

*Hammock Reserve
Community Development District*

Agenda

July 6, 2021

AGENDA

Hammock Reserve Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

June 29, 2021

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

Dear Board Members:

A meeting of the Board of Supervisors of the **Hammock Reserve Community Development District** will be held **Tuesday, July 6, 2021, at 1:30 PM at 346 E. Central Ave., Winter Haven, FL 33880.**

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the June 1, 2021 Board of Supervisors Meeting
4. Consideration of Amended and Restated Engineer's Report
5. Consideration of Amended and Restated Master Assessment Methodology
6. Consideration of Resolution 2021-11 Declaring Special Assessments on Boundary Amendment Parcels
7. Consideration of Resolution 2021-12 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcels
8. Consideration of Resolution 2021-13 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels
9. Consideration of Resolution 2021-14 Amending Bond Resolution 2020-24, Increasing the Total Amount of Special Assessment Bonds to be Issued by the District to Not to Exceed \$31,000,000 (*to be provided under separate cover*)
10. Acceptance of the Fiscal Year 2020 Audit Report
11. Staff Reports
 - A. Attorney

¹ Comments will be limited to three (3) minutes

- B. Engineer
- C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Series 2020 (AA1) Requisitions #53 and #54
 - iv. Ratification of Summary of Series 2021 (AA2) Requisitions #1 to #12
- 12. Other Business
- 13. Supervisors Requests and Audience Comments
- 14. Adjournment

The second order of business is the Public Comment Period.

The third order of business is the Approval of Minutes of the June 1, 2021 Board of Supervisors Meeting. The minutes are enclosed for your review.

The fourth order of business is the Consideration of Amended and Restated Engineer's Report. A copy of the report is enclosed for your review.

The fifth order of business is the Consideration of Amended and Restated Master Assessment Methodology. A copy of the methodology is enclosed for your review.

The sixth order of business is the Consideration of Resolution 2021-11 Declaring Special Assessments on Boundary Amendment Parcels. The resolution is enclosed for your review.

The seventh order of business is the Consideration of Resolution 2021-12 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcels. The resolution is included for your review.

The eighth order of business is the Consideration of Resolution 2021-13 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels. The resolution is enclosed for your review.

The ninth order of business is the Consideration of Resolution 2021-14 Amending Bond Resolution 2020-24, Increasing the Total Amount of Special Assessment Bonds to be Issued by the District to Not to Exceed \$31,000,000. *This item will be provided under separate cover.*

The tenth order of business is the Acceptance of the Fiscal Year 2020 Audit Report. The report is enclosed for your review.

The eleventh order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 is the Approval of the Check Register and Sub-Section 2 is the Balance Sheet and Income Statement for your review. Sub-Section 3 is the Ratification of Series 2020 (AA1)

Requisitions #53 and #54, and Sub-Section 4 is the Ratification of Summary of Series 2021 (AA2) Requisitions #1 to #12.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jill Burns
District Manager

CC: Roy Van Wyk, District Counsel

Enclosures

MINUTES

**MINUTES OF MEETING
HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hammock Reserve Community Development District was held Tuesday, **June 1, 2021** at 1:30 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

| | |
|---------------------------------|---------------------|
| Rennie Heath | Chairman |
| Patrick Marone | Assistant Secretary |
| Matthew Cassidy | Assistant Secretary |
| Andrew Rhinehart <i>by Zoom</i> | Assistant Secretary |

Also present were:

| | |
|-----------------|-----------------------|
| Jill Burns | District Manager, GMS |
| Michelle Rigoni | HGS |

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 5, 2021
Board of Supervisors Meeting**

Ms. Burns presented the May 5, 2021, Board of Supervisors meeting minutes and asked for any comments, changes, or corrections. The Board had no changes to the minutes.

| |
|--|
| On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Minutes of the May 5, 2021, Board of Supervisors Meeting, were approved. |
|--|

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-10
Ratification of Series 2021 Assessment
Area 2 Bonds**

Ms. Burns stated that the resolution ratified, confirmed, and approved all actions that were taken by district officers and staff in closing and issuance of the Assessment Area 2 bonds. She asked if the Board had any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, Resolution 2021-10 Ratification of Series 2021 Assessment Area 2 Bonds, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Financing

Ms. Burns noted this added the Assessment Area 2 issuance and asked that it be approved in substantial form due to the boundary amendment parcels being approved the following Thursday.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Amended and Restated Disclosure of Public Financing and Authorization to Record, was approved in substantial form.

SIXTH ORDER OF BUSINESS

Consideration of Notice of Boundary Amendment

Ms. Burns noted this was included in the package and sets forth the terms for the sale of the Assessment Area 2 bonds and confirms the liens of the levy of the special assessment securing the Assessment Area 2 bonds. The Board had no questions.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Notice of Boundary Amendment, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Conveyance Documents for Phase 1

Ms. Burns noted the documents were included in the agenda package. She noted that Clayton and Marshall had reviewed it to see if there were any areas that had to be taken care of. She explained that they found areas that were missing sod in Tracts E and F, as well as some debris that had to be cleared along the back wall of Tract T and ruts that needed to be smoothed out in

the pond bank. She added that Tract U only had partial sod, and Tract Q had dead trees and areas of sod that needed to be addressed.

Ms. Rigoni stated that it was a normal set of conveyance documents like the Board had seen previously, adding that they would need to be approved in substantial form as well and that they would need to authorize the Chair to sign off on the final form.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Conveyance Documents for Phase 1 in substantial form and Authorization for the Chairman to sign the final documents, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated that the continued boundary amendment hearing would be held the following Thursday, but otherwise had nothing further to report.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register from April 29th through May 25th, and asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials were included in the packet for review and there is no action necessary unless there were any questions. The Board had no questions on the financials.

iii. Ratification of Summary of Series 2020 (AA1) Requisitions #49 to #52

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

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Series 2020 (AA1) Requisitions #49 to #52, were ratified.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Balance Sheet & Income Statement

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED ENGINEER'S REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**BOARD OF SUPERVISORS
HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
PH: 863-940-2040**

June 17, 2021

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

| | | |
|--------|--|-----|
| I.□ | PURPOSE..... | 1 |
| II.□ | INTRODUCTION | 1-2 |
| III.□ | SCOPE..... | 2-3 |
| IV.□ | THE DEVELOPMENT | 3 |
| V.□ | THE CAPITAL IMPROVEMENTS..... | 3-4 |
| VI.□ | CAPITAL IMPROVEMENT PLAN COMPONENTS | 4-7 |
| | Stormwater Management Facilities | 4-5 |
| | Public Roadways..... | 5 |
| | Water and Wastewater Facilities | 6 |
| | Off-site Improvements | 6 |
| | Public Amenities and Parks..... | 7 |
| | Electric and Lighting..... | 7 |
| | Entry Features, Landscape, & Irrigation..... | 7 |
| | Miscellaneous | 7 |
| VII.□ | PERMITTING | 8-9 |
| VIII.□ | RECOMMENDATION..... | 10 |
| IX.□ | REPORT MODIFICATION..... | 10 |
| X.□ | CONCLUSION..... | 11 |

LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description of Amended District

EXHIBIT 3- District Boundary Map

EXHIBIT 4 -Zoning Map

EXHIBIT 5- Land Use Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9 – Overall Site Plan Phase 1 & 2

EXHIBIT 10 – Overall Site Plan Phase 3 & 4

**AMENDED AND RESTATED THE ENGINEER'S REPORT
HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this Amended and Restated Engineer's Report is to provide engineering support for the expanded boundaries of Hammock Reserve Community Development District (CDD). The original CDD boundaries contain two phases (Phase 1-231 lots; Phase 2-206 lots) consisting of approximately 109.99 acres, as contemplated in the original Master Engineer's Report for Capital Improvements dated December 17, 2019, as supplemented by that Supplemental Engineer's Report for Capital Improvements, dated March 25, 2021. Phases 1 and 2 remains unchanged by this report. The expanded CDD includes the addition of Phase 3 consisting of 382 single family lots and Phase 4 consisting of 209 lots. The expanded CDD will have a total of 1,028 single family lots and consist of approximately 393.19 acres.

II. INTRODUCTION

The Hammock Reserve Community Development District (the "District") is north and south of Old Polk City Road and Old Haines City Lake Alfred Road and west of Hwy 27, within Haines City (the "City") and unincorporated Polk County, Florida (the "County"). The District consists of approximately 393.19 acres and is expected to contain 1,028 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under City Ordinance No. 19-1665 which was approved by the Haines City Commission ("City Commission") on December 5, 2019 and further amended by City Ordinance No. 21-1731 approved by the City Commission on June 3, 2021 and consented to by the Polk County Commission ("County Commission") by County Resolution 21-041 approved on April 6, 2021. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable

agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District’s Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

III. SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An

assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report. The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

IV. THE DEVELOPMENT

The Development will consist of 1,028 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located north and south of Old Polk City Road and Old Haines City Lake Alfred Road, and west of Hwy 27 within the City and the County. The original District lands have a future land use designation of LDR (Low Density Residential) and a zoning of RPUD (Residential Planned Unit Development). The expansion parcels now within the District have an existing land use of Polk County RL-4 (Residential Low), Polk County RL-1 (Residential Low), Polk County A/RR (Agriculture/Residential Rural), Polk County PD (Planned Development) and Haines City AG (Agriculture) and CON (Conservation). The expansion parcels designated with County future land use and zoning is anticipated to be annexed into the City of Haines City and have a proposed future land use of Haines City LDR and a proposed zoning of Haines City RPUD.

V. THE CAPITAL IMPROVEMENTS

The system of improvements comprising the Capital Improvement Plan, (the “CIP”), consists of public infrastructure in Phase 1, Phase 2, Phase 3, and Phase 4. Phases 1 and 2 remain unchanged by this report. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD 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.

As a part of the recreational component of the CIP, a public park/amenity center will be within the development. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

The improvements will be on land that upon acquisition of the improvement by the District, is owned by, or subject to a permanent easement in favor of, the district or another governmental entity.

VI. CAPITAL IMPROVEMENT PLAN COMPONENTS

The system of improvements comprising the Capital Improvement Plan includes the following:

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 Development. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water 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 CIP. 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 to be funded by the District 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.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2020; Phase 2 in 2021; Phase 3 in 2022; 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 CDD. 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 CDD 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 CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

VII. PERMITTING

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 1 (231 Lots)

| Permits / Approvals | Approval / Expected Date |
|-------------------------------------|---------------------------------|
| Zoning Approval | Approved |
| Preliminary Plat | Approved |
| SWFWMD ERP | Approved |
| Construction Permits | Approved |
| Polk County Health Department Water | Approved |
| FDEP Sewer | Approved |
| FDEP NOI | Approved |
| ACOE | N/A |

PHASE 2 (206 Lots)

| Permits / Approvals | Approval / Expected Date |
|-------------------------------------|---------------------------------|
| Zoning Approval | Approved |
| Preliminary Plat | Approved |
| SWFWMD ERP | February 2021 |
| Construction Permits | February 2021 |
| Polk County Health Department Water | February 2021 |
| FDEP Sewer | February 2021 |
| FDEP NOI | February 2021 |
| ACOE | N/A |

PHASE 3 (382 Lots)

| Permits / Approvals | Approval / Expected Date |
|-------------------------------------|---------------------------------|
| Zoning Approval | July 2021 |
| Preliminary Plat | July 2021 |
| SWFWMD ERP | July 2021 |
| Construction Permits | July 2021 |
| Polk County Health Department Water | July 2021 |
| FDEP Sewer | July 2021 |
| FDEP NOI | July 2021 |
| ACOE | N/A |

PHASE 4 (209 Lots)

| Permits / Approvals | Approval / Expected Date |
|-------------------------------------|---------------------------------|
| Zoning Approval | Approved |
| Preliminary Plat | Not Required |
| SWFWMD ERP | July 2021 |
| Construction Permits | July 2021 |
| Polk County Health Department Water | July 2021 |
| FDEP Sewer | July 2021 |
| FDEP NOI | July 2021 |
| ACOE | N/A |

VIII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City of Haines City, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

IX. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates. This report may be amended or supplemented from time to time to provide for necessary changes in the development plan.

X. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

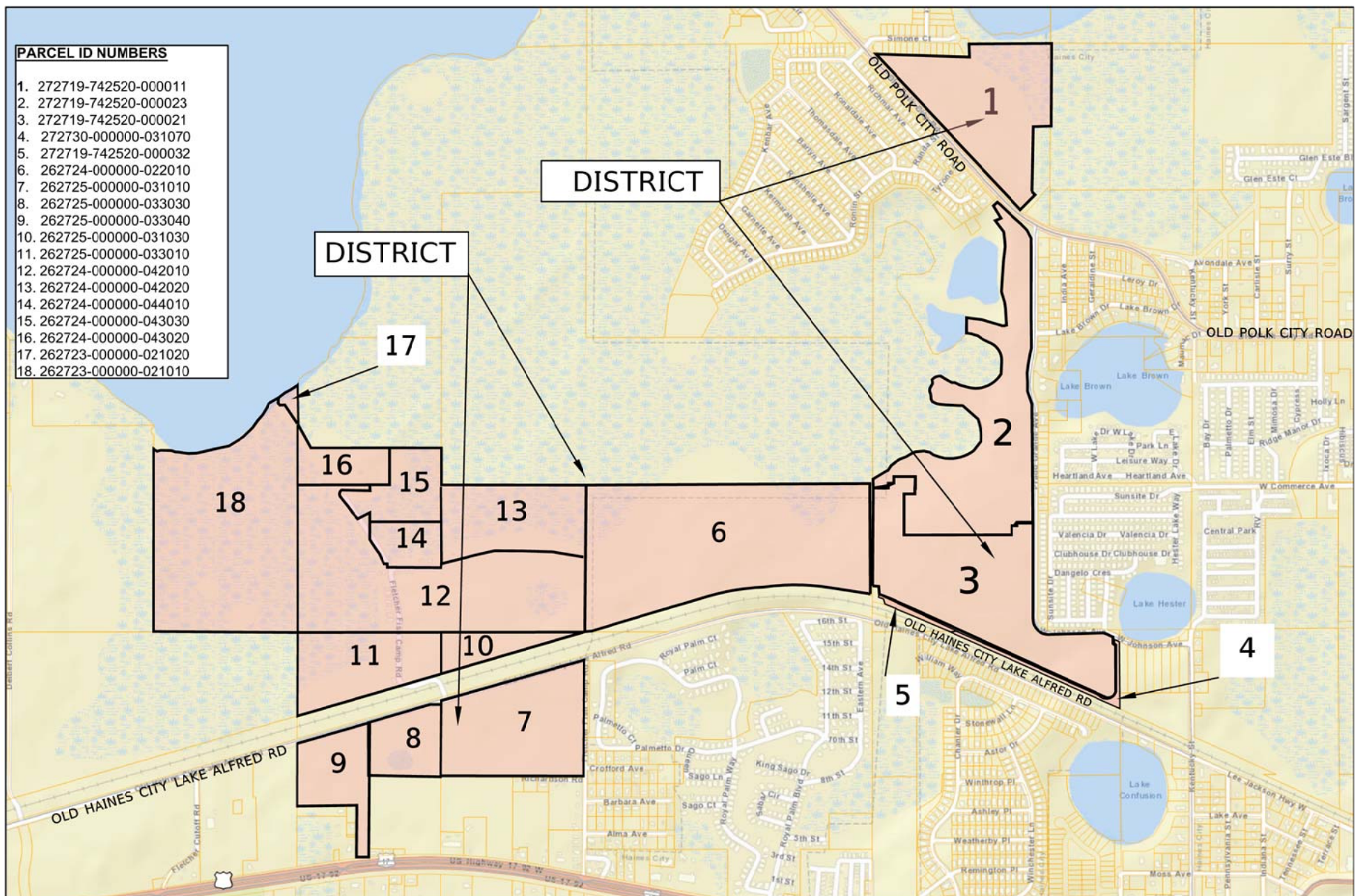
Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.

