

*Hammock Reserve
Community Development District*

Meeting Agenda

May 3, 2022

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 26, 2022

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

Dear Board Members:

The next meeting of the Board of Supervisors of the **Hammock Reserve Community Development District** will be held **Tuesday, May 3, 2022, at 1:30 PM at 346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/87095992098>

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

Meeting ID: 870 9599 2098

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. Public Hearing
 - A. Public Hearing on the Adoption of Amenity Policies and Rates
 - i. Consideration of Resolution 2022-07 Adopting Amenity Policies and Rates
4. Consideration of Resolution 2022-08 Ratifying Series 2022 Bonds (Assessment Area Three Project)
5. Consideration of Second Amended and Restated Disclosure of Public Financing
6. Consideration of Resolution 2022-09 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 2, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments
7. Consideration of Quote from ProPlaygrounds for Pool Area Shade Structure at Amenity—**ADDED**
8. Consideration of Quote from Patio 2000, Inc. for Pool Area Furniture at Amenity—**ADDED**
9. Consideration of Equipment/Lease Purchase Agreement for Playground Equipment, Shade Structure, and Pool Area Furniture—**ADDED** (*to be provided under separate cover*)
10. Staff Reports
 - A. Attorney
 - B. Engineer

¹ Comments will be limited to three (3) minutes

- C. Field Manager's Report
- D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—44
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. Adjournment

SECTION III

SECTION A

SECTION 1

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES INCLUDING SUSPENSION AND TERMINATION POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the Amenity Policies and Rates (together, “Amenity Rules”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

SECTION 1. The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. Fees for use of the District’s recreation facilities and services are adopted in accordance with **Exhibit A** for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed.

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of May 2022.

ATTEST:

**HAMMOCK RESERVE
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Policies and Rates

EXHIBIT A

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – MAY 3, 2022 ¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2021); in accordance with Chapter 190 of the Florida Statutes, and on May 3, 2022, at a duly noticed joint public meeting and after a duly noticed public hearing, the Boards of Supervisors of the Hammock Reserve Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services, including the stormwater management facilities and the Amenity Facilities (defined below).

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, tot lot, playground and Lakes, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Hammock Reserve Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Hammock Reserve Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Hammock Reserve Community Development District.

“District” – shall mean the Hammock Reserve Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Patron’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons and Guests have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** In consideration of the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments to property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year. Residents must pay such maintenance special assessments, which covers Annual User Fee applicable to such Resident, entitling the Resident to use the Amenities for the corresponding fiscal year of the District, which fiscal year begins October 1 and ends September 30. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. ***Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.***
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject

to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the department of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. Access Card shall not be issued to Non-Residents. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances, shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

GENERAL AMENITY POLICIES

- (1) Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website. No Patron or Guest is allowed in the service areas of the Amenities.
- (2) General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:

 - (a) Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued.
 - (b) Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District staff. Off-road bikes/vehicles (including ATV's) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) Fireworks.** Fireworks of any kind are not permitted anywhere on District owned property or adjacent areas.
 - (f) Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, playground area and sidewalks surrounding these areas.
 - (g) Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) Firearms.** The possession and use of firearms shall be in strict accordance with Florida Law.
 - (i) Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
 - (k) Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.

- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or its contractors may result in suspension or termination of Amenity access and usage privileges.
- (q) **Emergencies.** In the event of an injury, property damage or other emergency, please contact District Staff immediately in accordance with the terms of this policy contained herein.
- (r) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect during the rental of other Amenity areas.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated "No Smoking" area.

USE OF THE DOG PARK IS AT PATRON'S OWN RISK

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons and Guests may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing especially with strings should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass Containers.** No glass containers are permitted.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. District Staff must protect the rights and privileges of rule-abiding Patrons, and inappropriate behavior by Patrons or their Guests will not be tolerated.
- (2) Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:

 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other residents or guests, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) Authority of District Staff and Members of the Board of Supervisors.** District Staff or their designee, and any member of the Board of Supervisors, may remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:

 - (a) Offenses:**

 - i.** First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii.** Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii.** Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b)** Each offense shall expire one (1) year after such offense was committed, at which time the

number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal to or exceed one year. Situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
- (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on May 3, 2022 by the Board of Supervisors for the Hammock Reserve Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual User Fee	\$2,500.00
Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____ DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card(s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card. It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Hammock Reserve Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron
State of Florida
County of _____

The foregoing was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 20__, by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)
Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Hammock Reserve Community Development District.

