

Hammock Reserve
Community Development District

Proposed Budget
FY2023



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Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ 138,216	\$ 133,282	\$ 4,933	\$ 138,216	\$ 387,067
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 147,336
Assessments - Lot Closings	\$ -	\$ 7,959	\$ -	\$ 7,959	\$ -
Developer Contributions	\$ 190,989	\$ 15,000	\$ 111,057	\$ 126,057	\$ -
Boundary Amendment Contributions	\$ -	\$ 624	\$ -	\$ 624	\$ -
Total Revenues	\$ 329,205	\$ 156,865	\$ 115,990	\$ 272,855	\$ 534,403

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 3,600	\$ 6,000	\$ 9,600	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000
Attorney	\$ 30,000	\$ 7,654	\$ 15,000	\$ 22,654	\$ 30,000
Annual Audit	\$ 4,500	\$ -	\$ 4,900	\$ 4,900	\$ 6,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 1,800
Dissemination	\$ 7,000	\$ 2,750	\$ 3,500	\$ 6,250	\$ 8,000
Trustee Fees	\$ 10,650	\$ 3,704	\$ 6,946	\$ 10,650	\$ 14,200
Management Fees	\$ 36,050	\$ 18,025	\$ 18,025	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Postage & Delivery	\$ 1,000	\$ 204	\$ 500	\$ 704	\$ 1,000
Insurance	\$ 5,500	\$ 5,175	\$ -	\$ 5,175	\$ 6,210
Printing & Binding	\$ 1,000	\$ 66	\$ 500	\$ 566	\$ 500
Legal Advertising	\$ 10,000	\$ -	\$ 7,500	\$ 7,500	\$ 7,500
Other Current Charges	\$ 5,000	\$ 226	\$ 2,500	\$ 2,726	\$ 1,000
Office Supplies	\$ 625	\$ 14	\$ 313	\$ 326	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 330	\$ 330	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 148,810	\$ 48,542	\$ 83,114	\$ 131,655	\$ 150,413

Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023	
<i>Operations & Maintenance</i>						
Field Expenditures						
Property Insurance	\$ 5,000	\$ 1,543	\$ -	\$ 1,543	\$ 12,000	
Field Management	\$ 15,000	\$ 3,750	\$ 7,500	\$ 11,250	\$ 15,750	
Landscape Maintenance	\$ 61,250	\$ 20,299	\$ 31,404	\$ 51,702	\$ 114,000	
Landscape Replacement	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000	
Streetlights	\$ 18,000	\$ 4,508	\$ 9,000	\$ 13,508	\$ 19,800	
Electric	\$ 7,200	\$ 1,326	\$ 3,600	\$ 4,926	\$ 7,920	
Water & Sewer	\$ 1,500	\$ 5,587	\$ 750	\$ 6,337	\$ 6,970	
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500	
Irrigation Repairs	\$ 5,000	\$ 655	\$ 2,500	\$ 3,155	\$ 8,000	
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 15,000	
Contingency	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 7,500	
Subtotal Field Expenditures	\$ 127,950	\$ 37,668	\$ 64,754	\$ 102,421	\$ 224,440	
Amenity Expenditures						
Amenity - Electric	\$ 8,400	\$ -	\$ 4,200	\$ 4,200	\$ 5,400	
Amenity - Water	\$ 2,042	\$ -	\$ 1,021	\$ 1,021	\$ 3,500	
Playground Lease	\$ 8,167	\$ 8,945	\$ 8,945	\$ 17,890	\$ 70,830	
Internet	\$ 1,750	\$ -	\$ 875	\$ 875	\$ 1,500	
Pest Control	\$ 420	\$ -	\$ 210	\$ 210	\$ 720	
Janitorial Services	\$ 4,958	\$ -	\$ 2,479	\$ 2,479	\$ 6,000	
Security Services	\$ 5,833	\$ -	\$ 2,917	\$ 2,917	\$ 25,000	
Pool Maintenance	\$ 10,500	\$ -	\$ 5,250	\$ 5,250	\$ 21,600	
Amenity Access Management	\$ 2,917	\$ -	\$ 1,458	\$ 1,458	\$ 5,000	
Amenity Repairs & Maintenance	\$ 583	\$ -	\$ 292	\$ 292	\$ 10,000	
Contingency	\$ 4,375	\$ -	\$ 2,188	\$ 2,188	\$ 7,500	
Subtotal Amenity Expenditures	\$ 49,945	\$ 8,945	\$ 29,834	\$ 38,779	\$ 157,050	
Total Operations & Maintenance	\$ 177,895	\$ 46,612	\$ 94,587	\$ 141,200	\$ 381,490	
<i>Other Expenditures</i>						
Capital Reserves - Transfer	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	
Total Other Expenditures	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	
Total Expenditures	\$ 329,205	\$ 95,154	\$ 177,701	\$ 272,855	\$ 534,403	
Excess Revenues/(Expenditures)	\$ -	\$ 61,711	\$ (61,711)	\$ -	\$ -	
Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	437.00	437	1.00	\$387,067.22	\$885.74	\$952.41
Unplatted	166.34	591	0.28	\$147,335.58	\$249.30	\$268.06
	603.34	1028		\$534,402.80		