PARCEL ID NUMBERS

1. 272719-742520-000011
2. 272719-742520-000023
3. 272719-742520-000021
4. 272730-000000-031070
5. 272719-742520-000032
6. 262724-000000-022010
7. 262725-000000-031010
8. 262725-000000-033030
9. 262725-000000-033040
10. 262725-000000-031030
11. 262725-000000-033010
12. 262724-000000-042010
13. 262724-000000-042020
14. 262724-000000-044010
15. 262724-000000-043030
16. 262724-000000-043020
17. 262723-000000-021020
18. 262723-000000-021010

DISTRICT

DISTRICT



LEGEND

HAMMOCK RESERVE CDD

EXHIBIT 1 - LOCATION MAP

HAMMOCK RESERVE

COMMUNITY DEVELOPMENT DISTRICT



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM



HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

Tract #1: All of the Replat of a part of Golf Grounds Estates and Agua Vista Country Club, Haines City, Florida, as shown by map or plat thereof recorded in Plat Book 41, Page 26, Public Records of Polk County, Florida, LESS AND EXCEPT that part thereof as set forth in Final Judgment, Case No. 18404-31-542, filed June 27, 1968, recorded in O.R. Book 1164, Page 498, Public Records of Polk County, Florida and LESS AND EXCEPT beginning at the Northwest (NW) corner of the Northwest Quarter (NW 1/4) of Section 19, Township 27 South, Range 27 East, and then run South Eighty-seven (87) feet more or less to the easterly boundary line of the right of way of County Road No. 17, then run in a easterly direction a distance of 872.50 feet more or less to a point 118 feet South of the South boundary line of Section 18, Township 27 South, Range 27 East; then run north 118 feet to the South boundary line of said Section 18, then run West along the said South Boundary line a distance of 871.95 feet to the point of beginning.

ALSO LESS AND EXCEPT that portion conveyed to D E Ranch, Inc., a Florida corporation, by deed recorded in O.R. Book 10268, Page 2011, Public Records of Polk County, Florida.

Tract #2: All that part of West half of NE 1/4 of NW 1/4 and all that part of NE 1/4 of NW 1/4 of NW 1/4 (or NE 1/4 of United States Government Lot 1), lying North of the ACL Railroad Right of Way in Section 30, Township 27 South, Range 27 East, Polk County, Florida.

LESS and EXCEPT that portion of Tract #2 lying within and North of the right of way of Johnson Avenue West.

LESS and EXCEPT that portion of Tracts #1 and 2 conveyed by deed recorded in O.R. Book 8278, Page 1958, Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 19, Township 27 South, Range 27 East, Polk County, Florida and run N00°02'56"W, along the West boundary of said Section 19, 280.75 feet to the Point of Beginning, said point being on the Northerly right of way boundary of the CSX railroad right of way; thence continue N00°02'56"W along said West boundary, 81.65 feet; thence S65°19'34"E, 515.47 feet; thence S65°43'55"E, parallel with, and 30 feet Northerly of said railroad right of way, 1831.08 feet to the beginning of a curve concaved Northwesterly, having a radius of 75.00 feet, a central angle of 114°32'24", a chord bearing of N56°59'53"E, and a chord distance of 126.18 feet; thence along said curve, an arc distance of 149.93 feet to the end of said curve; thence N00°16'19"W, 408.82 feet; thence N63°52'00"W, 33.49 feet; thence N00°16'21"W, 60.00 feet to the Southerly right of way boundary of Johnson Avenue; thence S63°52'00"E, along said right of way boundary, 66.99 feet; thence S00°16'19"E, along the West boundary of Lake Hester Estates Subdivision, and the Southerly projection of that West boundary, 617.29 feet to its intersection with the aforementioned Northerly right of way of the CSX railroad; thence N65°43'55"W along said right of way, 1994.45 feet to the beginning of a curve concaved Southwesterly, having a radius of 2869.35 feet, a central angle of 09°40'02", a chord bearing of N70°34'01"W, and a chord distance of 483.55 feet; thence along said curve, an arc distance of 484.13 feet to the Point of Beginning.

AND LESS

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE THEREOF N-89°55'35"-E, 1617.81 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 764.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-00°04'27"-E, 536.47 FEET; THENCE ALONG A NON-RADIAL LINE S-41°17'42"-W, 340.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) PER OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 02°36'03", A CHORD BEARING OF N-53°40'29"-W, A CHORD DISTANCE OF 50.20 FEET, FOR AN ARC LENGTH OF 50.20 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, AND ALONG A NON-RADIAL LINE, N-41°17'42"-E, 193.47 FEET; THENCE N-00°09'47"-E, 593.50 FEET; THENCE S-89°49'38"-E, 163.01 FEET TO THE **POINT OF BEGINNING**.

AND LESS

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE THEREOF N-89°55'35"-E, 1617.81 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 1300.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-00°04'27"-E, AND ALONG A NON-RADIAL LINE, 366.21 FEET TO A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING ON THE EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) PER OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1095.92 FEET, A CENTRAL ANGLE/DELTA OF 00°37'28", A CHORD BEARING OF N-67°52'05"-W, A CHORD DISTANCE OF 11.95 FEET, FOR AN ARC LENGTH OF 11.95 FEET; THENCE 2) ALONG A RADIAL LINE S-22°26'39"-W, 10.00 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE 3) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 12°26'50", A CHORD BEARING OF N-61°19'56"-W, A CHORD DISTANCE OF 239.78 FEET, FOR AN ARC LENGTH OF 240.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, AND ALONG A NON-RADIAL LINE, N-41°17'42"-E, 340.63 FEET TO THE **POINT OF BEGINNING**.



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

AND ALL BEING FURTHER DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 19, S-00°02'13"-91.40 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING AT THE INTERSECTION OF SAID WEST BOUNDARY AND THE NORTH EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROADS-17) ACCORDING TO THAT DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID INTERSECTION POINT IS ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST BOUNDARY AND SAID NORTH EASTERLY RIGHT-OF-WAY, S-88°19'34"-E, 872.41 FEET TO A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943"; THENCE N-00°04'25"-W, 118.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG SAID NORTH LINE N-89°55'35"-E, 745.86 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 764.04 FEET; THENCE N-89°49'38"-W, 163.01 FEET; THENCE S-00°09'47"-W, 593.50 FEET; THENCE S-48°42'18"-E, 36.95 FEET; THENCE ALONG A NON-RADIAL LINE, S-41°17'42"-W, 193.47 FEET TO A POINT ON SAID NORTH EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17), SAID POINT IS ALSO A POINT ON A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 09°35'00", A CHORD BEARING OF N-47°42'58"-W, A CHORD DISTANCE OF 184.76 FEET, FOR AN ARC LENGTH OF 184.98 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE CONTINUE ALONG SAID NORTH EASTERLY RIGHT-OF-WAY N-42°55'28"-W, 1787.64 FEET TO THE **POINT OF BEGINNING**.

AND

COMMENCE AT A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 SOUTH, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 19, N-00°02'13"-W, 425.20 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID WEST BOUNDARY, AND CONTINUING N-00°02'13"-W, 920.96 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS HEREBY DESIGNATED AS **POINT "A"** TO BE USED HEREIN AFTER; THENCE CONTINUE ALONG SAID WEST BOUNDARY, AND CONTINUING N-00°02'13"-W, 60.32 FEET, MORE OR LESS, TO THE EDGE OF LAKE LOWRY; THENCE DEPARTING SAID WEST BOUNDARY, MEANDER NORTHWESTERLY ALONG THE EDGE OF LAKE LOWRY TO ITS INTERSECTION WITH A LINE THAT LIES 650 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY OF PRADO GRANDE ROAD, SAID POINT OF INTERSECTION LIES N-34°26'13"-E, AND 1518.68 FEET DISTANT FROM SAID **DESIGNATED POINT "A"**; THENCE DEPARTING SAID EDGE OF LAKE LOWRY, AND ALONG SAID PARALLEL LINE, N-00°04'27"-W, 214.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 842.42 FEET, A CENTRAL ANGLE/DELTA OF 23°10'19", A CHORD BEARING OF S-79°15'00"-E, A CHORD DISTANCE OF 338.38 FEET, FOR AN ARC LENGTH OF 340.70 FEET TO A 5/8" IRON ROD STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 513.86 FEET, A CENTRAL ANGLE/DELTA OF 03°11'13", A CHORD BEARING OF N-07°06'30"-W, A CHORD DISTANCE OF 28.58 FEET, FOR AN ARC LENGTH OF 28.58 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 867.42 FEET, A CENTRAL ANGLE/DELTA OF 01°52'53" A CHORD BEARING OF S-67°39'05"-E, A CHORD DISTANCE OF 28.48 FEET, FOR AN ARC LENGTH OF 28.48 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 488.86 FEET, A CENTRAL ANGLE/DELTA OF 10°20'24", A CHORD BEARING OF N-01°54'19"-W, A CHORD DISTANCE OF 88.10 FEET, FOR AN ARC LENGTH OF 88.22 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 514.89 FEET, A CHORD BEARING OF N-09°33'16"-W, A CHORD DISTANCE OF 228.48 FEET, FOR AN ARC LENGTH OF 230.40 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-05°39'15"-E, 424.44 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8132"; THENCE N-06°51'08"-W, 125.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-27°54'56"-W, 137.20 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-66°43'58"-E, 55.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-26°37'46"-W, 140.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-47°06'21"-E, 37.32 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) ACCORDING TO THAT DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) S-43°25'35"-E, 15.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 2) ALONG A NON-RADIAL LINE N-46°11'39"-E, 10.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE 3) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1185.92 FEET, A CENTRAL ANGLE/DELTA OF 08°03'30", A CHORD BEARING OF S-47°50'06"-E, A CHORD DISTANCE OF 166.66 FEET FOR AN ARC LENGTH OF 166.79 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-42°53'42"-E, 110.24 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8132," SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 5) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE/DELTA OF 42°49'15", A CHORD BEARING OF S-21°29'05"-E, A CHORD DISTANCE OF 219.03 FEET, FOR AN ARC LENGTH OF 224.21 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE WESTERLY RIGHT OF WAY OF PRADO GRANDE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: THENCE 1) S-00°04'27"-E, 996.62 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 2) S-14°36'35"-W, 118.26 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 3) S-00°03'35"-W, 199.75 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-18°55'11"-E, 156.16 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 5) S-00°04'27"-E, 1946.53 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE EASTERLY; THENCE 6) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE/DELTA OF 91°36'40", A CHORD BEARING OF S-45°52'47"-E, A CHORD DISTANCE OF 207.92 FEET, FOR AN ARC LENGTH OF 231.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE SOUTHERLY RIGHT-OF-WAY OF WEST JOHNSON AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE(5) COURSES: 1) N-88°18'53"-E, 493.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHERLY;

THENCE 2) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 27°49'07", A CHORD BEARING OF S-77°46'34"-E, A CHORD DISTANCE OF 36.06 FEET, FOR AN ARC LENGTH OF 36.41 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 3) S-63°52'00"-E, 68.61 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-00°16'21"-E, 60.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 5) S-63°52'00"-E, 33.49 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, S-00°16'19"-E, 408.82 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 114°32'03", A CHORD BEARING OF S-56°59'53"-W, A CHORD DISTANCE OF 126.18 FEET, FOR AN ARC LENGTH OF 149.93 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", THENCE N-65°43'55"-W, 1831.08 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-65°19'34"-W, 460.35 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", THENCE N-00°02'13"-W, 72.98 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126, SAID POINT IS ALSO A POINT ON A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 3133.46 FEET, A CENTRAL ANGLE/DELTA OF 00°56'39", A CHORD BEARING OF N-75°36'08"-W, A CHORD DISTANCE OF 51.63 FEET, FOR AN ARC LENGTH OF 51.63 FEET TO THE POINT OF BEGINNING.

AND

MAP #4 272730-000000-031070

THAT PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LAYING NORTH OF AND WITHIN 30 FEET OF THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE CSX RAILROAD.

AND

MAP #5 272719-742520000032

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN N00°02'56"W, ALONG THE WEST BOUNDARY OF SAID SECTION 19, 280.75 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE CSX RAILROAD RIGHT OF WAY; THENCE CONTINUE N00°02'56"W ALONG SAID WEST BOUNDARY, 81.65 FEET; THENCE S65°19'34"E, 515.47 FEET; THENCE S65°43'55"E, PARALLEL WITH, AND 30 FEET NORTHERLY OF SAID RAILROAD RIGHT OF WAY, 1831.08 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 114°32'24", A CHORD BEARING OF N56°59'53"E, AND A CHORD DISTANCE OF 126.18 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 149.93 FEET TO THE END OF SAID CURVE; THENCE N00°16'19"W, 408.82 FEET; THENCE N63°52'00"W, 33.49 FEET; THENCE N00°16'21 "W, 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF JOHNSON AVENUE; THENCE S63°52'00"E, ALONG SAID RIGHT OF WAY BOUNDARY, 66.99 FEET; THENCE S00°16'19"E, ALONG THE WEST BOUNDARY OF LAKE HESTER ESTATES SUBDIVISION, AND THE SOUTHERLY PROJECTION OF THAT WEST BOUNDARY, 617.29 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD; THENCE N65°43'55"W ALONG SAID RIGHT OF WAY, 1994.45 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 2869.35 FEET, A CENTRAL ANGLE OF 09°40'02", A CHORD BEARING OF N70°34'01 "W, AND A CHORD DISTANCE OF 483.55 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 484.13 FEET TO THE POINT OF BEGINNING.

AND

Map #6 262724-000000-022010

THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD AND OLD FLORIDA STATE ROAD #17, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 24, AND RUN THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST ¼, TO A POINT ON THE NORTHERLY LINE OF THE CSX RAILROAD (FORMERLY KNOWN AS ATLANTIC COASTLINE RAILROAD), PER MAP Y-3 FLA-47; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST ¼; THENCE ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼, THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ¼, TO THE NORTHWEST CORNER OF THE SOUTH ½ OF SAID SOUTHEAST ¼; THENCE ALONG THE NORTH LINE OF THE SOUTH ½ OF SAID SOUTHEAST ¼ TO THE POINT OF BEGINNING.

AND

Map #7-9 262725-000000-031010, 262725-000000-033030, AND 262725-000000-033040

THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS THAT PART LYING NORTH OF THE RAILROAD, AND LESS ROAD RIGHT-OF-WAY.

AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 37.

THE WEST 555 FEET OF THE NORTH 264 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

THE EAST 105 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF US HIGHWAY 17, A/K/A HIGHWAY 92.