Signature of Patron
(Parent or Legal Guardian if minor)

Date

GUEST POLICY:

Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

PLEASE RETURN THIS FORM TO:

Hammock Reserve Community Development District
Attn: Amenity Access Coordinator
219 East Livingston Street
Orlando, Florida 32801
Telephone: (407) 841-5524
Email: amenityaccess@gmscfl.com

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ___ - ___ Phase ___ - ___ Phase ___ - ___

New Construction: ___ Re-Sale: ___ Prior Owner: _____

Rental: ___ Landlord/Owner: _____

Lease Term: _____ Tenant/Renter: _____

SECTION IV

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA THREE PROJECT); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA THREE PROJECT); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted Resolution Nos. 2020-24, 2021-05, 2021-14, and 2022-03 (together, the “Bond Resolution”), authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2022; and

WHEREAS, on April 22, 2022, the District closed on the sale of its Hammock Reserve Community Development District Special Assessment Bonds, Series 2022 (Assessment Area Three Project) in the amount of \$14,235,000 (the “Assessment Three Bonds”);

WHEREAS, as prerequisites to the issuance of the Assessment Three Bonds, the Chairperson, Vice Chairperson, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (the “Closing Documents”), as authorized by the Bond Resolution; and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Assistant Secretaries, and District staff in closing the sale of the Assessment Three Bonds.

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

SECTION 1. The sale, issuance, and closing of the Assessment Three Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Assessment Three Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District staff in finalizing the closing and issuance of the Assessment Three Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Assessment Three Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of May 2022.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Hammock Reserve Community Development District
c/o Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801

**SECOND AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING¹ AND
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN
BY THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors²

Hammock Reserve Community Development District

Warren K. (Rennie) Heath, II
Chairperson

Justin Frye
Assistant Secretary

Lauren O. Schwenk
Vice Chairperson

Andrew Rhinehart
Assistant Secretary

Matthew Cassidy
Assistant Secretary

Governmental Management Services – Central Florida, LLC
District Manager
219 East Livingston Street
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 East Livingston Street, Orlando, Florida 32801, and at the District's local records office at 346 East Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

¹ This amends, supplements and restates the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Hammock Reserve Community Development District, recorded in the Official Records Book 11468, Pages 0332-0345, inclusive, of the Public Records of Polk County, Florida, and the Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Hammock Reserve Community Development District, recorded in the Official Records Book 11783, Pages 0480-0498, inclusive, of the Public Records of Polk County, Florida

² This list reflects the composition of the Board of Supervisors as of May 3, 2022. For a current list of Board members, please contact the District Managers Office.

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HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

Introduction

The Hammock Reserve Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Hammock Reserve Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance No. 19-1665, enacted by the Board of City Commissioners of the City of Haines City, Florida (“City Commission”), effective December 5, 2019, and amended by Ordinance No. 21-1731, enacted by the City Commission, effective June 3, 2021. The District encompasses approximately 393.19 acres of land, more or less, located within unincorporated Polk County, Florida (“County”) and the City of Haines City, Florida (“City”). As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally

subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide and how are the improvements paid for?

The District is comprised of approximately 393.19 acres of land located partly within the City and partly within the County. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, recreational facilities, entry feature, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a *Hammock Reserve Community Development District Amended and Restated Engineer’s Report for Capital Improvements*, dated June 17, 2021, and amended and restated on March 22, 2022 (the “Engineer’s Report”), which details all of the improvements contemplated for the completion of the infrastructure of the District (as amended and supplemented, the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On February 26, 2020, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$14,000,000 in Special Assessment Bonds for infrastructure needs of the District. On January 10, 2022, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$31,000,000, inclusive of previously validated \$14,000,000 in aggregate principal amount and an additional \$17,000,000 in aggregate principal amount in Special Assessment Bonds.