Hammock Reserve

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

The District's engineer, Wood & Associates Engineering, LLC, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. Grau & Associates provides this service.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. Governmental Management Services – Central Florida, LLC provides these services.

Arbitrage

The District is contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020, 2021 and 2022 bonds, this cost also includes an additional bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon on the Series 2020, 2021 and 2022 bonds. This cost also includes an additional bond issuance. Governmental Management Services – Central Florida, LLC provides these services.

Hammock Reserve

Community Development District

General Fund Budget

Trustee Fees

The District will pay annual fees for Series 2020, 2021 and 2022 bonds that are deposited with a Trustee at US Bank. This cost also includes an additional bond issuance.

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

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

Legal Advertising

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

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General Fund Budget

Other Current Charges

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

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc. Governmental Management Services – Central Florida, LLC provides these services.

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Governmental Management Services – Central Florida, LLC provides onsite field management of contracts for District services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and respond to property owner phone calls and emails.

Landscape Maintenance

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

Landscape Replacement

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

Streetlights

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

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General Fund Budget

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells. The District has contracted with Prince & Sons, Inc. to provide these services.

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Lease

The District has entered into a leasing agreement with WHFS, LLC for playgrounds installed in the community.

Internet

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

Pest Control

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

Hammock Reserve

Community Development District

General Fund Budget

Janitorial Services

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

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities, as well as maintaining security systems installed.

Pool Maintenance

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

Amenity Access Management

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

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenditures:

Capital Reserves - Transfer

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

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

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments	\$ 308,327	\$ 297,031	\$ 11,296	\$ 308,327	\$ 308,327
Interest	\$ -	\$ 7	\$ -	\$ 7	\$ -
Carry Forward Surplus	\$ 102,395	\$ 256,390	\$ -	\$ 256,390	\$ 105,937
Total Revenues	\$ 410,722	\$ 553,428	\$ 11,296	\$ 564,724	\$ 414,264
Expenditures					
Interest Expense - 11/1	\$ 102,391	\$ 102,391	\$ -	\$ 102,391	\$ 101,078
Principal Expense - 5/1	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 105,000
Interest Expense - 5/1	\$ 102,391	\$ -	\$ 102,391	\$ 102,391	\$ 101,078
Total Expenditures	\$ 304,781	\$ 102,391	\$ 202,391	\$ 304,781	\$ 307,156
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	\$ -	\$ (154,006)	\$ -	\$ (154,006)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (154,006)	\$ -	\$ (154,006)	\$ -
Excess Revenues/(Expenditures)	\$ 105,940	\$ 297,032	\$ (191,095)	\$ 105,937	\$ 107,108

