

*Hammock Reserve
Community Development District*

Agenda

February 1, 2022

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

January 25, 2022

**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, February 1, 2022**, at **1:30 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/87415491640>

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

Meeting ID: 874 1549 1640

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the November 2, 2021 Board of Supervisors Meeting
4. Consideration of Resolution 2022-02 Directing Chairman and District Staff to File a Petition Amending District Boundaries (*to be provided under separate cover*)
5. Consideration of Boundary Amendment Funding Agreement (*to be provided under separate cover*)
6. Ratification of 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser

¹ Comments will be limited to three (3) minutes

7. Ratification of Contract Agreement with Polk County Property Appraiser
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Landscape Maintenance Addendum for Phase 2 (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Items for Ratification:
 - a) Ratification of Summary of Series 2020 (AA1) Requisitions #61 to #68
 - b) Ratification of Summary of Series 2021 (AA2) Requisitions #40 to #54
 - c) Ratification of FY 2022 Funding Request #2
9. Other Business
10. Supervisors Requests and Audience Comments
11. 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, **November 2, 2021** at 1:30 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairman
Matthew Cassidy	Assistant Secretary
Justin Frye	Assistant Secretary
Andrew Rhinehart	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	KE Law Group
Marshall Tindall	GMS
Clayton Smith <i>by phone</i>	GMS
Heather Wertz <i>by Zoom</i>	Absolute Engineering, Inc.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were five 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 October 5,
2021 Board of Supervisors Meeting**

Ms. Burns presented the October 5, 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. Heath, seconded by Mr. Rhinehart, with all in favor, the Minutes of the October 5, 2021, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ranking of Proposals Received for Construction Services for Phase 3

Ms. Burns stated that they received four bids. The bids were from Tucker Paving, Cobb, Kearney, and QGS. Ms. Wertz joined the meeting via Zoom and noted the bid amounts. The lowest bid was from Tucker Paving at \$6,725,198.34. Her recommendation was to go with Tucker.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Proposal from Tucker Paving for Construction Services for Phase 3, and to Accept the Rankings and Send the NITA to Tucker Paving, was approved.

FIFTH ORDER OF BUSINESS

Ranking of Proposals Received for Construction Services for Phase 4

Ms. Wertz stated that the lowest bid for this phase also came from Tucker Paving. She also stated that the bids were complete and do not require adjustments.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Proposal from Tucker Paving for Construction Services for Phase 4, and to Accept the Rankings and Send the NITA to Tucker Paving, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Report for Series 2020 AA1 Project

Ms. Burns stated that this was included in the agenda and it outlined that the District does not earn more interest than it pays. The report is a requirement of the Trust Indenture. She offered to answer any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Arbitrage Rebate Report for Series 2020 AA1 Project, was approved.

SEVENTH 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’s Report

Mr. Tindall stated that landscaping contracts started. He also stated that a wall had been hit but there were no structural issues with it. Mr. Tindall brought up some not sodded areas that he said would need to be addressed eventually. The Board and Mr. Tindall discussed a hydrant that was used to water CDD installs.

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 Ms. Schwenk, seconded by Mr. Rhinehart, 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. Items for Ratification

a) Ratification of Series 2020 (AA1) Requisitions #56 to #60

b) Ratification of Summary of Series 2021 (AA2) Requisitions #34 to #39

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. Rhinehart, with all in favor, the Series 2020 (AA1) Requisitions #56-#60, and the Series 2021 (AA2) Requisitions #34 to #39, were ratified.

c) Ratification of FY 2021 Funding Requests #13 to #16

d) Ratification of FY 2022 Funding Request #1

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

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the FY 2021 Funding Requests #13 to #16, and the FY 2022 Funding Request #1, were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*Item will be
provided under
separate cover.*

SECTION V

*Item will be
provided under
separate cover.*

SECTION VI



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER
2022 Data Sharing and Usage Agreement

HAMMOCK RESERVE CDD

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

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser's website or in FTP data files. In addition, the Polk County Property Appraiser's mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data**," will be **protected as follows**:

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

The term of this Agreement shall commence on **January 1, 2022** and shall run until **December 31, 2022**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