On October 22, 2020, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Phase 1 (the “Assessment Area One Project”) of the District. On that date, the District issued its Hammock Reserve Community Development District Special Assessment Bonds, Series 2020 (Assessment Area One Project), in the principal amount of \$5,380,000 (the “Assessment Area One Bonds”). Proceeds of the Assessment Area One Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Assessment Area One Project.

On May 18, 2021, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District associated with the development of Phase 2 (the “Assessment Area Two Project”) of the District. On that date, the District issued its Hammock Reserve Community Development District Special Assessment Bonds, Series 2021 (Assessment Area Two Project), in the principal amount of \$4,990,000 (the “Assessment Area Two Bonds”). Proceeds of the Assessment Area Two Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Assessment Area Two Project.

On April 22, 2022, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District

associated with the development of Phase 3 and Phase 4 (the “Assessment Area Three Project”) of the District. On that date, the District issued its Hammock Reserve Community Development District Special Assessment Bonds, Series 2022 (Assessment Area Three Project), in the principal amount of \$14,235,000 (the “Assessment Area Three Bonds”). Proceeds of the Assessment Area Three Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Assessment Area Three Project.

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the City, the County, and the SWFWMD. There are no known surface waters.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0357G (dated 12/22/2016), demonstrates that the property is located within Flood Zone X, and Panel No. 12105C0356G and 12105C0219G (dated 12/22/2016) in Flood Zone AE. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 50’ R/W and 40’ R/W with 24’ and 20’ of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2’ wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the District. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system, installed within the proposed public rights-of-way within the District, and will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Lift stations are anticipated for this Capital Improvement Plan. Flow from the lift station shall be connected to a proposed force main along near US 27.

Reclaimed water is not available for this site. An irrigation well will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Offsite Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the Capital Improvement Plan ("CIP), are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2020; Phase 2 in 2021; Phase 3 and Phase 4 in 2022. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

Public Amenities and Parks

The District will provide funding for a public amenity center to include the following: pavilion with tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the public Amenity Center, and passive parks throughout the development which will include benches and walking trails.

Electric and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the difference between overhead and underground service to the District. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The District will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District land is included.

Entry Feature, Landscaping and Irrigation

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the development will be constructed or acquired by the District with District funds and operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the District. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Assessment Area One Project, the Assessment Area Two Project and the Assessment Area Three Project, identified in the District's Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Assessment Area One Bonds, Assessment Area Two Bonds, and the Assessment Area Three Bonds, respectively (together, the "Bonds"). The amortization schedules for the Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Amended and Restated Master Assessment Methodology*, dated July 6, 2021, as supplemented, is available for review in the District's public records.

The Assessment Area One Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Assessment Area One Project (the "Assessment Area One Special Assessments"). The Assessment Area One Special Assessments will be levied initially on the approximately 68.95 acres of land, more or less, located within the District, which Assessment Area One lands are planned for 231 single-family homes. The Assessment Area One Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Assessment Area One Special Assessments are levied in accordance with the District's Assessment Report and represent an allocation of the costs of the Assessment Area One Project to those lands within the District benefiting from the Assessment Area One Project.

The Assessment Area Two Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Assessment Area Two Project (the "Assessment Area Two Special Assessments"). The Assessment Area Two Special Assessments will be levied initially on the approximately 41.04 acres of land, more or less, located within the District, which Assessment Area Two lands are planned for 206 single-family homes. The Assessment Area Two Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Assessment Area Two Special Assessments are levied in accordance with the District's Assessment Report and represent an allocation of the costs of the Assessment Area Two Project to those lands within the District benefiting from the Assessment Area Two Project.