Interest Expense 11/1/23	\$ 99,700
Total	\$ 99,700

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

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

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

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

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

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

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments	\$ 278,100	\$ 1,350	\$ 213,300	\$ 214,650	\$ 278,100
Interest	\$ -	\$ 9	\$ -	\$ 9	\$ -
Assessments - Prepayment	\$ -	\$ 22,388	\$ -	\$ 22,388	\$ -
Assessments - Lot Closings	\$ -	\$ 64,800	\$ -	\$ 64,800	\$ -
Carry Forward Surplus	\$ 79,257	\$ 79,262	\$ -	\$ 79,262	\$ 94,331
Total Revenues	\$ 357,357	\$ 167,809	\$ 213,300	\$ 381,109	\$ 372,431
Expenditures					
Interest Expense - 11/1	\$ 79,256	\$ 79,256	\$ -	\$ 79,256	\$ 85,966
Principal Expense - 5/1	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 105,000
Interest Expense - 5/1	\$ 87,522	\$ -	\$ 87,522	\$ 87,522	\$ 85,966
Special Call - 5/1	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -
Total Expenditures	\$ 266,778	\$ 79,256	\$ 207,522	\$ 286,778	\$ 276,931
Excess Revenues/(Expenditures)	\$ 90,579	\$ 88,553	\$ 5,778	\$ 94,331	\$ 95,500