AND

ALL THAT PARCEL OF LAND SITUATE SOUTH OF OLD HAINES CITY/LAKE ALFRED HIGHWAY IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST; **AND** ALSO SOMETIMES DESCRIBED AS THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SOUTH OF THE RAILROAD AND SOUTH OF OLD ROAD IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

**EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED**

ALL BEING FURTHER DESCRIBED AS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25, AND THE SOUTHERLY LINE OF OLD SATE ROAD NO. 37 (ALSO KNOWN AS OLD HAINES CITY/LAKE ALFRED HIGHWAY), AND RUN THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE DEPARTING SAID SOUTHERLY LINE OF OLD STATE ROAD NO. 37, AND EASTERLY ALONG SAID NORTH LINE, TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4, OF THE NORTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID EAST LINE, TO A POINT ON THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF OLD STATE ROAD NO. 37, TO ITS INTERSECTION WITH THE WEST LINE OF FLETCHER TRAILER PARK ROAD, PER MAP BOOK 1, PAGE 121 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37, AND SOUTHERLY ALONG THE WEST LINE OF SAID FLETCHER TRAILER PARK ROAD, TO ITS INTERSECTION WITH THE NORTH LINE OF RICHARDSON ROAD, PER MAP BOOK 7, PAGE 15 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE OF RICHARDSON ROAD, TO THE WEST LINE OF SAID RICHARDSON ROAD; THENCE SOUTHERLY ALONG SAID WEST LINE OF RICHARDSON ROAD, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE WESTERLY ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF THE NORTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25, TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST 1/4, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE SOUTHERLY ALONG SAID EAST LINE, TO A POINT ON THE NORTHERLY LINE OF U.S. HIGHWAY 17 AND 92; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 105 FEET OF THE WEST ½, OF THE SOUTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID WEST LINE, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE WEST 555 FEET, OF THE NORTH 264 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE WESTERLY ALONG SAID SOUTH LINE, TO A POINT ON THE WEST LINE OF THE SOUTHWEST ¼, OF THE NORTHWEST ¼, OF THE NORTHWEST ¼, OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

AND

MAP #10 262725-000000-031030

THAT PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, LYING NORTH OF THE RAILROAD IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

MAP #11 262725-000000-033010

ALL THAT PART OR PARCEL OF LAND SITUATE IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ NORTH OF THE RIGHT-OF-WAY OF THE CSX RAILROAD, IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

MAP #12 262724-000000-042010

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 198, AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2025, PAGE 270 DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE SOUTH 00°00'44" WEST, 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°00'44" WEST, 415.61 FEET; THENCE SOUTH 89°52'10" WEST, 495.75 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE SOUTH 89°52'10" WEST 20.0 FEET MORE OR LESS TO THE EASTERLY WATER'S EDGE OF A CANAL; THENCE NORTHWESTERLY ALONG SAID CANAL 309.35 FEET MORE OR LESS; THENCE NORTH 00°01'34" WEST, 142.3 FEET; THENCE NORTH 89°50'58" EAST, 661.67 FEET TO THE **POINT OF BEGINNING**; LESS THE EAST 15.0 FEET AND THE SOUTH 30.0 FEET THEREOF FOR ROAD EASEMENT AND A 30.0 FOOT ROAD EASEMENT ALONG THE SOUTHWESTERLY SIDE AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE SOUTH 00°01'34" EAST, 126.3 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 33°18'00" EAST, 309.35 FEET; THENCE SOUTH 00°00'44" WEST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 34.01 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 33°18'00" WEST, 331.07 FEET; THENCE NORTH 34°46'30" WEST, 43.16 FEET; THENCE SOUTH 00°01'34" EAST, 52.56 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1427, PAGE 326 AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2025, PAGE 270 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST COMER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; RUN THENCE SOUTH 89°49'45" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1323.78 FEET TO THE NORTHWEST COMER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 00°00'44" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 721.20 FEET; THENCE NORTH 75°46'14" EAST A DISTANCE OF 506.5 FEET; THENCE SOUTH 89°52'46" EAST A DISTANCE OF 500.6 FEET; THENCE SOUTH 80°13'46" EAST A DISTANCE OF 336.22 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN NORTH 00°05'20" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 658.78 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 928 DESCRIBED AS FOLLOWS:

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 59°00'00" TO THE EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EDGE OF THE CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO THE LINE THAT INTERSECTS THE AFORE SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO **POINT OF BEGINNING**.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 931 DESCRIBED AS FOLLOWS:

TRACT D: THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE SOUTH 00°00'44" WEST, 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 89°50'58" WEST, 15.0 FEET; THENCE SOUTH 00°00'44" WEST, 385.61 FEET; THENCE SOUTH 89°52'10" WEST, 446.75 FEET; THENCE SOUTH 00°00'44" WEST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 461.75 FEET; THENCE NORTH 00°00'44" EAST, 415.61 FEET TO THE **POINT OF BEGINNING**; AND AN EASEMENT FOR INGRESS AND EGRESS TO THE WEST SIDE OF PROPERTY OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE NORTH 89°49'45" EAST, 661.90 FEET; THENCE SOUTH 00°01'34" EAST, 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 57°00'00" WEST, 119.99 FEET; THENCE SOUTH 34°46'30" EAST, 176.4 FEET; THENCE SOUTH 33°18'00" EAST, 309.35 FEET; THENCE SOUTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 34.01 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 33°18'00" WEST, 331.07 FEET; THENCE NORTH 34°46'30" WEST, 147.75 FEET; THENCE NORTH 57°00'00" EAST, 68.85 FEET; THENCE NORTH 00°01'34" WEST, 34.0 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #13 262724-000000-042020

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 89°49'45" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 1323.78 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN SOUTH 00°00'44" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 721.20 FEET; THENCE NORTH 75°46'14" EAST A DISTANCE OF 506.5 FEET; THENCE SOUTH 89°52'46" EAST, A DISTANCE OF 500.6 FEET; THENCE SOUTH 80°13'46" EAST A DISTANCE OF 336.22 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN NORTH 00°05'20" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 658.78 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #14 262724-000000-044010

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE SOUTH 00°00'44" WEST 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°00'44" WEST 415.61 FEET; THENCE SOUTH 89°52'10" WEST 495.75 FEET, THENCE NORTH 00°00'44" EAST 30.00 FEET, THENCE SOUTH 89°52'10" WEST 20.00 FEET (+ OR -) TO THE EASTERLY WATER'S EDGE OF A CANAL, THENCE NORTHWESTERLY ALONG SAID CANAL 309.35 FEET (+ OR -), THENCE NORTH 00°01'34" WEST 142.3 FEET, THENCE NORTH 89°50'58" EAST, 661.67 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #15 262724-000000-043030

TRACT D: THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

TRACT D-1: THE EAST 474.0 FEET OF THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE S 59 DEG. 0'00" WEST, TO THE EDGE OF A CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO A LINE THAT INTERSECTS THE AFORESAID SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO THE **POINT OF BEGINNING**, ALL IN PARCEL G AS SET FORTH IN A SURVEY AS RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 929.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 928 DESCRIBED AS FOLLOWS:

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 59°00'00" TO THE EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EDGE OF THE CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO THE LINE THAT INTERSECTS THE AFORE SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO **POINT OF BEGINNING**.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 931 DESCRIBED AS FOLLOWS:

TRACT D: THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE SOUTH 00°00'44" WEST, 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 89°50'58" WEST, 15.0 FEET; THENCE SOUTH 00°00'44" WEST, 385.61 FEET; THENCE SOUTH 89°52'10" WEST, 446.75 FEET; THENCE SOUTH 00°00'44" WEST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 461.75 FEET; THENCE NORTH 00°00'44" EAST, 415.61 FEET TO THE **POINT OF BEGINNING**; AND AN EASEMENT FOR INGRESS AND EGRESS TO THE WEST SIDE OF PROPERTY OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE NORTH 89°49'45" EAST, 661.90 FEET; THENCE SOUTH 00°01'34" EAST, 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 57°00'00" WEST, 119.99 FEET; THENCE SOUTH 34°46'30" EAST, 176.4 FEET; THENCE SOUTH 33°18'00" EAST, 309.35 FEET; THENCE SOUTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 34.01 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 33°18'00" WEST, 331.07 FEET; THENCE NORTH 34°46'30" WEST, 147.75 FEET; THENCE NORTH 57°00'00" EAST, 68.85 FEET; THENCE NORTH 00°01'34" WEST, 34.0 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #13 262724-000000-042020

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 89°49'45" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 1323.78 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN SOUTH 00°00'44" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 721.20 FEET; THENCE NORTH 75°46'14" EAST A DISTANCE OF 506.5 FEET; THENCE SOUTH 89°52'46" EAST, A DISTANCE OF 500.6 FEET; THENCE SOUTH 80°13'46" EAST A DISTANCE OF 336.22 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN NORTH 00°05'20" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 658.78 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #14 262724-000000-044010

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE SOUTH 00°00'44" WEST 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°00'44" WEST 415.61 FEET; THENCE SOUTH 89°52'10" WEST 495.75 FEET, THENCE NORTH 00°00'44" EAST 30.00 FEET, THENCE SOUTH 89°52'10" WEST 20.00 FEET (+ OR -) TO THE EASTERLY WATER'S EDGE OF A CANAL, THENCE NORTHWESTERLY ALONG SAID CANAL 309.35 FEET (+ OR -), THENCE NORTH 00°01'34" WEST 142.3 FEET, THENCE NORTH 89°50'58" EAST, 661.67 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #15 262724-000000-043030

TRACT D: THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

TRACT D-1: THE EAST 474.0 FEET OF THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE S 59 DEG. 0'00" WEST, TO THE EDGE OF A CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO A LINE THAT INTERSECTS THE AFORESAID SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO THE **POINT OF BEGINNING**, ALL IN PARCEL G AS SET FORTH IN A SURVEY AS RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 929.

AND

MAP #16 262724-000000-043020

THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS THE EAST 474 FEET.

AND

BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE RUN NORTH 00°03'53" WEST, 336.25 FEET FOR THE **POINT OF BEGINNING**, THENCE CONTINUE NORTH 00°03'53" WEST 143.28 FEET TO THE EASTERLY WATER'S EDGE OF A CANAL, THENCE SOUTHEASTERLY ALONG SAID WATER'S EDGE TO A POINT NORTH 89°48'32" EAST, 90.00 FEET FROM THE **POINT OF BEGINNING**, THENCE SOUTH 89°48'32" WEST 90.00 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #17 262723-000000-021020

BEGIN SOUTHEAST CORNER OF NORTHEAST ¼ OF SOUTHEAST ¼ RUN NORTH 480.53 FEET TO EASTERLY EDGE OF CANAL FOR POINT OF BEGINNING CONTINUE NORTH 465.2 FEET TO LAKE LOWERY SOUTHWESTERLY ALONG LAKE TO PT NORTH 33 DEGREE 41 MINUTES W 370.82 FEET FROM POINT OF BEGINNING SOUTH 33 DEGREE 41 MINUTES EAST 370.82 FEET TO **POINT OF BEGINNING**.

AND

MAP #18 262723-000000-021010

THE EAST 1/2 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

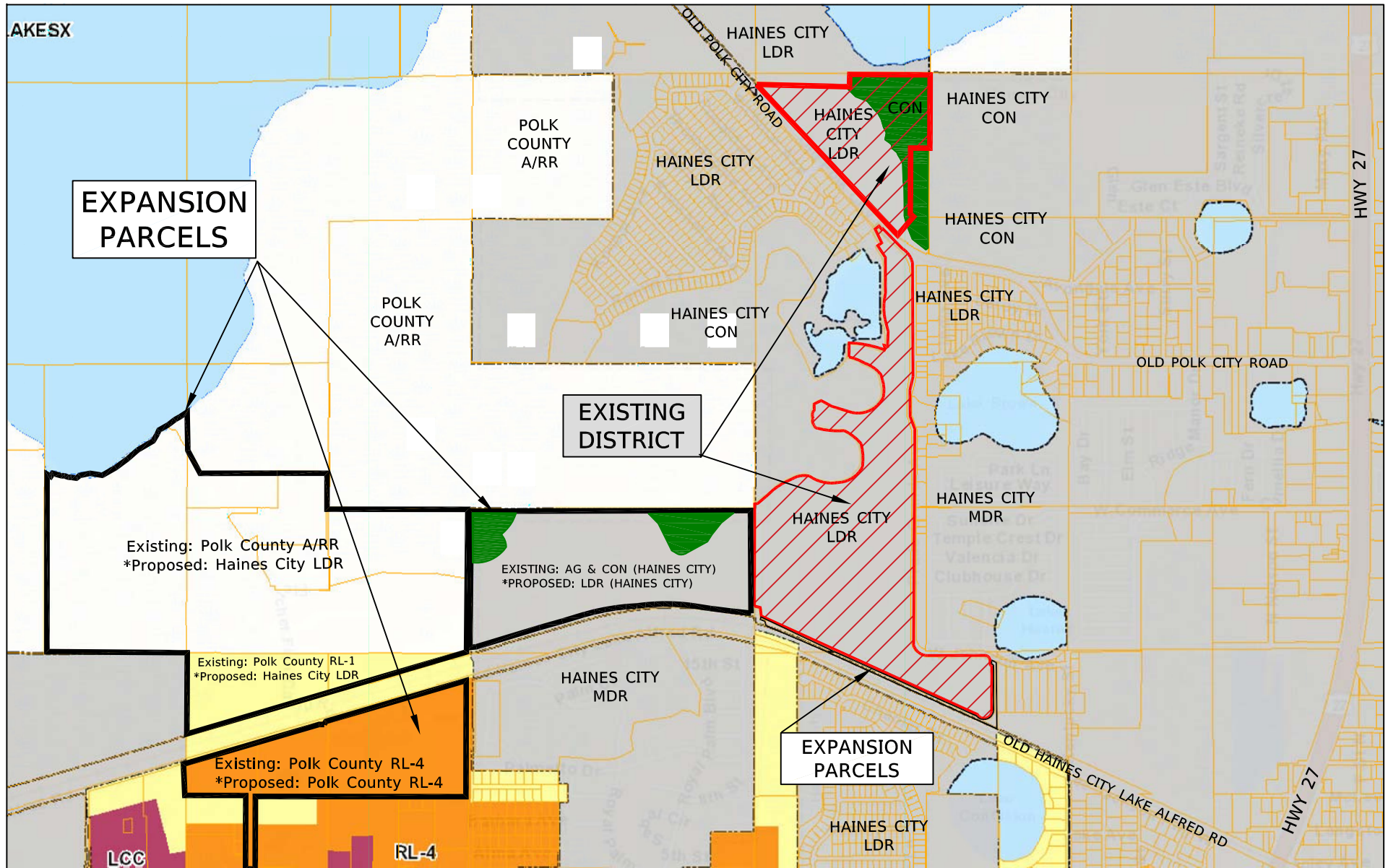
BEGIN AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE NORTH 00°03'53" WEST 480.53 FEET TO THE EASTERLY WATER'S EDGE OF A CANAL FOR A **POINT OF BEGINNING**, THENCE CONTINUE NORTH 00°03'53" WEST 465.20 FEET TO THE WATER'S EDGE OF LAKE LOWERY, THENCE SOUTHWESTERLY ALONG SAID WATER'S EDGE TO A POINT NORTH 33°41'00" WEST 370.82 FEET FROM THE **POINT OF BEGINNING**, THENCE SOUTH 33°41'00" EAST 370.82 FEET TO THE **POINT OF BEGINNING**, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

TOTAL CDD CONTAINS 393.19 ACRES +/-.



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

**EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED**



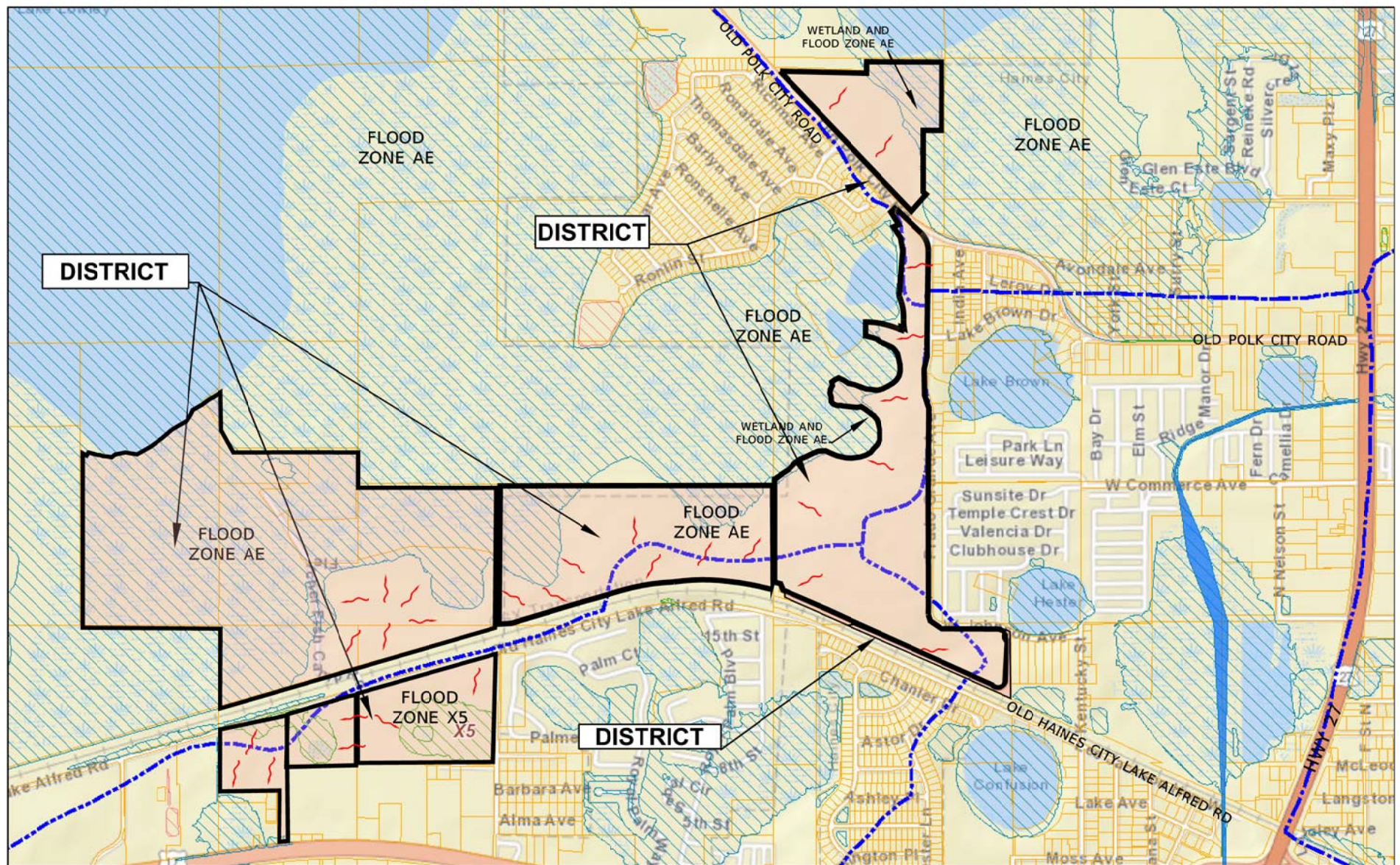
LEGEND

- CITY OF HAINES CITY
 - LDR - HAINES CITY LOW DENSITY RESIDENTIAL
 - AG - AGRICULTURE
 - CON - HAINES CITY CONSERVATION
 - RL-4 - POLK COUNTY RESIDENTIAL LOW
 - RL-1 - POLK COUNTY RESIDENTIAL LOW
 - A/RR - POLK COUNTY AGRICULTURE/RESIDENTIAL RURAL
- *TO BE ANNEXED INTO CITY OF HAINES CITY