The Assessment Area Three Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Assessment Area Three Project (the "Assessment Area Three Special Assessments" and together with the Assessment Area One Special Assessments and the Assessment Area Two Special Assessments, the "Special Assessments"). The Assessment Area Three Special Assessments will be levied initially on the approximately 187.68 acres of land, more or less, located within the District, which Assessment Area Three lands are planned for 591 single-family homes. The Assessment Area Three Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Assessment Area Three Special Assessments are levied in accordance with the District's Assessment Report and represent an allocation of the costs of the Assessment Area Three Project to those lands within the District benefiting from the Assessment Area Three Project.

The Special Assessments described above exclude any operations and maintenance assessments ("O&M Assessments"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The Special Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled "non-ad valorem assessments," and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.**

This description of the Hammock Reserve Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Hammock Reserve Community Development District, 219 E. Livingston St., Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Second Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the ____ day of _____ 2022, as approved by the District Board, and recorded in the Official Records of Polk County, Florida.

**HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Warren K. (Rennie) Heath, II
Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2022, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the Hammock Reserve Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

SECTION VI

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“**Board**”) of the Hammock Reserve Community Development District (“**District**”) has prior to June 15, 2022, approved proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, after further consideration, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget, a current copy of which is attached as **Exhibit A**, by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the proposed Assessments, and desires to set the required public hearings thereon;

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

1. DECLARING ASSESSMENTS. The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the Assessments. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at c/o Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more

installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

2. SETTING A PUBLIC HEARING. Pursuant to Chapters 170, 190, and 197, Florida Statutes, a public hearing on the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, August 2, 2022
HOUR: 1:30 PM
LOCATION: 346 E. Central Ave.
Winter Haven, FL 33880

3. NOTICE OF HEARING. The District Manager shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law. Mailed notice of such hearing shall also be provided as prescribed Chapters 170, 190, and 197, Florida Statutes.

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

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF MAY 2022.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

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	
<i>Total Operations & Maintenance</i>	\$ 177,895	\$ 46,612	\$ 94,587	\$ 141,200	\$ 381,490	
<i>Other Expenditures</i>						
Capital Reserves - Transfer	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	
<i>Total Other Expenditures</i>	\$ 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.

Hammock Reserve

Community Development District

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.

Hammock Reserve

Community Development District

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

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

Description	Adopted Budget 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

SECTION VII



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
2/10/2022	14301

Project Name
Hammock Reserve TractH_5-12 ...



Customer / Bill To
Hammock Reserve CDD Jill Burns 219 E.Livingston St Orlando, FL 32801

Ship To
Hammock Reserve 3510 Yarian Drive Haines City, Florida 33844



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
CSSD	**SHADE** Custom Shade Design 40x16x10 curved cantilever for pool area	1	19,774.92	19,774.92
ENGDRAW	Engineered Drawings for Permitting	1	1,560.00	1,560.00
Shipping	Combined Shipping and Freight Charges	1	1,800.00	1,800.00
	RAW MATERIALS & INSTALLATION			
RMC	Ready Mix Concrete 2500 PSI MIN	10	195.00	1,950.00
RBAR5	No. 5 Rebar	600	1.25	750.00
FBLOCK	Footer Blocks	12	2.00	24.00
MLIFTDAY	Telescopic Man Lift Daily Rental	1	495.30	495.30
DELFFEE	Equipment Delivery / Pick Up Fees	1	300.00	300.00
TRSH	Fees for dumpsters, debris hauling or other trash/materials removal including spoils from excavations.	2	725.00	1,450.00
LBR	Labor and Installation	1	11,894.78	11,894.78
ISPERMIT	PERMIT - STATE OF FLORIDA - COST NOT INCLUDED IN PRICE, COST SHALL BE \$2000 OR 5% OF TOTAL PROJECT COST, WHICHEVER IS GREATER. PRICE DOES NOT INCLUDE COST OF ENGINEERING OR SEALED DRAWINGS.		2,000.00	2,000.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