Interest Expense 11/1/23	\$ 84,719
Total	\$ 84,719

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

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

Date	Balance	Principal	Interest	Total
11/01/22	\$ 4,870,000.00	\$ -	\$ 85,965.63	\$ 85,965.63
05/01/23	\$ 4,870,000.00	\$ 105,000.00	\$ 85,965.63	\$ -
11/01/23	\$ 4,765,000.00	\$ -	\$ 84,718.75	\$ 275,684.38
05/01/24	\$ 4,765,000.00	\$ 105,000.00	\$ 84,718.75	\$ -
11/01/24	\$ 4,660,000.00	\$ -	\$ 83,471.88	\$ 273,190.63
05/01/25	\$ 4,660,000.00	\$ 110,000.00	\$ 83,471.88	\$ -
11/01/25	\$ 4,440,000.00	\$ -	\$ 82,165.63	\$ 275,637.50
05/01/26	\$ 4,440,000.00	\$ 110,000.00	\$ 82,165.63	\$ -
11/01/26	\$ 4,440,000.00	\$ -	\$ 80,859.38	\$ 273,025.00
05/01/27	\$ 4,440,000.00	\$ 115,000.00	\$ 80,859.38	\$ -
11/01/27	\$ 4,325,000.00	\$ -	\$ 79,134.38	\$ 274,993.75
05/01/28	\$ 4,325,000.00	\$ 120,000.00	\$ 79,134.38	\$ -
11/01/28	\$ 4,205,000.00	\$ -	\$ 77,334.38	\$ 276,468.75
05/01/29	\$ 4,205,000.00	\$ 120,000.00	\$ 77,334.38	\$ -
11/01/29	\$ 4,085,000.00	\$ -	\$ 75,534.38	\$ 272,868.75
05/01/30	\$ 4,085,000.00	\$ 125,000.00	\$ 75,534.38	\$ -
11/01/30	\$ 3,960,000.00	\$ -	\$ 73,659.38	\$ 274,193.75
05/01/31	\$ 3,830,000.00	\$ 130,000.00	\$ 73,659.38	\$ -
11/01/31	\$ 3,830,000.00	\$ -	\$ 71,709.38	\$ 275,368.75
05/01/32	\$ 3,830,000.00	\$ 135,000.00	\$ 71,709.38	\$ -
11/01/32	\$ 3,695,000.00	\$ -	\$ 69,431.25	\$ 276,140.63
05/01/33	\$ 3,695,000.00	\$ 140,000.00	\$ 69,431.25	\$ -
11/01/33	\$ 3,555,000.00	\$ -	\$ 67,068.75	\$ 276,500.00
05/01/34	\$ 3,555,000.00	\$ 145,000.00	\$ 67,068.75	\$ -
11/01/34	\$ 3,410,000.00	\$ -	\$ 64,621.88	\$ 276,690.63
05/01/35	\$ 3,410,000.00	\$ 145,000.00	\$ 64,621.88	\$ -
11/01/35	\$ 3,265,000.00	\$ -	\$ 62,175.00	\$ 271,796.88
05/01/36	\$ 3,265,000.00	\$ 150,000.00	\$ 62,175.00	\$ -
11/01/36	\$ 3,115,000.00	\$ -	\$ 59,643.75	\$ 271,818.75
05/01/37	\$ 3,115,000.00	\$ 160,000.00	\$ 59,643.75	\$ -
11/01/37	\$ 2,955,000.00	\$ -	\$ 56,943.75	\$ 276,587.50
05/01/38	\$ 2,955,000.00	\$ 165,000.00	\$ 56,943.75	\$ -
11/01/38	\$ 2,790,000.00	\$ -	\$ 54,159.38	\$ 276,103.13
05/01/39	\$ 2,790,000.00	\$ 170,000.00	\$ 54,159.38	\$ -
11/01/39	\$ 2,620,000.00	\$ -	\$ 51,290.63	\$ 275,450.00
05/01/40	\$ 2,620,000.00	\$ 175,000.00	\$ 51,290.63	\$ -
11/01/40	\$ 2,265,000.00	\$ -	\$ 48,337.50	\$ 274,628.13
05/01/41	\$ 2,265,000.00	\$ 180,000.00	\$ 48,337.50	\$ -
11/01/41	\$ 2,265,000.00	\$ -	\$ 45,300.00	\$ 273,637.50
05/01/42	\$ 2,265,000.00	\$ 185,000.00	\$ 45,300.00	\$ -
11/01/42	\$ 2,080,000.00	\$ -	\$ 41,600.00	\$ 271,900.00
05/01/43	\$ 2,080,000.00	\$ 195,000.00	\$ 41,600.00	\$ -
11/01/43	\$ 1,885,000.00	\$ -	\$ 37,700.00	\$ 274,300.00
05/01/44	\$ 1,885,000.00	\$ 205,000.00	\$ 37,700.00	\$ -
11/01/44	\$ 1,680,000.00	\$ -	\$ 33,600.00	\$ 276,300.00
05/01/45	\$ 1,680,000.00	\$ 210,000.00	\$ 33,600.00	\$ -

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

Date	Balance	Principal	Interest	Total
11/01/45	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 273,000.00
05/01/46	\$ 1,470,000.00	\$ 220,000.00	\$ 29,400.00	\$ -
11/01/46	\$ 1,250,000.00	\$ -	\$ 25,000.00	\$ 274,400.00
05/01/47	\$ 1,250,000.00	\$ 230,000.00	\$ 25,000.00	\$ -
11/01/47	\$ 1,020,000.00	\$ -	\$ 20,400.00	\$ 275,400.00
05/01/48	\$ 1,020,000.00	\$ 240,000.00	\$ 20,400.00	\$ -
11/01/48	\$ 780,000.00	\$ -	\$ 15,600.00	\$ 276,000.00
05/01/49	\$ 780,000.00	\$ 250,000.00	\$ 15,600.00	\$ -
11/01/49	\$ 530,000.00	\$ -	\$ 10,600.00	\$ 276,200.00
05/01/50	\$ 530,000.00	\$ 260,000.00	\$ 10,600.00	\$ -
11/1/50	\$ 270,000.00	\$ -	\$ 5,400.00	\$ 276,000.00
5/1/51	\$ 270,000.00	\$ 270,000.00	\$ 5,400.00	\$ 275,400.00
		\$ 4,870,000.00	\$ 3,185,650.00	\$ 8,055,650.00