COMPOSITE EXHIBIT 5 - FUTURE LAND USE MAP HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM

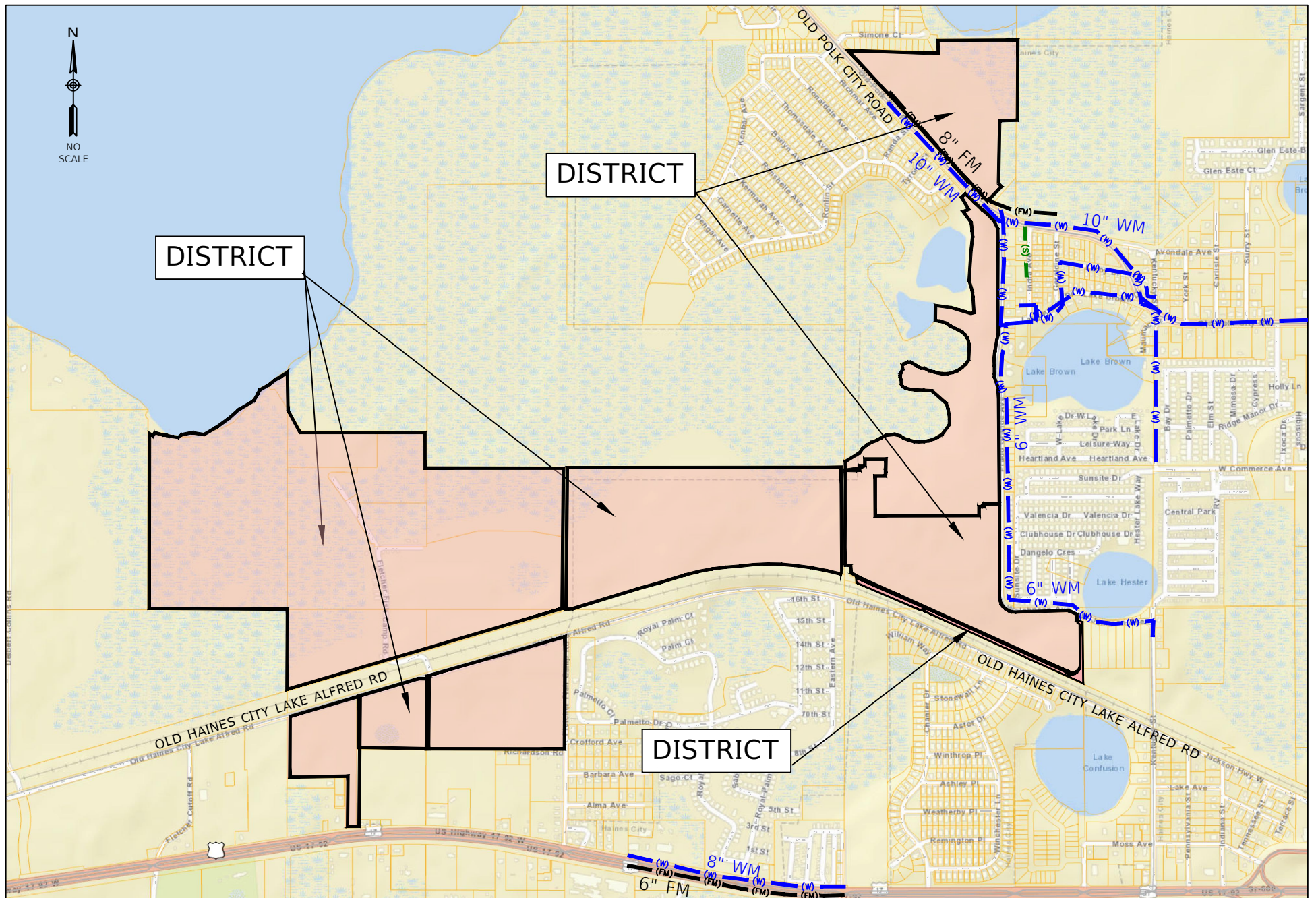


1925 BARTOW ROAD • LAKELAND, FL 33801
 OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
 EMAIL: INFO@WOODCIVIL.COM

LEGEND
 — FLOW DIRECTION
 - - - DRAINAGE BASIN

COMPOSITE EXHIBIT 6 -DRAINAGE MAP HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT





**Composite Exhibit 7
Hammock Reserve
Community Development District
Summary of Probable Cost**

| <u>Infrastructure</u> ⁽¹⁾⁽⁹⁾⁽¹⁰⁾ | <u>Phase 1 -Existing</u> <u>(231 Lots)</u> <u>2019-2021</u> | <u>Phase 2 - Existing</u> <u>(206 Lots)</u> <u>2021-2023</u> | <u>Phase 3-Expansion</u> <u>(382 Lots)</u> <u>2021-2023</u> | <u>Phase 4 -Expansion</u> <u>(209 lots)</u> <u>2022-2025</u> | <u>Total</u> <u>(1028 Lots)</u> |
|---|--|---|--|---|--|
| Offsite Improvements ⁽⁵⁾⁽⁶⁾ | \$ 190,000.00 | \$ 150,000.00 | -0- | \$ 300,000.00 | \$ 640,000.00 |
| Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾ | \$2,100,000.00 | \$ 510,000.00 | \$ 950,000.00 | \$ 515,000.00 | \$ 4,075,000.00 |
| Utilities (Water, Sewer, & Street Lighting) ^{(5)(6) (8)} | \$1,120,000.00 | \$1,780,000.00 | \$3,600,000.00 | \$2,120,000.00 | \$ 8,620,000.00 |
| Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾ | \$ 790,000.00 | \$1,380,000.00 | \$2,550,000.00 | \$1,420,000.00 | \$ 6,140,000.00 |
| Entry Feature ⁽⁶⁾⁽⁷⁾ | \$ 568,000.00 | \$ 300,000.00 | \$ 100,000.00 | \$ 200,000.00 | \$ 1,168,000.00 |
| Parks and Recreational Facilities ⁽¹⁾⁽⁶⁾ | \$ 420,000.00 | \$ 240,000.00 | \$ 200,000.00 | \$ 240,000.00 | \$ 1,100,000.00 |
| Contingency | \$ 470,000.00 | \$ 436,000.00 | \$ 740,000.00 | \$ 479,500.00 | \$ 2,125,500.00 |
| TOTAL | \$5,658,000.00 | \$4,796,000.00 | \$8,140,000.00 | \$5,274,500.00 | \$23,868,500.00 |

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD 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 and on District land is included.
9. Estimates based on Master Infrastructure to support development of 1028 lots.
10. All financed improvements will be on land owned by, or subject to a permanent easement for the benefit of the District or another government entity.

Composite Exhibit 8
Hammock Reserve
Community Development District
Summary of Proposed District Facilities

| <u>District Infrastructure</u> | <u>Construction</u> | <u>Ownership</u> | <u>Capital Financing*</u> | <u>Operation and Maintenance</u> |
|-----------------------------------|---------------------|---------------------|---------------------------|----------------------------------|
| Offsite Improvements | District | City/County | District Bonds | City/County |
| Stormwater Facilities | District | District | District Bonds | District |
| Lift Stations/Water/Sewer | District | City of Haines City | District Bonds | City of Haines City |
| Street Lighting/Conduit | District | **District | District Bonds | **District |
| Road Construction | District | District | District Bonds | District |
| Entry Feature & Signage | District | District | District Bonds | District |
| Parks and Recreational Facilities | District | District | District Bonds | District |

*Costs not funded by bonds will be funded by the developer.

** Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.

EXHIBIT 9 -OVERALL SITE PLAN
HAMMOCK RESERVE PHASE 1 & 2

TRACT USAGE TABLE

- TRACTS A1, B AND C ARE BUFFERS AREAS / OPEN SPACE, AND WALL/FENCE/LANDSCAPE/SIGN AREA, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.
- TRACTS K ARE OPEN SPACE AND RECREATION AREAS, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.
- TRACTS A, B1, B2, B3, J, L, AND M ARE OPEN SPACE, DRAINAGE AND DRAINAGE/RETENTION AREAS, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

RECREATION AREA NOTES:

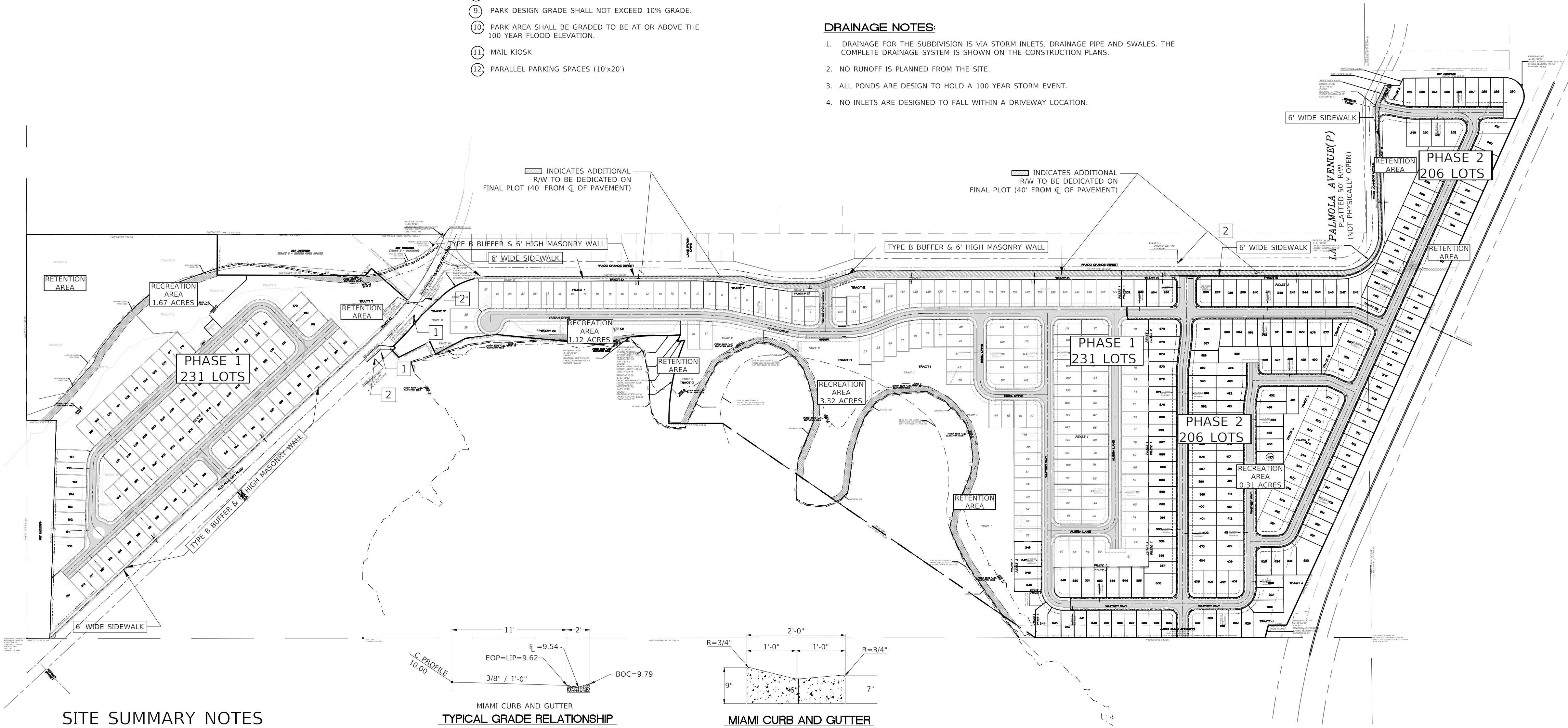
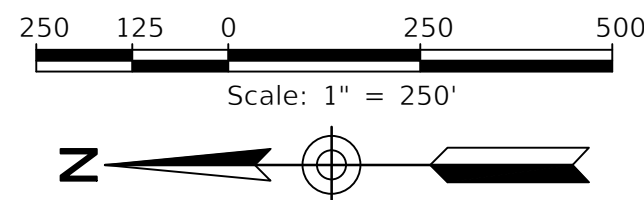
- TOT LOT PLAY STRUCTURE AREA
- SHADE CANOPY STRUCTURE (MIN 12'x12') & PICNIC TABLES
- PROVIDE 2" CALIPER LIVE OAK 8" HIGH AT PLANTING
- ENTIRE AREA TO BE SODDED AND IRRIGATED
- PROVIDE PARK BENCH
- WALKING TRAIL (MULCH OR COMPACTED RAP MATERIAL)
- PROVIDE A HUMAN/PET WATER STATION
- TRASH RECEPTACLE
- PARK DESIGN GRADE SHALL NOT EXCEED 10% GRADE.
- PARK AREA SHALL BE GRADED TO BE AT OR ABOVE THE 100 YEAR FLOOD ELEVATION.
- MAIL KIOSK
- PARALLEL PARKING SPACES (10'x20')

UTILITY CONNECTION NOTES

- FORCE MAINS FROM THE TWO LIFT STATION SHALL CONNECT TO THE EXISTING 8" FORCE MAIN ALONG OLD POLK CITY ROAD.
- INTERNAL WATER DISTRIBUTION SYSTEM SHALL CONNECT TO THE CITY WATER MAINS AT THE POINTS SHOWN.

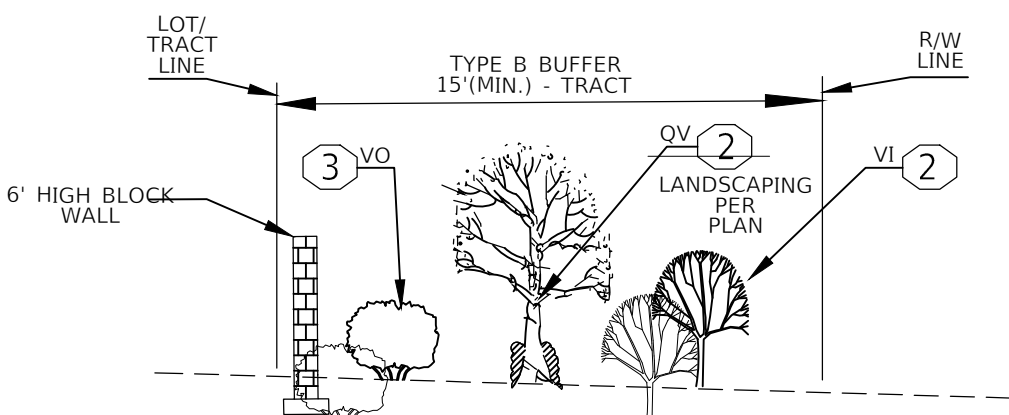
DRAINAGE NOTES:

- DRAINAGE FOR THE SUBDIVISION IS VIA STORM INLETS, DRAINAGE PIPE AND SWALES. THE COMPLETE DRAINAGE SYSTEM IS SHOWN ON THE CONSTRUCTION PLANS.
- NO RUNOFF IS PLANNED FROM THE SITE.
- ALL PONDS ARE DESIGN TO HOLD A 100 YEAR STORM EVENT.
- NO INLETS ARE DESIGNED TO FALL WITHIN A DRIVEWAY LOCATION.