_____/_____/_____
Signature Name / Title Date

Subtotal:	\$41,999.00
Sales Tax: (7.0%)	\$0.00
Total:	<u>\$41,999.00</u>

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

SECTION VIII

Patio 2000 inc.
13655 belcher rd. south
largo, fl 33771
727-531-2260

Estimate

Number **hammock reserve**

Date **12/4/2021**

Bill To

heath construction
346 e.central ave
winter haven, fl, 33880
greg 813-690-5654

Ship To

hammock reserve ammenity center

PO Number	Terms	Customer #	Ship	Via	Project
			deliver	our truck	

Item #	Description	Quantity	Price Each	Tax1	Amount
AP-RD-42HU	42" poly table	2	\$474.59		\$949.18
AP-RD-20H	20" poly table	12	\$139.27		\$1,671.24
D-750	lb diamond chairs	8	\$138.26		\$1,106.08
L-717	armless 16" chaise	34	\$285.75		\$9,715.50
DEL	deliver and set up	1	\$300.00		\$300.00
	granite frames		\$0.00		\$0.00
	#918 madras tweed surf		\$0.00		\$0.00

Amount Paid **\$0.00**

Amount Due **\$13,742.00**

Discount **\$0.00**

Shipping Cost **\$0.00**

Sub Total **\$13,742.00**

Sales Tax 7.00% on \$0.00 **\$0.00**

Total **\$13,742.00**

Greg M for
12/7/21

SECTION IX

*Item will be
provided under
separate cover.*

SECTION C

Hammock Reserve Field Management Report



May 03, 2022
Clayton Smith
Field Services Manager
GMS

Completed

Landscape Review and General Maint.

- ✚ Monitoring site maintenance with landscaper.
- ✚ Repaired and replaced street signs and poles as needed in phase 1.



Site Items

Broken Power Pole

- ✚ Irrigation easement tract fence was cleaned up and damaged power pole was reported to city for repair.



New Amenity Progress

- ✚ Construction is progressing.
- ✚ Monitoring progress with builder.
- ✚ Rough forecast for completion is June.



In Progress

Solar Lighting

- ✚ Ordering materials for approved solar lights.
- ✚ Installation will be arranged once they arrive.



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 D

SECTION 1

Hammock Reserve Community Development District

Summary of Checks

March 28, 2022 to April 25, 2022

Bank	Date	Check No.'s	Amount
General Fund	4/13/22	221 - 227	\$ 15,941.79
	4/20/22	228 - 229	\$ 2,430.33
			<hr/>
			\$ 18,372.12
			<hr/>
			\$ 18,372.12

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/13/22	00010	4/05/22 AR040520	202204 310-51300-11000	SUPERVISOR FEE 04/05/2022	*	200.00	
				ANDREW RHINEHART			200.00 000221
4/13/22	00006	4/01/22 47	202204 310-51300-34000	MANAGEMENT FEES APRIL22	*	3,004.17	
		4/01/22 47	202204 310-51300-35200	WEBSITE ADMIN APRIL22	*	100.00	
		4/01/22 47	202204 310-51300-35100	INFORMATION TEC APRIL22	*	150.00	
		4/01/22 47	202204 310-51300-31400	DISSEMINATION SVC APRIL22	*	500.00	
		4/01/22 47	202204 310-51300-51000	OFFICE SUPPLIES	*	.33	
		4/01/22 47	202204 310-51300-42000	POSTAGE	*	45.97	
		4/01/22 48	202204 320-53800-34000	FIELD MANAGEMENT APRIL22	*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,425.47 000222
4/13/22	00031	4/06/22 04062022	202204 300-20700-10000	FY22 DEBT SVCS ASSESSMENT	*	4,191.60	
				HAMMOCK RESERVE CDD C/O USBANK			4,191.60 000223
4/13/22	00008	4/05/22 LS040520	202204 310-51300-11000	SUPERVISOR FEE 04/05/2022	*	200.00	
				LAUREN SCHWENK			200.00 000224
4/13/22	00011	4/05/22 MC040520	202204 310-51300-11000	SUPERVISOR FEE 04/05/2022	*	200.00	
				MATTHEW CASSIDY			200.00 000225
4/13/22	00027	4/01/22 5677	202204 320-53800-46200	LANDSCAPE MAINT - APRIL22	*	3,128.75	
		4/01/22 5678	202204 320-53800-46200	LANDSCAPE MAINT - APRIL22	*	2,105.17	
				PRINCE & SONS, INC.			5,233.92 000226
4/13/22	00019	4/11/22 04112022	202204 300-15500-10000	EQUIPMENT LEASE - MAY 22	*	1,490.80	
				WHFS,LLC			1,490.80 000227
4/20/22	00034	4/08/22 1	202204 310-51300-31400	AMORT SERIES 2021 5-1-22	*	100.00	
				DISCLOSURE SERVICES LLC			100.00 000228