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

POLK COUNTY PROPERTY APPRAISER

HAMMOCK RESERVE CDD

Signature: Marsha Faux

Signature: Jill Burns

Print: Marsha M. Faux CFA, ASA

Print: Jill Burns

Title: Polk County Property Appraiser

Title: District Manager

Date: December 1, 2021

Date: 1/18/22

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

SECTION VII

CONTRACT AGREEMENT

This Agreement made and entered into on Friday, December 03, 2021 by and between the Hammock Reserve Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2022 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Hammock Reserve Community Development District.
3. The term of this Agreement shall commence on January 1, 2022 or the date signed below, whichever is later, and shall run until December 31, 2022, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2022 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 15, 2022**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Thursday, September 15, 2022**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2022 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2022 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Thursday, September 15, 2022** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By: Jill Burns
Special District Representative

Jill Burns
Print name
District Manager 1/18/22
Title Date

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

Marsha Faux
Marsha M. Faux, Property Appraiser

SECTION VIII

SECTION C

Hammock Reserve

Field Management Report



February 01, 2022

Clayton Smith

Field Services Manager

GMS

Completed

Landscape Review and General Maint.

- ✚ Review site with landscaper.
- ✚ Playground review.
- ✚ Monitoring new phase tracts.
- ✚ Transition of irrigation from hydrant to well.



Site Items

Scuffed wall

- ✚ Perimeter wall appears to have been hit by something. Large scuff along the side.



Monitoring sod

- ✚ Monitoring areas that have worn or missing sod.
- ✚ Contacting builder where appropriate.



In Progress

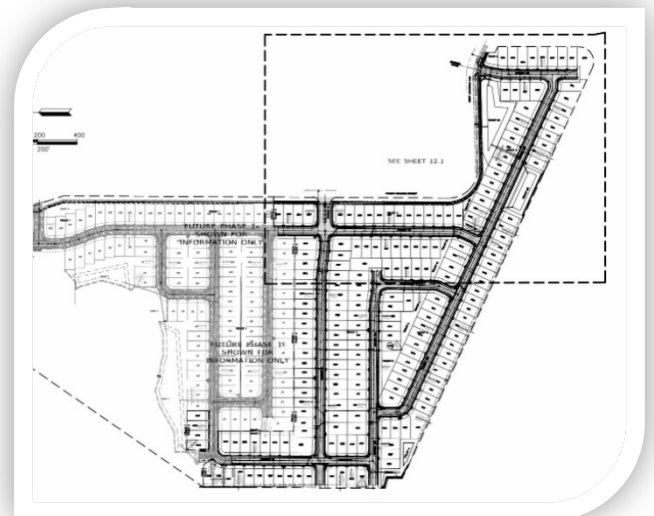
Replacing Damaged Signs

- ✚ Damaged signs were noted.
- ✚ Parts are being ordered and repairs will be scheduled after they arrive.



Landscape Contract Addendum

- ✚ Working with landscaper to get an addendum for new phase.



Upcoming

Amenity Construction

✚ Amenity construction looks like it will begin soon.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Hammock Reserve Community Development District

Summary of Checks

November 30, 2021 to January 26, 2022

Bank	Date	Check No.'s	Amount
General Fund	11/30/21	172	\$ 1,490.80
	12/1/21	173	\$ 3,000.00
	12/8/21	174-183	\$ 10,624.54
	12/20/21	184	\$ 1,490.79
	12/27/21	185-190	\$ 35,855.42
	1/13/22	191-195	\$ 19,177.48
	1/17/22	196	\$ 1,490.80
			\$ 73,129.83
			\$ 73,129.83