SITE SUMMARY NOTES

- MINIMUM LIVING AREA OF 1400 SF WITH 400 SF GARAGE ON 90% OF THE DWELLING UNITS.
- MINIMUM LIVING AREA OF 1250 SF WITH 400 SF GARAGE ON 10% OF THE DWELLING UNITS.
- MAXIMUM IMPERVIOUS AREA FOR THE LOTS IS 60%.



SECTION 1-1

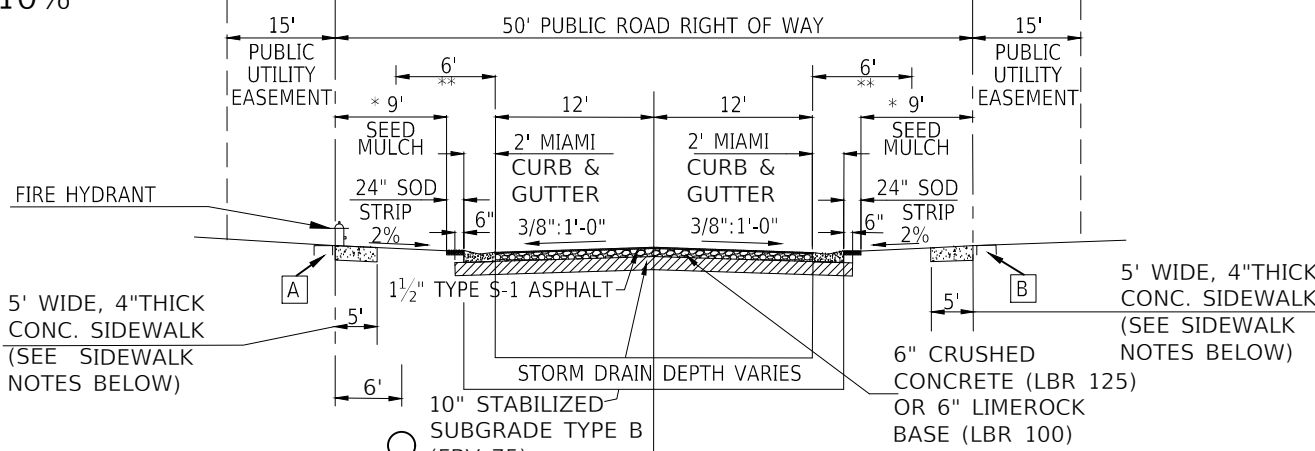
CANOPY TREE = LIVE OAK (OV)
UNDERSTORY TREE = CREPE MYRTLE (VI)
SHRUB = WALTER'S VIBURNUM (VO)

TYPICAL GRADE RELATIONSHIP

EOP = EDGE OF PAVEMENT
LIP = LIP OF GUTTER
FL = FLOW LINE OF GUTTER
BOC = BACK OF CURB

MIAMI CURB AND GUTTER

* AREA SHALL BE SODDED BY BUILDING CONTRACTOR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR HOMES. THE AREA SHALL BE SEEDED AND MULCHED BY THE ROAD CONTRACTOR.
** INDICATES 6' CLEAR RECOVERY ZONE.



MIAMI CURB AND GUTTER
TYPICAL SECTION

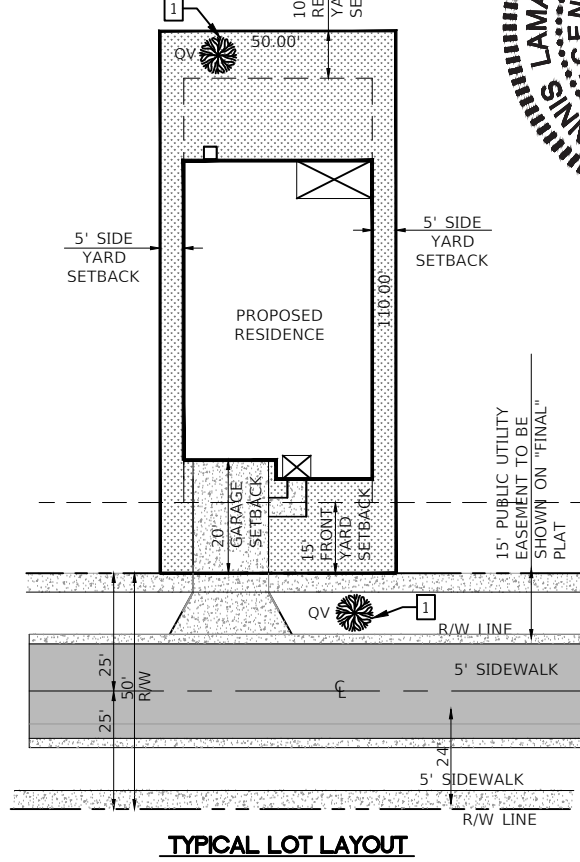
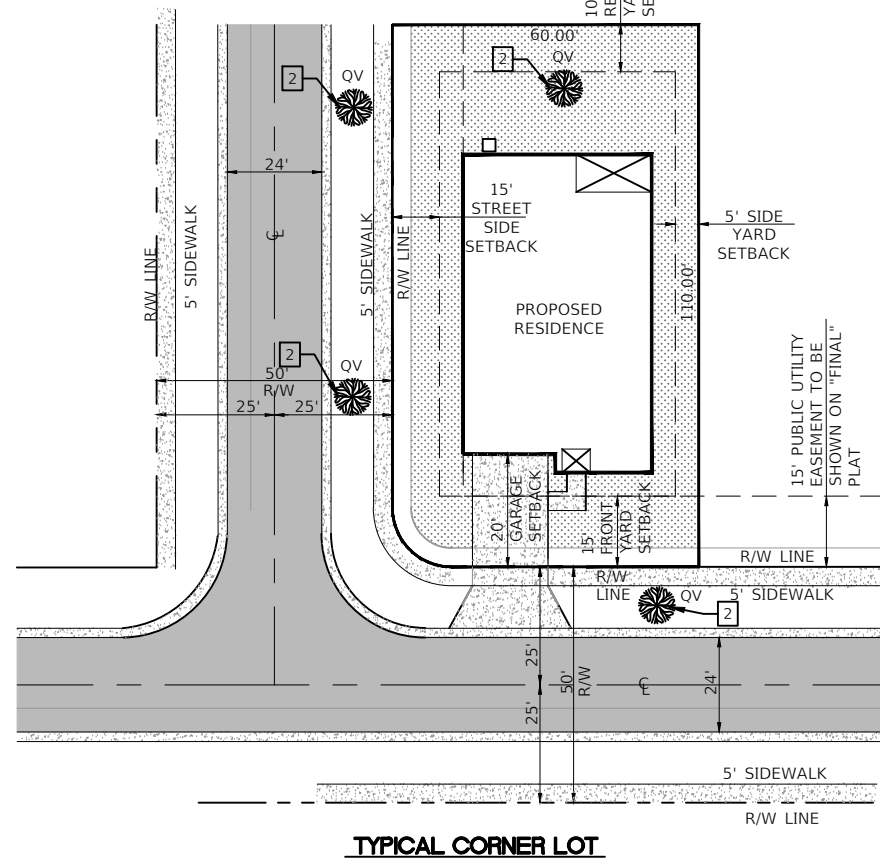
| | |
|---|----------------------|
| 1 1/2" TYPE S-1 ASPHALT | = (1.50 x 0.44) 0.66 |
| 6" CRUSHED CONCRETE BASE (LBR 125) OR 6" LIMEROCK BASE (LBR 100) | = (6x0.15) 0.90 |
| 10" STABILIZED SUBGRADE TYPE B (FBV 75) | = (10x0.08) 0.80 |
| STRUCTURAL NUMBER | =2.36 |

LANDSCAPE NOTES:

- THE HOME BUILDER IS RESPONSIBLE TO PLANT TWO (2) SHADE TREES (MINIMUM 8" HIGH AND 3" CALIPER) AT EACH INTERIOR LOT, ONE (1) OF WHICH SHALL ACT AS STREET TREE, AND BE PLACED BETWEEN SIDEWALK AND BACK OF MIAMI CURB AND GUTTER. ONE (1) TREE PLACED IN REAR YARD SETBACK.
- THE HOME BUILDER IS RESPONSIBLE TO PLANT FOUR (4) SHADE TREES (MINIMUM 8" HIGH AND 3" CALIPER) AT EACH CORNER LOT, THREE (3) OF WHICH SHALL ACT AS STREET TREES (FRONT AND SIDE), AND BE PLACED BETWEEN SIDEWALK AND BACK OF MIAMI CURB AND GUTTER. ONE (1) TREE PLACED IN REAR YARD SETBACK.
- WITHIN RIGHT-OF-WAY BUFFER THE FOLLOWING MINIMUM PLANTING SHALL BE PLANTED (TYPE 'B' BUFFER):
 - TWO (2) CANOPY TREES PER 100 L.F. (MIN. 8" HIGH AND 3" CALIPER).
 - FOUR (4) UNDER STORY TREES PER 100 FT. (MIN. 6" HIGH AND 2" CALIPER).
 - CONTINUOUS HEDGE (33 PLANTS PER 100 FT) 3" O.C. MINIMUM 2 FEET HIGH AT PLANTING.
- HEDGE AND TREE PLANTING AREAS SHALL BE WITHIN A 5' WIDE CYPRESS MULCH BED (MINIMUM 3" THICK). REMAINING AREA SHALL BE SODDED (ST. AUGUSTINE BAHIA - OR APPROVED EQUAL) WEED FREE, ROLLED AND FERTILIZED.
- ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE FLORIDA NURSERYMEN'S MANUAL FOR ENVIRONMENTAL HORTICULTURE INDUSTRY.

ALL LANDSCAPING CARE, MAINTENANCE AND REPLACEMENT WITHIN ALL THE COMMON AREAS, ALL STREET TREES AND LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE COMMUNITY DEVELOPMENT DISTRICT AND THE HOME OWNERS ASSOCIATION.

LOTS
PHASE 1 - (1-231)
PHASE 2 - (232-437)



REVISIONS

DATE

WOOD & ASSOCIATES
Engineering, LLC
1925 BARTON ROAD - LAKELAND, FL 33801
OFFICE (888) 340-7460 / 813-855-6600
FAX (888) 340-7461
EMAIL INFO@WOODCVL.COM
CERTIFICATE OF AUTHORIZATION NO. 3208

HAMMOCK RESERVE
PRADO GRANDE STREET
CITY OF HAINES CITY
POLK COUNTY, STATE OF FLORIDA

STATE OF FLORIDA
PROFESSIONAL ENGINEER
DENNIS L. WOOD, P.E. #17646
No. 17646
NOT VALID WITHOUT
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DENNIS L. WOOD, P.E.
IF THE SIGNATURE OF THIS DOCUMENT IS NOT CONSIDERED TO BE A TRUE AND
ACCURATE REPRESENTATION OF THE SIGNATURE OF THE ENGINEER, THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

PRELIMINARY
PLAT
GEN LOT

SHEET:
7.0

SECTION V

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY

FOR

HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 6, 2021

Prepared by

**Governmental Management Services – Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

Table of Contents

| | |
|--|----|
| 1.0 Introduction..... | 3 |
| 1.1 Purpose..... | 3 |
| 1.2 Background..... | 4 |
| 1.3 Special Benefits and General Benefits | 5 |
| 1.4 Requirements of a Valid Assessment Methodology | 5 |
| 1.5 Special Benefits Exceed the Costs Allocated | 5 |
| 2.0 Assessment Methodology | 6 |
| 2.1 Overview | 6 |
| 2.2 Allocation of Debt..... | 6 |
| 2.3 Allocation of Benefit | 7 |
| 2.4 Lienability Test: Special and Peculiar Benefit to the Property | 7 |
| 2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments | 8 |
| 3.0 True-Up Mechanism..... | 8 |
| 4.0 Assessment Roll..... | 9 |
| 5.0 Appendix | 10 |
| Table 1: Development Program | 10 |
| Table 2: Capital Improvement Cost Estimates..... | 11 |
| Table 3: Bond Sizing..... | 12 |
| Table 4: Allocation of Improvement Costs | 13 |
| Table 5: Allocation of Total Par Debt to Each Product Type..... | 14 |
| Table 6: Par Debt and Annual Assessments | 15 |
| Table 7: Preliminary Assessment Roll | 16 |

GMS-CF, LLC does not represent the Hammock Reserve Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Hammock Reserve Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Hammock Reserve Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$31,000,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Amended and Restated Engineer’s Report dated June 17, 2021 prepared by Wood & Associates Engineering, LLC, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated December 17, 2019 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$5,380,000 Special Assessment Bonds, Series 2020 (“Series 2020 Bonds”), Supplemental Assessment Methodology (Phase One), report dated September 29, 2020 (“Series 2020 Supplemental Report”). The Series 2020 Bonds remain unchanged by this report. The Series 2020 Supplemental Report applied the methodology to the details of the Series 2020 Bonds to allocate debt assessments (“Series 2020 Assessments”) to properties within the District to secure the repayment of the Series 2020 Bonds.

Additionally, The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$4,990,000 Special Assessment Bonds, Series 2021 (“Series 2021 Bonds”), Supplemental Assessment Methodology (Phase Two), report dated April 20, 2021 (“Series 2021 Supplemental Report”). The Series 2021 Bonds remain unchanged by this report. The Series 2021 Supplemental Report applied the methodology to the details of the Series 2021 Bonds to allocate debt assessments (“Series 2021 Assessments”) to properties within the District to secure the repayment of the Series 2021 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include additional 591 lots in Phase 3 and Phase 4, as indicated in the Engineers Report.

This Amended and Restates Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) provides for an updated assessment methodology that reflects the additional parcels and planned lots.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to levy, impose and collect non ad valorem special assessments (“Special Assessments”) on the benefited lands within the District securing repayment of the Bonds based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District including those for maintenance and operation of the Bonds, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 393.19 acres within Haines City, Florida and unincorporated Polk County, Florida. The development program for the District currently envisions approximately 1,028 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District’s Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this

amount will be assigned to each of the benefited properties based on the number and type of platted units.

1.3 Special Benefits and General Benefits

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$23,868,500. The District's Underwriter projects that financing costs required to fund the Capital

Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$31,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$31,000,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$31,000,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$23,868,500. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$31,000,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will

be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. For benefit purposes, there are three product types within the planned development. The single-family home (Phase 1 and Phase 2) and the Phase 3 and 4 40' lot have been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein ("Assigned Property"). In addition, the District must also prevent any buildup of debt on property or land that could be fully conveyed and/or platted without all of the debt being allocated ("Unassigned Property"). To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District.

If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.

