,710.00
36	Wood & Associates Engineering, LLC	\$ 291.25
37	Wood & Associates Engineering, LLC	\$ 843.75
38	Tucker Paving, Inc.	\$ 171,557.23
39	Core & Main	\$ 55,576.30
	<b>TOTAL</b>	<b>\$ 236,978.53</b>



# SECTION (c)

# Hammock Reserve Community Development District

FY21 Funding Request # 13  
September 9, 2021

Bill to: JMBI Real Estate

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Payee Series 2020 Capital Projects Fund

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1	Blue Ox Enterprises, LLC Pay Application # 12 period thru 8/20/21	\$	23,525.08
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\$ 23,525.08

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**Total:** \$ 23,525.08

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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

**Hammock Reserve  
Community Development District**

**FY21 Funding Request # 14  
September 14, 2021**

Bill to: JMBI Real Estate

**Payee** **Series 2020 Capital Projects Fund**

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**1 Stewart & Associates Property Services Inc** **\$ 75,365.00**  
Invoice # 11198 - Pay Application # 5

**\$ 75,365.00**

**Total: \$ 75,365.00**

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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

**Hammock Reserve  
Community Development District**

FY21 Funding Request # 15  
September 20, 2021

Bill to: JMBI Real Estate

**Payee** **Series 2020 Capital Projects Fund**

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<b>1</b>	<b>Greenland Services LLC</b> Invoice # 220328 - Mow of all common areas	\$	6,500.00
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\$ 6,500.00

**Total:** \$ 6,500.00

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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

**Hammock Reserve  
Community Development District**

FY21 Funding Request # 16  
September 28, 2021

Bill to: JMBI Real Estate

	<b>Payee</b>		<b>Series 2020 Capital Projects Fund</b>
1	<b>KE Law Group LLC</b> Invoice # 303 - Project Construction for Aug 2021	\$	160.50
2	<b>Blue Ox Enterprises LLC</b> Pay Application # 13 period thru 9/20/21	\$	10,407.28
		\$	<b>10,567.78</b>
		<b>Total:</b>	<b>\$ 10,567.78</b>

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

# SECTION (d)

**Hammock Reserve  
Community Development District**

FY22 Funding Request # 1  
October 5, 2021

Bill to: JMBI Real Estate

Payee

Series 2020 Capital Projects Fund

<b>1</b>	<b>Stewart &amp; Associates Property Services</b> Invoice # 11200 - Additional Bahia Sod	\$	5,003.40
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\$ 5,003.40

**Total:** \$ **5,003.40**

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