*** CHECK DATES 11/30/2021 - 01/26/2022 ***

HAMMOCK RESERVE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/30/21	00019	11/30/21	11302021	202111	300-15500	10000	WHFS,LLC	*	1,490.80	1,490.80	000172
12/01/21	00018	5/19/21	945	202106	300-20700	10100	JMBI REAL ESTATE LLC	*	3,000.00	3,000.00	000173
12/08/21	00030	10/20/21	6630-10-	202110	310-51300	31300	AMTEC	*	450.00	450.00	000174
12/08/21	00010	11/02/21	AR110220	202111	310-51300	11000	ANDREW RHINEHART	*	200.00	200.00	000175
12/08/21	00006	10/01/21	29	202110	310-51300	34000	GOVERNMENTAL MANAGEMENT SERVICES	*	3,004.17	4,438.33	000176
		10/01/21	29	202110	310-51300	35200		*	100.00		
		10/01/21	29	202110	310-51300	35100		*	150.00		
		10/01/21	29	202110	310-51300	31400		*	500.00		
		10/01/21	29	202110	310-51300	51000		*	2.89		
		10/01/21	29	202110	310-51300	42000		*	45.17		
		10/01/21	29	202110	310-51300	42500		*	11.10		
		10/01/21	30	202110	320-53800	34000		*	625.00		
12/08/21	00024	11/02/21	JF110220	202111	310-51300	11000	JUSTIN KEITH FRYE	*	200.00	200.00	000177
12/08/21	00025	10/05/21	390	202110	310-51300	31500	KE LAW GROUP, PLLC	*	1,006.41	2,081.21	000178
		11/12/21	691	202110	310-51300	31500		*	1,074.80		
12/08/21	00008	11/02/21	LS110220	202111	310-51300	11000	LAUREN SCHWENK	*	200.00	200.00	000179

*** CHECK DATES 11/30/2021 - 01/26/2022 ***

HAMMOCK RESERVE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
12/08/21	00011	11/02/21	MC110220	202111	310-51300	-11000			*	200.00			
			SUPERVISOR FEE 11/02/21					MATTHEW CASSIDY				200.00	000180
12/08/21	00027	10/01/21	4617	202110	320-53800	-46200			*	1,275.00			
			LAWN MAINTENANCE 10/1/21										
		10/18/21	4713	202110	320-53800	-46200			*	1,275.00			
			LAWN MAINTENANCE 10/18/21					PRINCE & SONS, INC.				2,550.00	000181
12/08/21	00007	11/02/21	RH110220	202111	310-51300	-11000			*	200.00			
			SUPERVISOR FEE 11/02/21					RENNIE HEATH				200.00	000182
12/08/21	00021	9/10/21	1286	202108	310-51300	-31100			*	105.00			
			ENGINEERS REPORT 6/21-7/6					WOOD & ASSOCIATES ENGINEERING LLC				105.00	000183
12/20/21	00019	12/14/21	12142021	202112	300-15500	-10000			*	1,490.79			
			EQUIPMENT LEASE - JAN 22					WHFS, LLC				1,490.79	000184
12/27/21	00028	12/14/21	9100 885	202112	320-53800	-43100			*	789.20			
			00 POLK CITY RD LITE PH1					DUKE ENERGY				789.20	000185
12/27/21	00006	11/01/21	31	202111	310-51300	-34000			*	3,004.17			
			MANAGEMENT FEES NOV 21										
		11/01/21	31	202111	310-51300	-35200			*	100.00			
			WEDSITE ADMIN NOV 21										
		11/01/21	31	202111	310-51300	-35100			*	150.00			
			INFO TECHNOLOGY NOV 21										
		11/01/21	31	202111	310-51300	-31400			*	500.00			
			DISSEMINATION NOV 21										
		11/01/21	31	202111	310-51300	-51000			*	2.50			
			OFFICE SUPPLIES										
		11/01/21	31	202111	310-51300	-42000			*	18.05			
			POSTAGE										
		11/01/21	31	202111	310-51300	-42500			*	33.15			
			COPIES										
		11/01/21	32	202111	320-53800	-34000			*	625.00			
			FIELD MANAGEMENT NOV 21					GOVERNMENTAL MANAGEMENT SERVICES				4,432.87	000186
12/27/21	00031	12/27/21	12272021	202112	300-20700	-10000			*	21,157.90			
			FY22 DEBT SERVICE ASSESS					HAMMOCK RESERVE CDD C/O USBANK				21,157.90	000187

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*** CHECK DATES 11/30/2021 - 01/26/2022 ***