TABLE 1
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Land Use | Total Assessable | | Total ERUs |
|-----------------------------------|------------------|-------------------|--------------|
| | Units | ERUs per Unit (1) | |
| Single Family - Phase 1 and 2 | 437 | 1.00 | 437 |
| Single Family 40' - Phase 3 and 4 | 229 | 1.00 | 229 |
| Single Family 50' - Phase 3 and 4 | 362 | 1.25 | 453 |
| Total Units | 1,028 | | 1,119 |

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Capital Improvement Plan ("CIP") (1) | Phase 1 | | Phase 2 | | Phase 3 | | Phase 4 | | Cost Estimate |
|---|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------------|
| Offsite Improvements | \$ | 190,000 | \$ | 150,000 | \$ | - | \$ | 300,000 | \$ 640,000 |
| Stormwater Management | \$ | 2,100,000 | \$ | 510,000 | \$ | 950,000 | \$ | 515,000 | \$ 4,075,000 |
| Utilities (Water, Sewer, & Street Lighting) | \$ | 1,120,000 | \$ | 1,780,000 | \$ | 3,600,000 | \$ | 2,120,000 | \$ 8,620,000 |
| Roadway | \$ | 790,000 | \$ | 1,380,000 | \$ | 2,550,000 | \$ | 1,420,000 | \$ 6,140,000 |
| Entry Feature | \$ | 568,000 | \$ | 300,000 | \$ | 100,000 | \$ | 200,000 | \$ 1,168,000 |
| Parks and Recreational Facilities | \$ | 420,000 | \$ | 240,000 | \$ | 200,000 | \$ | 240,000 | \$ 1,100,000 |
| Contingencies | \$ | 470,000 | \$ | 436,000 | \$ | 740,000 | \$ | 479,500 | \$ 2,125,500 |
| | \$ | 5,658,000 | \$ | 4,796,000 | \$ | 8,140,000 | \$ | 5,274,500 | \$ 23,868,500 |

(1) A detailed description of these improvements is provided in the Amended and Restated Engineer's Report dated June 17, 2021

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Description | Total |
|-----------------------|----------------------|
| Construction Funds | \$ 23,868,500 |
| Debt Service Reserve | \$ 2,252,116 |
| Capitalized Interest | \$ 3,720,000 |
| Underwriters Discount | \$ 620,000 |
| Cost of Issuance | \$ 220,000 |
| Contingency | \$ 319,384 |
| Par Amount* | \$ 31,000,000 |

Bond Assumptions:

| | |
|-----------------------|------------|
| Interest Rate | 6.00% |
| Amortization | 30 years |
| Capitalized Interest | 24 months |
| Debt Service Reserve | Max Annual |
| Underwriters Discount | 2% |

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Land Use | No. of Units * | ERU Factor | Total ERUs | % of Total ERUs | Total Improvements Costs Per Product Type | Improvement Costs Per Unit |
|-----------------------------------|----------------|------------|------------|--------------------|--|-------------------------------|
| Single Family - Phase 1 and 2 | 437 | 1 | 437 | 39% | \$ 9,325,467 | \$ 21,340 |
| Single Family 40' - Phase 3 and 4 | 229 | 1 | 229 | 20% | \$ 4,886,801 | \$ 21,340 |
| Single Family 50' - Phase 3 and 4 | 362 | 1.25 | 453 | 40% | \$ 9,656,233 | \$ 26,675 |
| Totals | 1,028 | | 1,119 | 39% | \$ 23,868,500 | |

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Land Use | No. of Units * | Total Improvements Costs Per Product Type | Debt Per Product Type - Prior to Contribution | Developer Contribution | Debt Per Product Type - After Contribution | Par Debt Per Unit |
|-----------------------------------|----------------|---|---|---------------------------|--|-------------------|
| Single Family - Phase 1 and 2 | 437 | \$ 9,325,467 | \$ 13,178,016 | \$ - | \$ 13,178,016 | \$ 30,156 |
| Single Family 40' - Phase 3 and 4 | 229 | \$ 4,886,801 | \$ 6,905,642 | \$ - | \$ 6,905,642 | \$ 30,156 |
| Single Family 50' - Phase 3 and 4 | 362 | \$ 9,656,233 | \$ 13,645,428 | \$ 2,729,086 | \$ 10,916,342 | \$ 30,156 |
| Totals | 1,028 | \$ 23,868,500 | \$ 33,729,086 | \$ 2,729,086 | \$ 31,000,000 | |

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Land Use | No. of Units * | Allocation of Par Debt Per Product Type | Total Par Debt Per Unit | Maximum Annual Debt Service | Net Annual Debt Assessment Per Unit | Gross Annual Debt Assessment Per Unit (1) |
|-----------------------------------|----------------|---|----------------------------|-----------------------------------|--|--|
| Single Family - Phase 1 and 2 | 437 | \$ 13,178,016 | \$ 30,156 | \$ 879,906 | \$ 2,014 | \$ 2,165 |
| Single Family 40' - Phase 3 and 4 | 229 | \$ 6,905,642 | \$ 30,156 | \$ 461,095 | \$ 2,014 | \$ 2,165 |
| Single Family 50' - Phase 3 and 4 | 362 | \$ 10,916,342 | \$ 30,156 | \$ 728,892 | \$ 2,014 | \$ 2,165 |
| Totals | 437 | \$ 31,000,000 | | \$ 2,252,116 | | |

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118000010 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000020 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000030 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000040 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000050 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000060 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000070 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000080 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000090 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000100 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000110 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000120 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000130 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000140 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000150 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000160 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000170 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000180 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000190 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000200 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000210 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000220 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000230 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000240 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000250 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000260 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000270 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000280 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000290 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000300 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000310 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000320 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000330 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000340 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000350 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000360 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118000370 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000380 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000390 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000400 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000410 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000420 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000430 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000440 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000450 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000460 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000470 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000480 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000490 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000500 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000510 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000520 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000530 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000540 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000550 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000560 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000570 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000580 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000590 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000600 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000610 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000620 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000630 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000640 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000650 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000660 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000670 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000680 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000690 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000700 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000710 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000720 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000730 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000740 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000750 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000760 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000770 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118000780 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000790 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000800 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000810 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000820 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000830 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000840 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000850 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000860 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000870 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000880 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000890 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000900 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000910 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000920 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000930 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000940 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000950 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000960 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000970 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000980 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000990 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001000 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001010 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001020 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001030 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001040 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001050 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001060 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001070 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001080 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001090 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001100 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001110 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001120 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001130 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001140 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001150 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001160 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001170 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001180 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118001190 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001200 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001210 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001220 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001230 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001240 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001250 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001260 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001270 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001280 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001290 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001300 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001310 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001320 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001330 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001340 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001350 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001360 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001370 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001380 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001390 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001400 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001410 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001420 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001430 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001440 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001450 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001460 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001470 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001480 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001490 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001500 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001510 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001520 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001530 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001540 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001550 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001560 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001570 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001580 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001590 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118001600 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001610 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001620 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001630 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001640 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001650 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001660 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001670 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001680 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001690 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001700 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001710 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001720 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001730 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001740 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001750 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001760 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001770 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001780 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001790 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001800 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001810 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001820 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001830 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001840 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001850 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001860 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001870 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001880 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001890 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001900 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001910 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001920 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001930 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001940 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001950 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001960 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001970 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001980 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001990 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002000 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118002010 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002020 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002030 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002040 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002050 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002060 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002070 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002080 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002090 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002100 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002110 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002120 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002130 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002140 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002150 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002160 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002170 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002180 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002190 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002200 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002210 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002220 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002230 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002240 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002250 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002260 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002270 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118002280 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002290 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002300 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002310 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| | | | | <u>\$ 6,965,953</u> | <u>\$ 465,122</u> | <u>\$ 500,131</u> |

| Owner | Property ID #'s* | Acres | Total Par Debt Allocation Per Acre | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|-----------------------------|------------------------|--------|--|-----------------------------|---|---|
| JMBI Real Estate LC | 27-27-19-742520-000011 | 39.98 | \$ 74,501 | \$ 2,978,553 | \$ 221,463 | \$ 238,132 |
| CG Dev LLC | 27-27-30-000000-031070 | 1.61 | \$ 74,501 | \$ 119,947 | \$ 8,918 | \$ 9,590 |
| CG Dev LLC | 26-27-24-000000-022010 | 63.93 | \$ 74,501 | \$ 4,762,854 | \$ 354,131 | \$ 380,786 |
| Richard Family Holdings LLC | 26-27-25-000000-031010 | 26.34 | \$ 74,501 | \$ 1,962,358 | \$ 145,906 | \$ 156,889 |
| Richard Family Holdings LLC | 26-27-25-000000-033030 | 8.92 | \$ 74,501 | \$ 664,550 | \$ 49,411 | \$ 53,130 |
| Richard Family Holdings LLC | 26-27-25-000000-033040 | 11.20 | \$ 74,501 | \$ 834,412 | \$ 62,041 | \$ 66,710 |
| Preast Darleana D | 26-27-25-000000-031030 | 6.00 | \$ 74,501 | \$ 447,006 | \$ 33,236 | \$ 35,738 |
| Preast Darleana D | 26-27-25-000000-033010 | 17.55 | \$ 74,501 | \$ 1,307,494 | \$ 97,216 | \$ 104,533 |
| Preast Darleana D | 26-27-24-000000-042010 | 50.29 | \$ 74,501 | \$ 3,746,659 | \$ 278,574 | \$ 299,542 |
| Preast Darleana D | 26-27-24-000000-042020 | 19.12 | \$ 74,501 | \$ 1,424,461 | \$ 105,912 | \$ 113,884 |
| Preast Darleana D | 26-27-24-000000-044010 | 5.84 | \$ 74,501 | \$ 435,086 | \$ 32,350 | \$ 34,785 |
| Preast Darleana D | 26-27-24-000000-043030 | 9.74 | \$ 74,501 | \$ 725,640 | \$ 53,953 | \$ 58,014 |
| Preast Darleana D | 26-27-24-000000-043020 | 6.89 | \$ 74,501 | \$ 513,312 | \$ 38,166 | \$ 41,039 |
| Preast Darleana D | 26-27-23-000000-021020 | 0.74 | \$ 74,501 | \$ 55,131 | \$ 4,099 | \$ 4,408 |
| Preast Darleana D | 26-27-23-000000-021010 | 54.45 | \$ 74,501 | \$ 4,056,584 | \$ 301,618 | \$ 324,320 |
| Unplatted Total | | 322.60 | | \$ 24,034,047 | \$ 1,786,994 | \$ 1,921,499 |
| Totals | | | | <u>\$ 31,000,000</u> | <u>\$ 2,252,116</u> | <u>\$ 2,421,630</u> |

(1) This amount includes estimated 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

| | |
|-----------------------------|-------------|
| Annual Assessment Periods | 30 |
| Projected Bond Rate (%) | 6.00% |
| Maximum Annual Debt Service | \$1,786,994 |

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

Tract #1: All of the Replat of a part of Golf Grounds Estates and Agua Vista Country Club, Haines City, Florida, as shown by map or plat thereof recorded in Plat Book 41, Page 26, Public Records of Polk County, Florida, LESS AND EXCEPT that part thereof as set forth in Final Judgment, Case No. 18404-31-542, filed June 27, 1968, recorded in O.R. Book 1164, Page 498, Public Records of Polk County, Florida and LESS AND EXCEPT beginning at the Northwest (NW) corner of the Northwest Quarter (NW 1/4) of Section 19, Township 27 South, Range 27 East, and then run South Eighty-seven (87) feet more or less to the easterly boundary line of the right of way of County Road No. 17, then run in a easterly direction a distance of 872.50 feet more or less to a point 118 feet South of the South boundary line of Section 18, Township 27 South, Range 27 East; then run north 118 feet to the South boundary line of said Section 18, then run West along the said South Boundary line a distance of 871.95 feet to the point of beginning.

ALSO LESS AND EXCEPT that portion conveyed to D E Ranch, Inc., a Florida corporation, by deed recorded in O.R. Book 10268, Page 2011, Public Records of Polk County, Florida.

Tract #2: All that part of West half of NE 1/4 of NW 1/4 and all that part of NE 1/4 of NW 1/4 of NW 1/4 (or NE 1/4 of United States Government Lot 1), lying North of the ACL Railroad Right of Way in Section 30, Township 27 South, Range 27 East, Polk County, Florida.

LESS and EXCEPT that portion of Tract #2 lying within and North of the right of way of Johnson Avenue West.

LESS and EXCEPT that portion of Tracts #1 and 2 conveyed by deed recorded in O.R. Book 8278, Page 1958, Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 19, Township 27 South, Range 27 East, Polk County, Florida and run N00°02'56"W, along the West boundary of said Section 19, 280.75 feet to the Point of Beginning, said point being on the Northerly right of way boundary of the CSX railroad right of way; thence continue N00°02'56"W along said West boundary, 81.65 feet; thence S65°19'34"E, 515.47 feet; thence S65°43'55"E, parallel with, and 30 feet Northerly of said railroad right of way, 1831.08 feet to the beginning of a curve concaved Northwesterly, having a radius of 75.00 feet, a central angle of 114°32'24", a chord bearing of N56°59'53"E, and a chord distance of 126.18 feet; thence along said curve, an arc distance of 149.93 feet to the end of said curve; thence N00°16'19"W, 408.82 feet; thence N63°52'00"W, 33.49 feet; thence N00°16'21"W, 60.00 feet to the Southerly right of way boundary of Johnson Avenue; thence S63°52'00"E, along said right of way boundary, 66.99 feet; thence S00°16'19"E, along the West boundary of Lake Hester Estates Subdivision, and the Southerly projection of that West boundary, 617.29 feet to its intersection with the aforementioned Northerly right of way of the CSX railroad; thence N65°43'55"W along said right of way, 1994.45 feet to the beginning of a curve concaved Southwesterly, having a radius of 2869.35 feet, a central angle of 09°40'02", a chord bearing of N70°34'01"W, and a chord distance of 483.55 feet; thence along said curve, an arc distance of 484.13 feet to the Point of Beginning.

AND LESS

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE THEREOF N-89°55'35"-E, 1617.81 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 764.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-00°04'27"-E, 536.47 FEET; THENCE ALONG A NON-RADIAL LINE S-41°17'42"-W, 340.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) PER OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 02°36'03", A CHORD BEARING OF N-53°40'29"-W, A CHORD DISTANCE OF 50.20 FEET, FOR AN ARC LENGTH OF 50.20 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, AND ALONG A NON-RADIAL LINE, N-41°17'42"-E, 193.47 FEET; THENCE N-00°09'47"-E, 593.50 FEET; THENCE S-89°49'38"-E, 163.01 FEET TO THE **POINT OF BEGINNING**.

AND LESS

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE THEREOF N-89°55'35"-E, 1617.81 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 1300.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-00°04'27"-E, AND ALONG A NON-RADIAL LINE, 366.21 FEET TO A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING ON THE EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) PER OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1095.92 FEET, A CENTRAL ANGLE/DELTA OF 00°37'28", A CHORD BEARING OF N-67°52'05"-W, A CHORD DISTANCE OF 11.95 FEET, FOR AN ARC LENGTH OF 11.95 FEET; THENCE 2) ALONG A RADIAL LINE S-22°26'39"-W, 10.00 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE 3) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 12°26'50", A CHORD BEARING OF N-61°19'56"-W, A CHORD DISTANCE OF 239.78 FEET, FOR AN ARC LENGTH OF 240.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, AND ALONG A NON-RADIAL LINE, N-41°17'42"-E, 340.63 FEET TO THE **POINT OF BEGINNING**.



1925 BARTOW ROAD • LAKE LAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

AND ALL BEING FURTHER DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 19, S-00°02'13"-91.40 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING AT THE INTERSECTION OF SAID WEST BOUNDARY AND THE NORTH EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROADS-17) ACCORDING TO THAT DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID INTERSECTION POINT IS ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST BOUNDARY AND SAID NORTH EASTERLY RIGHT-OF-WAY, S-88°19'34"-E, 872.41 FEET TO A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943"; THENCE N-00°04'25"-W, 118.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG SAID NORTH LINE N-89°55'35"-E, 745.86 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 764.04 FEET; THENCE N-89°49'38"-W, 163.01 FEET; THENCE S-00°09'47"-W, 593.50 FEET; THENCE S-48°42'18"-E, 36.95 FEET; THENCE ALONG A NON-RADIAL LINE, S-41°17'42"-W, 193.47 FEET TO A POINT ON SAID NORTH EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17), SAID POINT IS ALSO A POINT ON A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 09°35'00", A CHORD BEARING OF N-47°42'58"-W, A CHORD DISTANCE OF 184.76 FEET, FOR AN ARC LENGTH OF 184.98 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE CONTINUE ALONG SAID NORTH EASTERLY RIGHT-OF-WAY N-42°55'28"-W, 1787.64 FEET TO THE **POINT OF BEGINNING**.