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/20/22	00025	4/12/22 1950	202203 310-51300-31500	GENERAL COUNSEL - MAR 22	*	2,330.33	
							2,330.33 000229

						TOTAL FOR BANK A	18,372.12
						TOTAL FOR REGISTER	18,372.12

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
March 31, 2022



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Hammock Reserve
Community Development District
Combined Balance Sheet
March 31, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 83,816	\$ -	\$ -	\$ 83,816
Capital Projects Account	\$ -	\$ -	\$ 228,319	\$ 228,319
Investments:				
Series 2020				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 292,840	\$ -	\$ 292,840
Construction	\$ -	\$ -	\$ 12,204	\$ 12,204
Series 2021				
Reserve	\$ -	\$ 278,100	\$ -	\$ 278,100
Revenue	\$ -	\$ 66,165	\$ -	\$ 66,165
Prepayment	\$ -	\$ 22,388	\$ -	\$ 22,388
Construction	\$ -	\$ -	\$ 381,758	\$ 381,758
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Due from Developer	\$ 624	\$ -	\$ 85,411	\$ 86,035
Due from General Fund	\$ -	\$ 4,192	\$ -	\$ 4,192
Prepaid Expenses	\$ 1,828	\$ -	\$ -	\$ 1,828
Total Assets	\$ 86,267	\$ 817,685	\$ 707,692	\$ 1,611,645
Liabilities:				
Contracts Payable	\$ -	\$ -	\$ 312,730	\$ 312,730
Due to Debt Service	\$ 4,192	\$ -	\$ -	\$ 4,192
Retainage Payable	\$ -	\$ -	\$ 56,915	\$ 56,915
Total Liabilities	\$ 4,192	\$ -	\$ 369,645	\$ 373,837
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,828	\$ -	\$ -	\$ 1,828
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 451,032	\$ -	\$ 451,032
Debt Service - Series 2021	\$ -	\$ 366,653	\$ -	\$ 366,653
Capital Projects - Series 2020	\$ -	\$ -	\$ 13,204	\$ 13,204
Capital Projects - Series 2021	\$ -	\$ -	\$ 324,843	\$ 324,843
Unassigned	\$ 80,248	\$ -	\$ -	\$ 80,248
Total Fund Balances	\$ 82,076	\$ 817,685	\$ 338,047	\$ 1,237,808
Total Liabilities & Fund Balance	\$ 86,267	\$ 817,685	\$ 707,692	\$ 1,611,645

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 138,216	\$ 133,282	\$ 133,282	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 7,959	\$ 7,959
Developer Contributions	\$ 190,989	\$ 15,000	\$ 15,000	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 624	\$ 624
Total Revenues	\$ 329,205	\$ 148,282	\$ 156,865	\$ 8,583
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,600	\$ 2,400
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 30,000	\$ 15,000	\$ 7,654	\$ 7,346
Annual Audit	\$ 4,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 3,000	\$ 2,750	\$ 250
Trustee Fees	\$ 10,650	\$ 3,704	\$ 3,704	\$ -
Management Fees	\$ 36,050	\$ 18,025	\$ 18,025	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 204	\$ 296
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 1,000	\$ 500	\$ 66	\$ 434
Legal Advertising	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Other Current Charges	\$ 5,000	\$ 2,500	\$ 226	\$ 2,274
Office Supplies	\$ 625	\$ 313	\$ 14	\$ 299
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 148,810	\$ 75,146	\$ 48,542	\$ 26,605