HAMMOCK RESERVE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/27/21	00025	12/06/21	803	202111	310	51300	31500		202111 310-51300-31500 GENERAL COUNSEL NOV 21	*	1,548.43		
												1,548.43	000188
12/27/21	00027	11/01/21	4812	202111	320	53800	46200		202111 320-53800-46200 LANDSCAPE MAINT-NOV21	*	3,128.75		
												3,128.75	000189
12/27/21	00032	10/11/21	4651875	202112	300	20700	10000		202112 300-20700-10000 1% ADMIN APPRAISER FEE	*	3,312.09		
		10/11/21	4651876	202112	300	32500	10000		202112 300-32500-10000 1% ADMIN APPRAISER FEE	*	1,486.18		
												4,798.27	000190
1/13/22	00013	12/21/21	61202ADE	202112	320	53800	43200		202112 320-53800-43200 1190 PRADO GRANDE HYDRANT	*	324.24		
		12/21/21	61202DEC	202112	320	53800	43200		202112 320-53800-43200 1190 PRADO GRANDE HYDRANT	*	3,242.42		
												3,566.66	000191
1/13/22	99999	1/13/22	VOID	202201	000	00000	00000		202201 000-00000-00000 VOID CHECK	C	.00		
												.00	000192
												*****INVALID VENDOR NUMBER*****	
1/13/22	00006	12/01/21	33	202112	310	51300	34000		202112 310-51300-34000 MANAGEMENT FEES DEC 21	*	3,004.17		
		12/01/21	33	202112	310	51300	35200		202112 310-51300-35200 WEBSITE ADMIN DEC 21	*	100.00		
		12/01/21	33	202112	310	51300	35100		202112 310-51300-35100 INFO TECHNOLOGY DEC 21	*	150.00		
		12/01/21	33	202112	310	51300	31400		202112 310-51300-31400 DISSEMINATION DEC 21	*	500.00		
		12/01/21	33	202112	310	51300	51000		202112 310-51300-51000 OFFICE SUPPLIES	*	2.77		
		12/01/21	33	202112	310	51300	42000		202112 310-51300-42000 POSTAGE	*	31.97		
		12/01/21	33	202112	310	51300	42500		202112 310-51300-42500 COPIES	*	10.50		
		12/01/21	34	202112	320	53800	34000		202112 320-53800-34000 FIELD MANAGEMENT DEC 21	*	625.00		
		1/01/22	35	202201	310	51300	34000		202201 310-51300-34000 MANAGEMENT FEES JAN 22	*	3,004.17		
		1/01/22	35	202201	310	51300	35200		202201 310-51300-35200 WEBSITE ADMIN JAN 22	*	100.00		
		1/01/22	35	202201	310	51300	35100		202201 310-51300-35100 INFO TECHNOLOGY JAN 22	*	150.00		

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/22	35	202201	310-51300-31400						DISSEMINATION JAN 22	*	500.00		
1/01/22	35	202201	310-51300-51000						OFFICE SUPPLIES	*	.30		
1/01/22	35	202201	310-51300-42000						POSTAGE	*	71.94		
1/01/22	36	202201	320-53800-34000						FIELD MANAGEMENT JAN 22	*	625.00		
GOVERNMENTAL MANAGEMENT SERVICES											8,875.82	000193	
1/13/22	00025	1/11/22	1110	202112	310-51300-31500				GENERAL COUNSEL - DEC 21	*	477.50		
KE LAW GROUP, PLLC											477.50	000194	
1/13/22	00027	12/01/21	4949	202112	320-53800-46200				LANDSCAPE MAINT - DEC 21	*	3,128.75		
		1/01/22	5163	202201	320-53800-46200				LANDSCAPE MAINT - JAN 22	*	3,128.75		
PRINCE & SONS, INC.											6,257.50	000195	
1/17/22	00019	1/14/22	01142022	202201	300-15500-10000				EQUIPMENT LEASE-FEB 2022	*	1,490.80		
WHFS,LLC											1,490.80	000196	
TOTAL FOR BANK A											73,129.83		
TOTAL FOR REGISTER											73,129.83		