Hammock Reserve
Community Development District
Proposed Budget
Series 2022 Debt Service Fund

Description	Proposed Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 904,500
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 356,764
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 1,261,264
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 356,764
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 339,775
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 921,539
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 1,261,264	\$ -	\$ 1,261,264	\$ 1,261,264	\$ -
Total Other Financing Sources/(Uses)	\$ 1,261,264	\$ -	\$ 1,261,264	\$ 1,261,264	\$ -
Excess Revenues/(Expenditures)	\$ 1,261,264	\$ -	\$ 1,261,264	\$ 1,261,264	\$ 339,725

Interest Expense 11/1/23	\$ 335,050
Total	\$ 335,050

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 3	382	\$ 515,700	\$1,350	\$1,452
Single Family - Phase 4	209	\$ 388,800	\$1,860	\$2,000
		\$ 904,500		

Hammock Reserve
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 14,235,000.00	\$ -	\$ 356,763.75	\$ 356,763.75
05/01/23	\$ 14,235,000.00	\$ 225,000.00	\$ 339,775.00	\$ -
11/01/23	\$ 14,010,000.00	\$ -	\$ 335,050.00	\$ 899,825.00
05/01/24	\$ 14,010,000.00	\$ 235,000.00	\$ 335,050.00	\$ -
11/01/24	\$ 13,775,000.00	\$ -	\$ 330,115.00	\$ 900,165.00
05/01/25	\$ 13,775,000.00	\$ 245,000.00	\$ 330,115.00	\$ -
11/01/25	\$ 13,000,000.00	\$ -	\$ 324,970.00	\$ 900,085.00
05/01/26	\$ 13,000,000.00	\$ 260,000.00	\$ 324,970.00	\$ -
11/01/26	\$ 13,000,000.00	\$ -	\$ 319,510.00	\$ 904,480.00
05/01/27	\$ 13,000,000.00	\$ 270,000.00	\$ 319,510.00	\$ -
11/01/27	\$ 13,000,000.00	\$ -	\$ 313,840.00	\$ 903,350.00
05/01/28	\$ 13,000,000.00	\$ 280,000.00	\$ 313,840.00	\$ -
11/01/28	\$ 12,720,000.00	\$ -	\$ 307,680.00	\$ 901,520.00
05/01/29	\$ 12,720,000.00	\$ 295,000.00	\$ 307,680.00	\$ -
11/01/29	\$ 12,425,000.00	\$ -	\$ 301,190.00	\$ 903,870.00
05/01/30	\$ 12,425,000.00	\$ 305,000.00	\$ 301,190.00	\$ -
11/01/30	\$ 12,120,000.00	\$ -	\$ 294,480.00	\$ 900,670.00
05/01/31	\$ 11,465,000.00	\$ 320,000.00	\$ 294,480.00	\$ -
11/01/31	\$ 11,465,000.00	\$ -	\$ 287,440.00	\$ 901,920.00
05/01/32	\$ 11,465,000.00	\$ 335,000.00	\$ 287,440.00	\$ -
11/01/32	\$ 11,465,000.00	\$ -	\$ 280,070.00	\$ 902,510.00
05/01/33	\$ 11,465,000.00	\$ 350,000.00	\$ 280,070.00	\$ -
11/01/33	\$ 11,115,000.00	\$ -	\$ 271,845.00	\$ 901,915.00
05/01/34	\$ 11,115,000.00	\$ 365,000.00	\$ 271,845.00	\$ -
11/01/34	\$ 10,750,000.00	\$ -	\$ 263,267.50	\$ 900,112.50
05/01/35	\$ 10,750,000.00	\$ 385,000.00	\$ 263,267.50	\$ -
11/01/35	\$ 10,365,000.00	\$ -	\$ 254,220.00	\$ 902,487.50
05/01/36	\$ 10,365,000.00	\$ 405,000.00	\$ 254,220.00	\$ -
11/01/36	\$ 9,960,000.00	\$ -	\$ 244,702.50	\$ 903,922.50
05/01/37	\$ 9,960,000.00	\$ 425,000.00	\$ 244,702.50	\$ -
11/01/37	\$ 9,535,000.00	\$ -	\$ 234,715.00	\$ 904,417.50
05/01/38	\$ 9,535,000.00	\$ 445,000.00	\$ 234,715.00	\$ -
11/01/38	\$ 9,090,000.00	\$ -	\$ 224,257.50	\$ 903,972.50
05/01/39	\$ 9,090,000.00	\$ 465,000.00	\$ 224,257.50	\$ -
11/01/39	\$ 8,625,000.00	\$ -	\$ 213,330.00	\$ 902,587.50
05/01/40	\$ 8,625,000.00	\$ 485,000.00	\$ 213,330.00	\$ -
11/01/40	\$ 7,095,000.00	\$ -	\$ 201,932.50	\$ 900,262.50
05/01/41	\$ 7,095,000.00	\$ 510,000.00	\$ 201,932.50	\$ -
11/01/41	\$ 7,095,000.00	\$ -	\$ 189,947.50	\$ 901,880.00
05/01/42	\$ 7,095,000.00	\$ 535,000.00	\$ 189,947.50	\$ -
11/01/42	\$ 7,095,000.00	\$ -	\$ 177,375.00	\$ 902,322.50
05/01/43	\$ 7,095,000.00	\$ 560,000.00	\$ 177,375.00	\$ -
11/01/43	\$ 6,535,000.00	\$ -	\$ 163,375.00	\$ 900,750.00
05/01/44	\$ 6,535,000.00	\$ 590,000.00	\$ 163,375.00	\$ -
11/01/44	\$ 5,945,000.00	\$ -	\$ 148,625.00	\$ 902,000.00
05/01/45	\$ 5,945,000.00	\$ 620,000.00	\$ 148,625.00	\$ -