AND

COMMENCE AT A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 SOUTH, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 19, N-00°02'13"-W, 425.20 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID WEST BOUNDARY, AND CONTINUING N-00°02'13"-W, 920.96 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS HEREBY DESIGNATED AS **POINT "A"** TO BE USED HEREIN AFTER; THENCE CONTINUE ALONG SAID WEST BOUNDARY, AND CONTINUING N-00°02'13"-W, 60.32 FEET, MORE OR LESS, TO THE EDGE OF LAKE LOWRY; THENCE DEPARTING SAID WEST BOUNDARY, MEANDER NORTHWESTERLY ALONG THE EDGE OF LAKE LOWRY TO ITS INTERSECTION WITH A LINE THAT LIES 650 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY OF PRADO GRANDE ROAD, SAID POINT OF INTERSECTION LIES N-34°26'13"-E, AND 1518.68 FEET DISTANT FROM SAID **DESIGNATED POINT "A"**; THENCE DEPARTING SAID EDGE OF LAKE LOWRY, AND ALONG SAID PARALLEL LINE, N-00°04'27"-W, 214.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 842.42 FEET, A CENTRAL ANGLE/DELTA OF 23°10'19", A CHORD BEARING OF S-79°15'00"-E, A CHORD DISTANCE OF 338.38 FEET, FOR AN ARC LENGTH OF 340.70 FEET TO A 5/8" IRON ROD STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 513.86 FEET, A CENTRAL ANGLE/DELTA OF 03°11'13", A CHORD BEARING OF N-07°06'30"-W, A CHORD DISTANCE OF 28.58 FEET, FOR AN ARC LENGTH OF 28.58 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 867.42 FEET, A CENTRAL ANGLE/DELTA OF 01°52'53" A CHORD BEARING OF S-67°39'05"-E, A CHORD DISTANCE OF 28.48 FEET, FOR AN ARC LENGTH OF 28.48 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 488.86 FEET, A CENTRAL ANGLE/DELTA OF 10°20'24", A CHORD BEARING OF N-01°54'19"-W, A CHORD DISTANCE OF 88.10 FEET, FOR AN ARC LENGTH OF 88.22 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 514.89 FEET, A CHORD BEARING OF N-09°33'16"-W, A CHORD DISTANCE OF 228.48 FEET, FOR AN ARC LENGTH OF 230.40 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-05°39'15"-E, 424.44 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8132"; THENCE N-06°51'08"-W, 125.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-27°54'56"-W, 137.20 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-66°43'58"-E, 55.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-26°37'46"-W, 140.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-47°06'21"-E, 37.32 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) ACCORDING TO THAT DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) S-43°25'35"-E, 15.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 2) ALONG A NON-RADIAL LINE N-46°11'39"-E, 10.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE 3) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1185.92 FEET, A CENTRAL ANGLE/DELTA OF 08°03'30", A CHORD BEARING OF S-47°50'06"-E, A CHORD DISTANCE OF 166.66 FEET FOR AN ARC LENGTH OF 166.79 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-42°53'42"-E, 110.24 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8132," SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 5) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE/DELTA OF 42°49'15", A CHORD BEARING OF S-21°29'05"-E, A CHORD DISTANCE OF 219.03 FEET, FOR AN ARC LENGTH OF 224.21 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE WESTERLY RIGHT OF WAY OF PRADO GRANDE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: THENCE 1) S-00°04'27"-E, 996.62 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 2) S-14°36'35"-W, 118.26 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 3) S-00°03'35"-W, 199.75 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-18°55'11"-E, 156.16 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 5) S-00°04'27"-E, 1946.53 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE EASTERLY; THENCE 6) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE/DELTA OF 91°36'40", A CHORD BEARING OF S-45°52'47"-E, A CHORD DISTANCE OF 207.92 FEET, FOR AN ARC LENGTH OF 231.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE SOUTHERLY RIGHT-OF-WAY OF WEST JOHNSON AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE(5) COURSES: 1) N-88°18'53"-E, 493.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHERLY;



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

THENCE 2) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 27°49'07", A CHORD BEARING OF S-77°46'34"-E, A CHORD DISTANCE OF 36.06 FEET, FOR AN ARC LENGTH OF 36.41 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 3) S-63°52'00"-E, 68.61 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-00°16'21"-E, 60.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 5) S-63°52'00"-E, 33.49 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, S-00°16'19"-E, 408.82 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 114°32'03", A CHORD BEARING OF S-56°59'53"-W, A CHORD DISTANCE OF 126.18 FEET, FOR AN ARC LENGTH OF 149.93 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", THENCE N-65°43'55"-W, 1831.08 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-65°19'34"-W, 460.35 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", THENCE N-00°02'13"-W, 72.98 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126, SAID POINT IS ALSO A POINT ON A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 3133.46 FEET, A CENTRAL ANGLE/DELTA OF 00°56'39", A CHORD BEARING OF N-75°36'08"-W, A CHORD DISTANCE OF 51.63 FEET, FOR AN ARC LENGTH OF 51.63 FEET TO THE POINT OF BEGINNING.

AND

MAP #4 272730-000000-031070

THAT PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LAYING NORTH OF AND WITHIN 30 FEET OF THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE CSX RAILROAD.

AND

MAP #5 272719-742520000032

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN N00°02'56"W, ALONG THE WEST BOUNDARY OF SAID SECTION 19, 280.75 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE CSX RAILROAD RIGHT OF WAY; THENCE CONTINUE N00°02'56"W ALONG SAID WEST BOUNDARY, 81.65 FEET; THENCE S65°19'34"E, 515.47 FEET; THENCE S65°43'55"E, PARALLEL WITH, AND 30 FEET NORTHERLY OF SAID RAILROAD RIGHT OF WAY, 1831.08 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 114°32'24", A CHORD BEARING OF N56°59'53"E, AND A CHORD DISTANCE OF 126.18 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 149.93 FEET TO THE END OF SAID CURVE; THENCE N00°16'19"W, 408.82 FEET; THENCE N63°52'00"W, 33.49 FEET; THENCE N00°16'21 "W, 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF JOHNSON AVENUE; THENCE S63°52'00"E, ALONG SAID RIGHT OF WAY BOUNDARY, 66.99 FEET; THENCE S00°16'19"E, ALONG THE WEST BOUNDARY OF LAKE HESTER ESTATES SUBDIVISION, AND THE SOUTHERLY PROJECTION OF THAT WEST BOUNDARY, 617.29 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD; THENCE N65°43'55"W ALONG SAID RIGHT OF WAY, 1994.45 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 2869.35 FEET, A CENTRAL ANGLE OF 09°40'02", A CHORD BEARING OF N70°34'01 "W, AND A CHORD DISTANCE OF 483.55 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 484.13 FEET TO THE POINT OF BEGINNING.

AND

Map #6 262724-000000-022010

THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD AND OLD FLORIDA STATE ROAD #17, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 24, AND RUN THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST ¼, TO A POINT ON THE NORTHERLY LINE OF THE CSX RAILROAD (FORMERLY KNOWN AS ATLANTIC COASTLINE RAILROAD), PER MAP Y-3 FLA-47; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST ¼; THENCE ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼, THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ¼, TO THE NORTHWEST CORNER OF THE SOUTH ½ OF SAID SOUTHEAST ¼; THENCE ALONG THE NORTH LINE OF THE SOUTH ½ OF SAID SOUTHEAST ¼ TO THE POINT OF BEGINNING.

AND

Map #7-9 262725-000000-031010, 262725-000000-033030, AND 262725-000000-033040

THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, **LESS** THAT PART LYING NORTH OF THE RAILROAD, AND **LESS** ROAD RIGHT-OF-WAY.

AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 37.

THE WEST 555 FEET OF THE NORTH 264 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

THE EAST 105 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF US HIGHWAY 17, A/K/A HIGHWAY 92.

AND

ALL THAT PARCEL OF LAND SITUATE SOUTH OF OLD HAINES CITY/LAKE ALFRED HIGHWAY IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST; **AND** ALSO SOMETIMES DESCRIBED AS THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SOUTH OF THE RAILROAD AND SOUTH OF OLD ROAD IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

**EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED**

ALL BEING FURTHER DESCRIBED AS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25, AND THE SOUTHERLY LINE OF OLD STATE ROAD NO. 37 (ALSO KNOWN AS OLD HAINES CITY/LAKE ALFRED HIGHWAY), AND RUN THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE DEPARTING SAID SOUTHERLY LINE OF OLD STATE ROAD NO. 37, AND EASTERLY ALONG SAID NORTH LINE, TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4, OF THE NORTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID EAST LINE, TO A POINT ON THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF OLD STATE ROAD NO. 37, TO ITS INTERSECTION WITH THE WEST LINE OF FLETCHER TRAILER PARK ROAD, PER MAP BOOK 1, PAGE 121 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37, AND SOUTHERLY ALONG THE WEST LINE OF SAID FLETCHER TRAILER PARK ROAD, TO ITS INTERSECTION WITH THE NORTH LINE OF RICHARDSON ROAD, PER MAP BOOK 7, PAGE 15 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE OF RICHARDSON ROAD, TO THE WEST LINE OF SAID RICHARDSON ROAD; THENCE SOUTHERLY ALONG SAID WEST LINE OF RICHARDSON ROAD, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE WESTERLY ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF THE NORTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25, TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST 1/4, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE SOUTHERLY ALONG SAID EAST LINE, TO A POINT ON THE NORTHERLY LINE OF U.S. HIGHWAY 17 AND 92; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 105 FEET OF THE WEST ½, OF THE SOUTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID WEST LINE, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE WEST 555 FEET, OF THE NORTH 264 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE WESTERLY ALONG SAID SOUTH LINE, TO A POINT ON THE WEST LINE OF THE SOUTHWEST ¼, OF THE NORTHWEST ¼, OF THE NORTHWEST ¼, OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

AND

MAP #10 262725-000000-031030

THAT PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, LYING NORTH OF THE RAILROAD IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

MAP #11 262725-000000-033010

ALL THAT PART OR PARCEL OF LAND SITUATE IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ NORTH OF THE RIGHT-OF-WAY OF THE CSX RAILROAD, IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

MAP #12 262724-000000-042010

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 198, AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2025, PAGE 270 DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE SOUTH 00°00'44" WEST, 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°00'44" WEST, 415.61 FEET; THENCE SOUTH 89°52'10" WEST, 495.75 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE SOUTH 89°52'10" WEST 20.0 FEET MORE OR LESS TO THE EASTERLY WATER'S EDGE OF A CANAL; THENCE NORTHWESTERLY ALONG SAID CANAL 309.35 FEET MORE OR LESS; THENCE NORTH 00°01'34" WEST, 142.3 FEET; THENCE NORTH 89°50'58" EAST, 661.67 FEET TO THE **POINT OF BEGINNING**; LESS THE EAST 15.0 FEET AND THE SOUTH 30.0 FEET THEREOF FOR ROAD EASEMENT AND A 30.0 FOOT ROAD EASEMENT ALONG THE SOUTHWESTERLY SIDE AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE SOUTH 00°01'34" EAST, 126.3 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 33°18'00" EAST, 309.35 FEET; THENCE SOUTH 00°00'44" WEST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 34.01 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 33°18'00" WEST, 331.07 FEET; THENCE NORTH 34°46'30" WEST, 43.16 FEET; THENCE SOUTH 00°01'34" EAST, 52.56 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1427, PAGE 326 AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2025, PAGE 270 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; RUN THENCE SOUTH 89°49'45" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1323.78 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 00°00'44" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 721.20 FEET; THENCE NORTH 75°46'14" EAST A DISTANCE OF 506.5 FEET; THENCE SOUTH 89°52'46" EAST A DISTANCE OF 500.6 FEET; THENCE SOUTH 80°13'46" EAST A DISTANCE OF 336.22 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN NORTH 00°05'20" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 658.78 FEET TO THE POINT OF BEGINNING.



1925 BARTOW ROAD • LAKE LAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 928 DESCRIBED AS FOLLOWS:

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 59°00'00" TO THE EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EDGE OF THE CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO THE LINE THAT INTERSECTS THE AFORE SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO **POINT OF BEGINNING**.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 931 DESCRIBED AS FOLLOWS:

TRACT D: THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE SOUTH 00°00'44" WEST, 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 89°50'58" WEST, 15.0 FEET; THENCE SOUTH 00°00'44" WEST, 385.61 FEET; THENCE SOUTH 89°52'10" WEST, 446.75 FEET; THENCE SOUTH 00°00'44" WEST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 461.75 FEET; THENCE NORTH 00°00'44" EAST, 415.61 FEET TO THE **POINT OF BEGINNING**; AND AN EASEMENT FOR INGRESS AND EGRESS TO THE WEST SIDE OF PROPERTY OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE NORTH 89°49'45" EAST, 661.90 FEET; THENCE SOUTH 00°01'34" EAST, 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 57°00'00" WEST, 119.99 FEET; THENCE SOUTH 34°46'30" EAST, 176.4 FEET; THENCE SOUTH 33°18'00" EAST, 309.35 FEET; THENCE SOUTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 34.01 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 33°18'00" WEST, 331.07 FEET; THENCE NORTH 34°46'30" WEST, 147.75 FEET; THENCE NORTH 57°00'00" EAST, 68.85 FEET; THENCE NORTH 00°01'34" WEST, 34.0 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #13 262724-000000-042020

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 89°49'45" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 1323.78 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN SOUTH 00°00'44" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 721.20 FEET; THENCE NORTH 75°46'14" EAST A DISTANCE OF 506.5 FEET; THENCE SOUTH 89°52'46" EAST, A DISTANCE OF 500.6 FEET; THENCE SOUTH 80°13'46" EAST A DISTANCE OF 336.22 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN NORTH 00°05'20" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 658.78 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #14 262724-000000-044010

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE SOUTH 00°00'44" WEST 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°00'44" WEST 415.61 FEET; THENCE SOUTH 89°52'10" WEST 495.75 FEET, THENCE NORTH 00°00'44" EAST 30.00 FEET, THENCE SOUTH 89°52'10" WEST 20.00 FEET (+ OR -) TO THE EASTERLY WATER'S EDGE OF A CANAL, THENCE NORTHWESTERLY ALONG SAID CANAL 309.35 FEET (+ OR -), THENCE NORTH 00°01'34" WEST 142.3 FEET, THENCE NORTH 89°50'58" EAST, 661.67 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #15 262724-000000-043030

TRACT D: THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

TRACT D-1: THE EAST 474.0 FEET OF THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE S 59 DEG. 0'00" WEST, TO THE EDGE OF A CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO A LINE THAT INTERSECTS THE AFORESAID SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO THE **POINT OF BEGINNING**, ALL IN PARCEL G AS SET FORTH IN A SURVEY AS RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 929.



1925 BARTOW ROAD • LAKE LAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

AND

MAP #16 262724-000000-043020

THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS THE EAST 474 FEET.

AND

BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE RUN NORTH 00°03'53" WEST, 336.25 FEET FOR THE **POINT OF BEGINNING**, THENCE CONTINUE NORTH 00°03'53" WEST 143.28 FEET TO THE EASTERLY WATER'S EDGE OF A CANAL, THENCE SOUTHEASTERLY ALONG SAID WATER'S EDGE TO A POINT NORTH 89°48'32" EAST, 90.00 FEET FROM THE **POINT OF BEGINNING**, THENCE SOUTH 89°48'32" WEST 90.00 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #17 262723-000000-021020

BEGIN SOUTHEAST CORNER OF NORTHEAST ¼ OF SOUTHEAST ¼ RUN NORTH 480.53 FEET TO EASTERLY EDGE OF CANAL FOR POINT OF BEGINNING CONTINUE NORTH 465.2 FEET TO LAKE LOWERY SOUTHWESTERLY ALONG LAKE TO PT NORTH 33 DEGREE 41 MINUTES W 370.82 FEET FROM POINT OF BEGINNING SOUTH 33 DEGREE 41 MINUTES EAST 370.82 FEET TO **POINT OF BEGINNING**.

AND

MAP #18 262723-000000-021010

THE EAST 1/2 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE NORTH 00°03'53" WEST 480.53 FEET TO THE EASTERLY WATER'S EDGE OF A CANAL FOR A **POINT OF BEGINNING**, THENCE CONTINUE NORTH 00°03'53" WEST 465.20 FEET TO THE WATER'S EDGE OF LAKE LOWERY, THENCE SOUTHWESTERLY ALONG SAID WATER'S EDGE TO A POINT NORTH 33°41'00" WEST 370.82 FEET FROM THE **POINT OF BEGINNING**, THENCE SOUTH 33°41'00" EAST 370.82 FEET TO THE **POINT OF BEGINNING**, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

TOTAL CDD CONTAINS 393.19 ACRES +/-.