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
December 31, 2021



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6	<u>Capital Projects Fund Series 2020</u>
7	<u>Capital Projects Fund Series 2021</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Hammock Reserve
Community Development District
Combined Balance Sheet
December 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 189,877	\$ -	\$ -	\$ 189,877
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
Investments:				
Series 2020				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 21,158	\$ -	\$ 21,158
Construction	\$ -	\$ -	\$ 42,856	\$ 42,856
Series 2021				
Reserve	\$ -	\$ 278,100	\$ -	\$ 278,100
Revenue	\$ -	\$ 11	\$ -	\$ 11
Construction	\$ -	\$ -	\$ 1,602,829	\$ 1,602,829
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Due from General Fund	\$ -	\$ 126,830	\$ -	\$ 126,830
Prepaid Expenses	\$ 1,491	\$ -	\$ -	\$ 1,491
Total Assets	\$ 191,367	\$ 580,100	\$ 1,646,686	\$ 2,418,153
Liabilities:				
Accounts Payable	\$ 11,597	\$ -	\$ -	\$ 11,597
Due to Debt Service	\$ 126,830	\$ -	\$ -	\$ 126,830
Retainage Payable	\$ -	\$ -	\$ 56,915	\$ 56,915
Total Liabilities	\$ 138,428	\$ -	\$ 56,915	\$ 195,343
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,491	\$ -	\$ -	\$ 1,491
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 301,989	\$ -	\$ 301,989
Debt Service - Series 2021	\$ -	\$ 278,111	\$ -	\$ 278,111
Capital Projects - Series 2020	\$ -	\$ -	\$ 55,686	\$ 55,686
Capital Projects - Series 2021	\$ -	\$ -	\$ 1,534,084	\$ 1,534,084
Unassigned	\$ 51,449	\$ -	\$ -	\$ 51,449
Total Fund Balances	\$ 52,940	\$ 580,100	\$ 1,589,770	\$ 2,222,810
Total Liabilities & Fund Balance	\$ 191,367	\$ 580,100	\$ 1,646,686	\$ 2,418,153

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues:				
Assessments - Tax Roll	\$ 138,216	\$ 66,405	\$ 66,405	\$ (0)
Assessments - Lot Closings	\$ -	\$ -	\$ 1,287	\$ 1,287
Developer Contributions	\$ 190,989	\$ 15,000	\$ 15,000	\$ -
Total Revenues	\$ 329,205	\$ 81,405	\$ 82,691	\$ 1,286
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,000	\$ 1,000
Engineering	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Attorney	\$ 30,000	\$ 7,500	\$ 4,107	\$ 3,393
Annual Audit	\$ 4,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 1,500	\$ 1,250	\$ 250
Trustee Fees	\$ 10,650	\$ -	\$ -	\$ -
Management Fees	\$ 36,050	\$ 9,013	\$ 9,013	\$ (0)
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Telephone	\$ 300	\$ 75	\$ -	\$ 75
Postage & Delivery	\$ 1,000	\$ 250	\$ 95	\$ 155
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 1,000	\$ 250	\$ 55	\$ 195
Legal Advertising	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Other Current Charges	\$ 5,000	\$ 1,250	\$ 112	\$ 1,138
Office Supplies	\$ 625	\$ 156	\$ 8	\$ 148
Travel Per Diem	\$ 660	\$ 165	\$ -	\$ 165
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 148,810	\$ 41,284	\$ 28,190	\$ 13,094