Hammock Reserve
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/45	\$ 5,325,000.00	\$ -	\$ 133,125.00	\$ 901,750.00
05/01/46	\$ 5,325,000.00	\$ 650,000.00	\$ 133,125.00	\$ -
11/01/46	\$ 4,675,000.00	\$ -	\$ 116,875.00	\$ 900,000.00
05/01/47	\$ 4,675,000.00	\$ 685,000.00	\$ 116,875.00	\$ -
11/01/47	\$ 3,990,000.00	\$ -	\$ 99,750.00	\$ 901,625.00
05/01/48	\$ 3,990,000.00	\$ 720,000.00	\$ 99,750.00	\$ -
11/01/48	\$ 3,270,000.00	\$ -	\$ 81,750.00	\$ 901,500.00
05/01/49	\$ 3,270,000.00	\$ 760,000.00	\$ 81,750.00	\$ -
11/01/49	\$ 2,510,000.00	\$ -	\$ 62,750.00	\$ 904,500.00
05/01/50	\$ 2,510,000.00	\$ 795,000.00	\$ 62,750.00	\$ -
11/01/50	\$ 1,715,000.00	\$ -	\$ 42,875.00	\$ 900,625.00
05/01/51	\$ 1,715,000.00	\$ 835,000.00	\$ 42,875.00	\$ -
11/01/51	\$ 880,000.00	\$ -	\$ 22,000.00	\$ 899,875.00
05/01/52	\$ 880,000.00	\$ 880,000.00	\$ 22,000.00	\$ 902,000.00
		\$ 14,235,000.00	\$ 13,178,663.75	\$ 27,413,663.75

Hammock Reserve
Community Development District
Proposed Budget
Capital Reserve Fund

	Proposed Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Proposed Budget FY2023
Revenues					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Total Other Financing Sources/(Uses)	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Excess Revenues/(Expenditures)	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500