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 1,543	\$ 3,457
Field Management	\$ 15,000	\$ 7,500	\$ 3,750	\$ 3,750
Landscape Maintenance	\$ 61,250	\$ 30,625	\$ 20,299	\$ 10,326
Landscape Replacement	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Streetlights	\$ 18,000	\$ 9,000	\$ 4,508	\$ 4,492
Electric	\$ 7,200	\$ 3,600	\$ 1,326	\$ 2,274
Water & Sewer	\$ 1,500	\$ 750	\$ 5,587	\$ (4,837)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ 655	\$ 1,845
General Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Subtotal Field Expenditures	\$ 127,950	\$ 66,475	\$ 37,668	\$ 28,807
Amenity Expenditures				
Amenity - Electric	\$ 8,400	\$ -	\$ -	\$ -
Amenity - Water	\$ 2,042	\$ -	\$ -	\$ -
Playground Lease	\$ 8,167	\$ 7,000	\$ 8,945	\$ (1,945)
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	\$ 7,000	\$ 8,945	\$ (1,945)
Total Operations & Maintenance	\$ 177,895	\$ 73,475	\$ 46,612	\$ 26,863
Total Expenditures	\$ 326,705	\$ 148,621	\$ 95,154	\$ 53,467
Excess (Deficiency) of Revenues over Expenditures	\$ 2,500		\$ 61,711	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (2,500)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (2,500)		\$ -	
Net Change in Fund Balance	\$ -		\$ 61,711	
Fund Balance - Beginning	\$ -		\$ 20,365	
Fund Balance - Ending	\$ -		\$ 82,076	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 297,031	\$ 297,031	\$ -
Interest	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ 308,327	\$ 297,031	\$ 297,038	\$ 7
Expenditures:				
Interest - 11/1	\$ 102,391	\$ 102,391	\$ 102,391	\$ -
Principal - 5/1	\$ 100,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 102,391	\$ -	\$ -	\$ -
Total Expenditures	\$ 304,781	\$ 102,391	\$ 102,391	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,546		\$ 194,648	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (154,006)	\$ (154,006)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (154,006)	\$ (154,006)
Net Change in Fund Balance	\$ 3,546		\$ 40,642	
Fund Balance - Beginning	\$ 102,395		\$ 410,390	
Fund Balance - Ending	\$ 105,940		\$ 451,032	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Assessments - Direct Bill	\$ 278,100	\$ 1,350	\$ 1,350	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 22,388	\$ 22,388
Assessments - Lot Closings	\$ -	\$ -	\$ 64,800	\$ 64,800
Interest	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ 278,100	\$ 1,350	\$ 88,547	\$ 87,197
Expenditures:				
Interest - 11/1	\$ 79,256	\$ 79,256	\$ 79,256	\$ -
Principal - 5/1	\$ 100,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 87,522	\$ -	\$ -	\$ -
Total Expenditures	\$ 266,778	\$ 79,256	\$ 79,256	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,322		\$ 9,291	
Fund Balance - Beginning	\$ 79,257		\$ 357,362	
Fund Balance - Ending	\$ 90,579		\$ 366,653	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 230,042	\$ 230,042
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 230,044	\$ 230,044
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 69,097	\$ 69,097
Total Expenditures	\$ -	\$ -	\$ 69,097	\$ 69,097
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 160,947	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 154,006	\$ 154,006
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 154,006	\$ 154,006
Net Change in Fund Balance	\$ -	\$ -	\$ 314,952	
Fund Balance - Beginning	\$ -	\$ -	\$ (301,748)	
Fund Balance - Ending	\$ -	\$ -	\$ 13,204	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ 62	\$ 62
Total Revenues	\$ -	\$ -	\$ 62	\$ 62
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,932,315	\$ (1,932,315)
Total Expenditures	\$ -	\$ -	\$ 1,932,315	\$ (1,932,315)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,932,253)	
Fund Balance - Beginning	\$ -		\$ 2,257,096	
Fund Balance - Ending	\$ -		\$ 324,843	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues				
Developer Advances	\$ -	\$ -	\$ 900,371	\$ 900,371
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ 900,371	\$ 900,371
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 673,052	\$ (673,052)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 227,319	\$ (227,319)
Total Expenditures	\$ -	\$ -	\$ 900,371	\$ (900,371)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -

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	\$ 6,780	\$ 58,217	\$ 1,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,282
Assessments - Lot Closings	\$ 1,287	\$ -	\$ -	\$ -	\$ -	\$ 6,673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,959
Developer Contributions	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 624
Total Revenues	\$ 1,287	\$ 15,000	\$ 66,405	\$ 6,780	\$ 58,217	\$ 9,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,865
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,081	\$ 1,548	\$ 478	\$ 1,413	\$ 2,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,654
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 500	\$ 500	\$ 250	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,750
Trustee Fees	\$ -	\$ -	\$ -	\$ 3,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,704
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,025
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 45	\$ 18	\$ 32	\$ 72	\$ 12	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,175
Printing & Binding	\$ 11	\$ 33	\$ 11	\$ -	\$ 3	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 36	\$ 31	\$ 46	\$ 39	\$ 44	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,330	\$ 5,387	\$ 4,073	\$ 8,982	\$ 5,949	\$ 3,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,542

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	\$ -	\$ -	\$ -	\$ -	1,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,543
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,750
Landscape Maintenance	\$ 2,550	\$ 3,129	\$ 3,129	\$ 3,129	\$ 3,129	\$ 5,234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,299
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 546	\$ 617	\$ 1,578	\$ 789	\$ 176	\$ 801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,508
Electric	\$ 58	\$ 201	\$ 203	\$ 233	\$ 240	\$ 390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,326
Water & Sewer	\$ -	\$ -	\$ 3,567	\$ 1,882	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,587
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 406	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	655
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 3,779	\$ 4,572	\$ 9,102	\$ 7,064	\$ 6,100	\$ 7,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,668
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,945
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	\$ 1,491	\$ 1,491	\$ 1,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,945
Total Operations & Maintenance	\$ 5,270	\$ 6,063	\$ 10,593	\$ 8,555	\$ 7,591	\$ 8,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46,612
Total Expenditures	\$ 25,600	\$ 11,451	\$ 14,666	\$ 17,537	\$ 13,540	\$ 12,361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	95,154
Excess (Deficiency) of Revenues over Expenditures	\$ (24,313)	\$ 3,549	\$ 51,739	\$ (10,757)	\$ 44,677	\$ (3,184)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61,711
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (24,313)	\$ 3,549	\$ 51,739	\$ (10,757)	\$ 44,677	\$ (3,184)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61,711

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
01/18/22	ACH	\$23,027.07	(\$690.91)	(\$446.72)	\$0.00	\$21,889.44	\$6,779.89	\$15,109.55	\$21,889.44
02/18/22	ACH	\$198,827.15	(\$7,032.20)	(\$3,835.90)	\$0.00	\$187,959.05	\$58,217.15	\$129,741.90	\$187,959.05
03/16/22	ACH	\$6,280.11	(\$83.75)	(\$123.93)	\$0.00	\$6,072.43	\$1,880.83	\$4,191.60	\$6,072.43
TOTAL		\$ 456,231.87	\$ (17,038.47)	\$ (8,879.83)	\$ -	\$ 430,313.57	\$ 133,282.39	\$ 297,031.18	\$ 430,313.57

96%	Net Percent Collected
\$ 15,925.98	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	\$ -	\$ -

* to be Collected at Lot Closing

SECTION 3



April 21, 2022

Samantha Hoxie – Recording Secretary
Hammock Reserve CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508



RE: Hammock Reserve Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **44** voters within the Hammock Reserve Community Development District. This number of registered voters in said District is as of **April 15, 2022**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is written in a cursive style.

Lori Edwards
Supervisor of Elections
Polk County, Florida

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