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 15,000	\$ 3,750	\$ 1,875	\$ 1,875
Landscape Maintenance	\$ 61,250	\$ 15,313	\$ 8,808	\$ 6,505
Landscape Replacement	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Streetlights	\$ 18,000	\$ 4,500	\$ 2,742	\$ 1,758
Electric	\$ 7,200	\$ 1,800	\$ 463	\$ 1,337
Water & Sewer	\$ 1,500	\$ 375	\$ 3,567	\$ (3,192)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
General Repairs & Maintenance	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 2,500	\$ 625	\$ -	\$ 625
Subtotal Field Expenditures	\$ 127,950	\$ 35,738	\$ 17,454	\$ 18,284
Amenity Expenditures				
Amenity - Electric	\$ 8,400	\$ -	\$ -	\$ -
Amenity - Water	\$ 2,042	\$ -	\$ -	\$ -
Playground Lease	\$ 8,167	\$ 3,500	\$ 4,472	\$ (972)
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 Expenditures	\$ 49,945	\$ 3,500	\$ 4,472	\$ (972)
Total Operations & Maintenance	\$ 177,895	\$ 39,238	\$ 21,926	\$ 17,311
Total Expenditures	\$ 326,705	\$ 80,521	\$ 50,116	\$ 30,405
Excess (Deficiency) of Revenues over Expenditures	\$ 2,500	\$ 884	\$ 32,575	\$ (29,119)
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (2,500)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (2,500)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 32,575	
Fund Balance - Beginning	\$ -		\$ 20,365	
Fund Balance - Ending	\$ -		\$ 52,940	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 147,988	\$ 147,988	\$ 0
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ 308,327	\$ 147,988	\$ 147,993	\$ 5
Expenditures:				
Interest - 11/1	\$ 102,391	\$ 102,391	\$ 102,391	\$ 0
Principal - 5/1	\$ 100,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 102,391	\$ -	\$ -	\$ -
Total Expenditures	\$ 304,781	\$ 102,391	\$ 102,391	\$ 0
Excess (Deficiency) of Revenues over Expenditures	\$ 3,546	\$ 45,597	\$ 45,602	\$ 4
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (154,004)	\$ (154,004)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (154,004)	\$ (154,004)
Net Change in Fund Balance	\$ 3,546		\$ (108,401)	
Fund Balance - Beginning	\$ 102,395		\$ 410,390	
Fund Balance - Ending	\$ 105,940		\$ 301,989	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues:				
Assessments - Direct Bill	\$ 278,100	\$ 136,928	\$ -	\$ (136,928)
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ 278,100	\$ 136,928	\$ 5	\$ (136,923)
Expenditures:				
Interest - 11/1	\$ 79,256	\$ 79,256	\$ 79,256	\$ 0
Principal - 5/1	\$ 100,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 87,522	\$ -	\$ -	\$ -
Total Expenditures	\$ 266,778	\$ 79,256	\$ 79,256	\$ 0
Excess (Deficiency) of Revenues over Expenditures	\$ 11,322	\$ 57,672	\$ (79,251)	\$ (136,923)
Fund Balance - Beginning	\$ 79,257		\$ 357,362	
Fund Balance - Ending	\$ 90,579		\$ 278,111	

Hammock Reserve

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ (203,429)	\$ 203,429
Total Expenditures	\$ -	\$ -	\$ (203,429)	\$ 203,429
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 203,431	\$ (203,428)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 154,004	\$ 154,004
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 154,004	\$ 154,004
Net Change in Fund Balance	\$ -	\$ -	\$ 357,434	
Fund Balance - Beginning	\$ -	\$ -	\$ (301,748)	
Fund Balance - Ending	\$ -	\$ -	\$ 55,686	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2021

	Adopted Budget	Prorated Budget Thru 12/31/21	Actual Thru 12/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 41	\$ 41
Total Revenues	\$ -	\$ -	\$ 41	\$ 41
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 723,052	\$ (723,052)
Total Expenditures	\$ -	\$ -	\$ 723,052	\$ (723,052)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (723,012)	\$ 723,093
Fund Balance - Beginning	\$ -		\$ 2,257,096	
Fund Balance - Ending	\$ -		\$ 1,534,084	

Hammock Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ 66,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,405
Assessments - Lot Closings	\$ 1,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,287
Developer Contributions	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Total Revenues	\$ 1,287	\$ 15,000	\$ 66,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,691
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,081	\$ 1,548	\$ 478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,107
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 500	\$ 500	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,013
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 45	\$ 18	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,175
Printing & Binding	\$ 11	\$ 33	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 36	\$ 31	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112
Office Supplies	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 18,730	\$ 5,387	\$ 4,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,190

Hammock Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,875
Landscape Maintenance	\$ 2,550	\$ 3,129	\$ 3,129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,808
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 546	\$ 617	\$ 1,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,742
Electric	\$ 58	\$ 201	\$ 203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	463
Water & Sewer	\$ -	\$ -	\$ 3,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,567
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 3,779	\$ 4,572	\$ 9,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,454
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ 1,491	\$ 1,491	\$ 1,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,472
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 1,491	\$ 1,491	\$ 1,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,472
Total Operations & Maintenance	\$ 5,270	\$ 6,063	\$ 10,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,926
Total Expenditures	\$ 24,000	\$ 11,451	\$ 14,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,116
Excess (Deficiency) of Revenues over Expenditures	\$ (22,713)	\$ 3,549	\$ 51,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,575
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (22,713)	\$ 3,549	\$ 51,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,575

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	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$154,000	
Reserve Fund Balance	\$154,000	
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

Hammock Reserve
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments \$ 148,618.47 \$ 331,209.00 \$ 479,827.47
 Net Assessments \$ 138,215.18 \$ 308,024.37 \$ 446,239.55

ON ROLL ASSESSMENTS

30.97% 69.03% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	O&M Portion	2020 Debt Service	Total
12/14/21	ACH	\$37,680.66	(\$1,507.14)	(\$723.47)	\$0.00	\$35,450.05	\$10,980.06	\$24,469.99	\$35,450.05
12/27/21	1% Fee Adj	(\$4,798.27)	\$0.00	\$0.00	\$0.00	(\$4,798.27)	(\$1,486.18)	(\$3,312.09)	(\$4,798.27)
12/31/21	ACH	\$195,215.15	(\$7,724.47)	(\$3,749.81)	\$0.00	\$183,740.87	\$56,910.64	\$126,830.23	\$183,740.87
TOTAL		\$ 228,097.54	\$ (9,231.61)	\$ (4,473.28)	\$ -	\$ 214,392.65	\$ 66,404.52	\$ 147,988.13	\$ 214,392.65

48%	Net Percent Collected
\$ 231,846.90	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

JMBI Real Estate					
			Net Assessments	\$273,856.26	\$273,856.26
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service
	12/1/21		\$136,928.13		
	2/1/22		\$68,464.07		
	5/1/22		\$68,464.07		
			\$ 273,856.27	\$ -	\$ -

SECTION 3

SECTION (a)

Requisition	Payee/Vendor	Amount
61	Stewart & Associates Property Services, Inc.	\$ 26,500.00
62	Blue Ox Enterprises, LLC	\$ 79,575.99
63	Stewart & Associates Property Services, Inc.	\$ 10,920.00
64	JMBI Real Estate, LLC	\$ 223,170.36
65	Wood & Associates Engineering	\$ 937.50
66	KE Law Group	\$ 85.00
67	JMBI Real Estate, LLC	\$ 24,619.68
68	Hammock Reserve Ph. 2 Tfr to Construction Acct.	\$ 6,034.94
	TOTAL	\$ 371,843.47

SECTION (b)

Requisition	Payee/Vendor	Amount
40	JMBI Real Estate, LLC	\$ 3,000.00
41	Atlantic TNG, LLC	\$ 4,083.00
42	Tucker Paving, Inc.	\$ 197,497.53
43	JMBI Real Estate, LLC	\$ 3,000.00
44	JMBI Real Estate, LLC	\$ 3,000.00
45	JMBI Real Estate, LLC	\$ 3,000.00
46	JMBI Real Estate, LLC	\$ 4,527.50
47	Hub International Midwest West	\$ 45,640.00
48	City of Haines City	\$ 16,527.19
49	JMBI Real Estate, LLC	\$ 3,000.00
50	Core & Main	\$ 327.30
51	Tucker Paving, Inc.	\$ 440,992.44
52	Wood & Associates Engineering	\$ 1,457.50
53	JMBI Real Estate, LLC	\$ 105.00
54	JMBI Real Estate, LLC	\$ 281,592.28
	TOTAL	\$ 1,007,749.74

SECTION (c)

**Hammock Reserve
Community Development District**

FY22 Funding Request # 2
October 13, 2021

Bill to: JMBI Real Estate

Payee	Series 2020 Capital Projects Fund
1 Wood & Associates Engineering LLC	
Invoice # 1219 - Phase 1 Engineer Services for 6/29/21 thru 8/29/22	\$ 527.50
Invoice # 1282 - Phase 1 Req review for 8/25/21 thru 10/6/21	\$ 150.00
2 KE Law Group	
Invoice # 391 - Project Construction for Sept 2021	\$ 34.00
	\$ 711.50
Total:	\$ 711.50

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