SECTION VI

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE ASSESSMENT REPORT; ADOPTING AND CONFIRMING THE ENGINEER'S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "**Board**") of the Hammock Reserve Community Development District (the "**District**") previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain infrastructure improvements within and without the boundary of the District (the "**Improvements**"), and evidenced its intent to defray the cost of such Improvements through the levy and collection of assessments against property within the District benefitted by such improvements, pursuant to Resolution Nos. 2020-25, 2020-26, 2020-29, 2021-01 and 2021-09 (collectively, the "**Assessment Resolutions**"); and

WHEREAS, the Board of City Commissioners of City of Haines City, Florida adopted Ordinance No. 21-1731, effective June 3, 2021 (the "**Expansion Ordinance**") as consented to and approved by County Commissioners of Polk County, Florida ("**County**") by Resolution No. 21-041, approved on April 6, 2021, amending and supplementing Ordinance No. 19-1665, effective December 5, 2019 ("**Establishing Ordinance**" and together with the Expansion Ordinance, the "**Ordinance**"), amending the external boundaries of the District to include an additional 283.2 acres of land, more or less (the "**Expansion Parcels**"); and

WHEREAS, the District now has a need to levy debt service special assessments on the Expansion Parcels in proportion to its benefit received from the District's Improvements; and

WHEREAS, the District Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the Improvements within the Expansion Parcels as described in the District's *Amended and Restated Engineer's Report for Capital Improvements*, dated June 17, 2021 (the "**Amended and Restated Master Engineer's Report**"), attached hereto as **Exhibit A** and incorporated herein by reference, which amends, restates and supplements the *Engineer's Report for Capital Improvements*, dated December 17, 2019 (the "**Original Master Engineer's Report**," and together with the Original Master Engineer's Report, the "**Engineer's Report**"), all of which are on file at the office of the District Manager, c/o Governmental Management Services – Central

Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District Records Office**”); and

WHEREAS, it is in the best interest of the District to pay the cost of the public Improvements by imposing and collecting special assessments pursuant to Chapter 190, *Florida Statutes* (the “**Assessments**”) upon the Expansion Parcels; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Public Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the Expansion Parcels, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Amended and Restate Master Assessment Methodology*, dated _____, 2021 (the “**Amended and Restated Master Methodology**”), attached hereto as **Exhibit B** and incorporated herein by reference, which amends, restates and supplements the *Master Assessment Methodology*, dated December 17, 2019 (the “**Original Master Assessment Methodology**”), as supplemented by that *Supplemental Assessment Methodology (Phase One)*, dated September 29, 2020 (the “**First Supplemental Assessment Methodology**”), as further supplemented by that *Supplemental Assessment Methodology (Phase Two)*, dated April 20, 2021 (“**Second Supplemental Assessment Methodology**” and collectively with the Original Master Assessment Methodology the Amended and Restated Master Methodology and First Supplemental Assessment Methodology, the “**Assessment Report**”), all of which are on file at the District Records Office; and

WHEREAS, the lands within the Expansion Parcels benefit from the entire Capital Improvement Plan described in the Engineer’s Report, however, the District only anticipates issuing special assessment bonds in an amount which can be supported by developable lands within the Expansion Parcels (“**Bonds**”); and

WHEREAS, the District anticipates using the proceeds of the Bonds for the acquisition, construction or installation of the Improvements within the District; and

WHEREAS, the final Assessments levied and imposed by the District upon the benefited lands within the Expansion Parcels to pay the costs of the Improvements will be in an amount necessary to secure repayment of the respective series of Bonds; and

WHEREAS, the District hereby determines that the Assessments to be levied on the Expansion Parcels will not exceed the benefit to the property improved as set forth in the Assessment Report.

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

1. Assessments shall be levied to defray a portion of the cost of the Improvements benefitting the Expansion Parcels as specified in the Assessment Report.
2. The nature and general location of, and plans and specifications for, the Improvements benefitting the Expansion Parcels are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements benefitting the District, including the Expansion Parcels, is **\$23,868,500.00** (the "**Estimated Cost**").
4. The Assessments on the District, including the Expansion Parcels, will defray approximately **\$31,000,000**, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in the Assessment Report and **Exhibit B** attached hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect, except to the extent provided for herein.

13. This Resolution shall become effective upon its passage.

14. The invalidity or enforceability 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.

[Remainder of this page intentionally left blank]

PASSED AND ADOPTED this 6th day of July 2021.

Attest:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Amended and Restated Engineer's Report for Capital Improvements*, dated June 17, 2021

Exhibit B: *Amended and Restated Master Assessment Methodology*, dated July 6, 2021

**HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED ENGINEER'S REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**BOARD OF SUPERVISORS
HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
PH: 863-940-2040**

June 17, 2021

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

| | | |
|--------|--|-----|
| I.□ | PURPOSE..... | 1 |
| II.□ | INTRODUCTION | 1-2 |
| III.□ | SCOPE..... | 2-3 |
| IV.□ | THE DEVELOPMENT | 3 |
| V.□ | THE CAPITAL IMPROVEMENTS..... | 3-4 |
| VI.□ | CAPITAL IMPROVEMENT PLAN COMPONENTS | 4-7 |
| | Stormwater Management Facilities | 4-5 |
| | Public Roadways..... | 5 |
| | Water and Wastewater Facilities | 6 |
| | Off-site Improvements | 6 |
| | Public Amenities and Parks..... | 7 |
| | Electric and Lighting..... | 7 |
| | Entry Features, Landscape, & Irrigation..... | 7 |
| | Miscellaneous | 7 |
| VII.□ | PERMITTING | 8-9 |
| VIII.□ | RECOMMENDATION..... | 10 |
| IX.□ | REPORT MODIFICATION..... | 10 |
| X.□ | CONCLUSION..... | 11 |

LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description of Amended District

EXHIBIT 3- District Boundary Map

EXHIBIT 4 -Zoning Map

EXHIBIT 5- Land Use Map

EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 7- Summary of Opinion of Probable Costs

EXHIBIT 8- Summary of Proposed District Facilities

EXHIBIT 9 – Overall Site Plan Phase 1 & 2

EXHIBIT 10 – Overall Site Plan Phase 3 & 4

**AMENDED AND RESTATED THE ENGINEER'S REPORT
HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this Amended and Restated Engineer's Report is to provide engineering support for the expanded boundaries of Hammock Reserve Community Development District (CDD). The original CDD boundaries contain two phases (Phase 1-231 lots; Phase 2-206 lots) consisting of approximately 109.99 acres, as contemplated in the original Master Engineer's Report for Capital Improvements dated December 17, 2019, as supplemented by that Supplemental Engineer's Report for Capital Improvements, dated March 25, 2021. Phases 1 and 2 remains unchanged by this report. The expanded CDD includes the addition of Phase 3 consisting of 382 single family lots and Phase 4 consisting of 209 lots. The expanded CDD will have a total of 1,028 single family lots and consist of approximately 393.19 acres.

II. INTRODUCTION

The Hammock Reserve Community Development District (the "District") is north and south of Old Polk City Road and Old Haines City Lake Alfred Road and west of Hwy 27, within Haines City (the "City") and unincorporated Polk County, Florida (the "County"). The District consists of approximately 393.19 acres and is expected to contain 1,028 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under City Ordinance No. 19-1665 which was approved by the Haines City Commission ("City Commission") on December 5, 2019 and further amended by City Ordinance No. 21-1731 approved by the City Commission on June 3, 2021 and consented to by the Polk County Commission ("County Commission") by County Resolution 21-041 approved on April 6, 2021. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable

agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District’s Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

III. SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An

assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report. The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

IV. THE DEVELOPMENT

The Development will consist of 1,028 single family homes and associated infrastructure (“Development”). The Development is a planned residential community located north and south of Old Polk City Road and Old Haines City Lake Alfred Road, and west of Hwy 27 within the City and the County. The original District lands have a future land use designation of LDR (Low Density Residential) and a zoning of RPUD (Residential Planned Unit Development). The expansion parcels now within the District have an existing land use of Polk County RL-4 (Residential Low), Polk County RL-1 (Residential Low), Polk County A/RR (Agriculture/Residential Rural), Polk County PD (Planned Development) and Haines City AG (Agriculture) and CON (Conservation). The expansion parcels designated with County future land use and zoning is anticipated to be annexed into the City of Haines City and have a proposed future land use of Haines City LDR and a proposed zoning of Haines City RPUD.

V. THE CAPITAL IMPROVEMENTS

The system of improvements comprising the Capital Improvement Plan, (the “CIP”), consists of public infrastructure in Phase 1, Phase 2, Phase 3, and Phase 4. Phases 1 and 2 remain unchanged by this report. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD 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.

As a part of the recreational component of the CIP, a public park/amenity center will be within the development. The public park/amenity center will have connectivity via sidewalks to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

The improvements will be on land that upon acquisition of the improvement by the District, is owned by, or subject to a permanent easement in favor of, the district or another governmental entity.

VI. CAPITAL IMPROVEMENT PLAN COMPONENTS

The system of improvements comprising the Capital Improvement Plan includes the following:

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 Development. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water 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 CIP. 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 to be funded by the District 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.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2020; Phase 2 in 2021; Phase 3 in 2022; 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 CDD. 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 CDD 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 CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

VII. PERMITTING

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 1 (231 Lots)

| Permits / Approvals | Approval / Expected Date |
|-------------------------------------|---------------------------------|
| Zoning Approval | Approved |
| Preliminary Plat | Approved |
| SWFWMD ERP | Approved |
| Construction Permits | Approved |
| Polk County Health Department Water | Approved |
| FDEP Sewer | Approved |
| FDEP NOI | Approved |
| ACOE | N/A |

PHASE 2 (206 Lots)

| Permits / Approvals | Approval / Expected Date |
|-------------------------------------|---------------------------------|
| Zoning Approval | Approved |
| Preliminary Plat | Approved |
| SWFWMD ERP | February 2021 |
| Construction Permits | February 2021 |
| Polk County Health Department Water | February 2021 |
| FDEP Sewer | February 2021 |
| FDEP NOI | February 2021 |
| ACOE | N/A |

PHASE 3 (382 Lots)

| Permits / Approvals | Approval / Expected Date |
|-------------------------------------|---------------------------------|
| Zoning Approval | July 2021 |
| Preliminary Plat | July 2021 |
| SWFWMD ERP | July 2021 |
| Construction Permits | July 2021 |
| Polk County Health Department Water | July 2021 |
| FDEP Sewer | July 2021 |
| FDEP NOI | July 2021 |
| ACOE | N/A |

PHASE 4 (209 Lots)

| Permits / Approvals | Approval / Expected Date |
|-------------------------------------|---------------------------------|
| Zoning Approval | Approved |
| Preliminary Plat | Not Required |
| SWFWMD ERP | July 2021 |
| Construction Permits | July 2021 |
| Polk County Health Department Water | July 2021 |
| FDEP Sewer | July 2021 |
| FDEP NOI | July 2021 |
| ACOE | N/A |

VIII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City of Haines City, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

IX. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates. This report may be amended or supplemented from time to time to provide for necessary changes in the development plan.

X. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

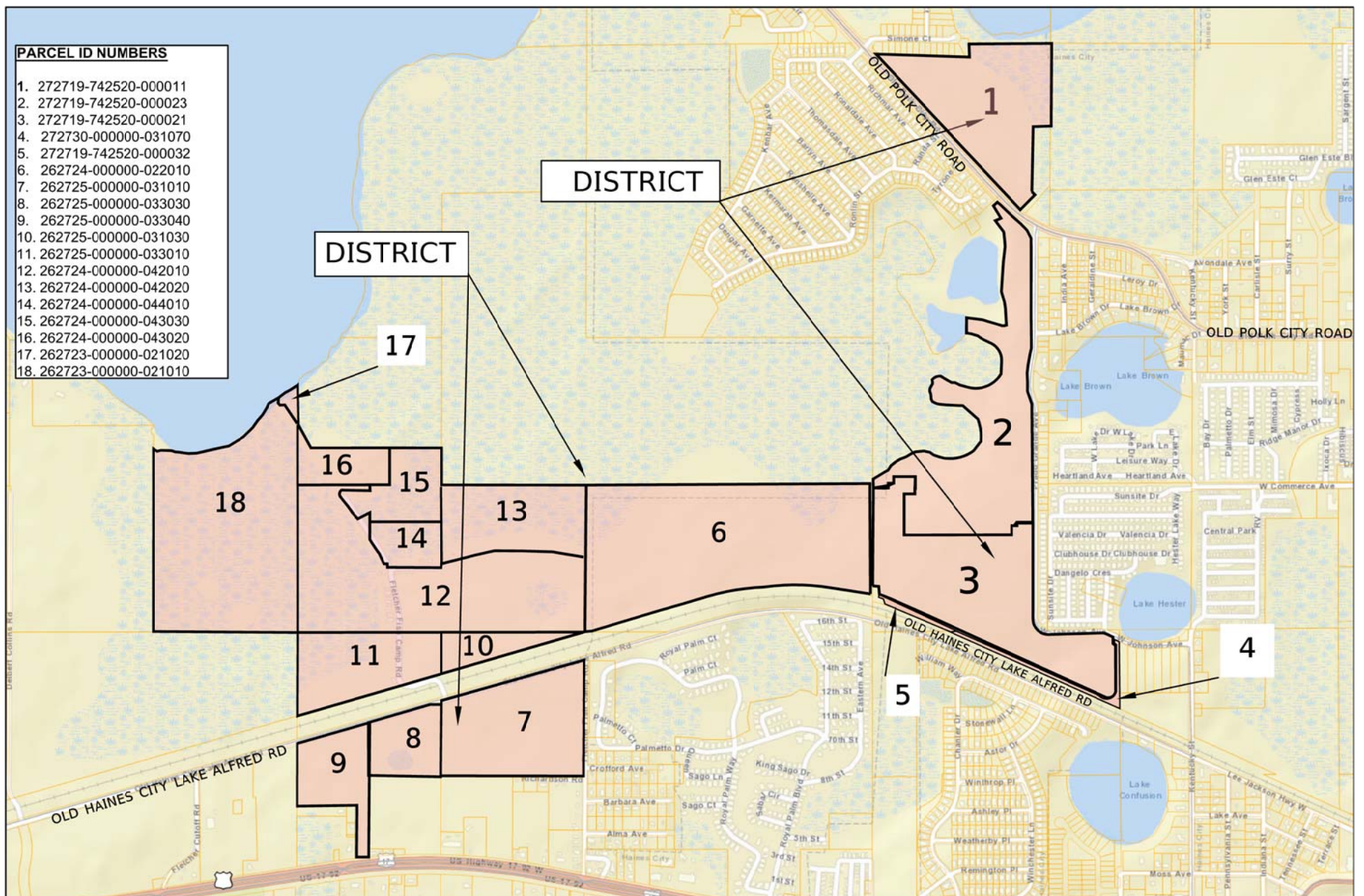
Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.

PARCEL ID NUMBERS

1. 272719-742520-000011
2. 272719-742520-000023
3. 272719-742520-000021
4. 272730-000000-031070
5. 272719-742520-000032
6. 262724-000000-022010
7. 262725-000000-031010
8. 262725-000000-033030
9. 262725-000000-033040
10. 262725-000000-031030
11. 262725-000000-033010
12. 262724-000000-042010
13. 262724-000000-042020
14. 262724-000000-044010
15. 262724-000000-043030
16. 262724-000000-043020
17. 262723-000000-021020
18. 262723-000000-021010

DISTRICT

DISTRICT



LEGEND

HAMMOCK RESERVE CDD

EXHIBIT 1 - LOCATION MAP

HAMMOCK RESERVE

COMMUNITY DEVELOPMENT DISTRICT



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM



HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

Tract #1: All of the Replat of a part of Golf Grounds Estates and Agua Vista Country Club, Haines City, Florida, as shown by map or plat thereof recorded in Plat Book 41, Page 26, Public Records of Polk County, Florida, LESS AND EXCEPT that part thereof as set forth in Final Judgment, Case No. 18404-31-542, filed June 27, 1968, recorded in O.R. Book 1164, Page 498, Public Records of Polk County, Florida and LESS AND EXCEPT beginning at the Northwest (NW) corner of the Northwest Quarter (NW 1/4) of Section 19, Township 27 South, Range 27 East, and then run South Eighty-seven (87) feet more or less to the easterly boundary line of the right of way of County Road No. 17, then run in a easterly direction a distance of 872.50 feet more or less to a point 118 feet South of the South boundary line of Section 18, Township 27 South, Range 27 East; then run north 118 feet to the South boundary line of said Section 18, then run West along the said South Boundary line a distance of 871.95 feet to the point of beginning.

ALSO LESS AND EXCEPT that portion conveyed to D E Ranch, Inc., a Florida corporation, by deed recorded in O.R. Book 10268, Page 2011, Public Records of Polk County, Florida.

Tract #2: All that part of West half of NE 1/4 of NW 1/4 and all that part of NE 1/4 of NW 1/4 of NW 1/4 (or NE 1/4 of United States Government Lot 1), lying North of the ACL Railroad Right of Way in Section 30, Township 27 South, Range 27 East, Polk County, Florida.

LESS and EXCEPT that portion of Tract #2 lying within and North of the right of way of Johnson Avenue West.

LESS and EXCEPT that portion of Tracts #1 and 2 conveyed by deed recorded in O.R. Book 8278, Page 1958, Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 19, Township 27 South, Range 27 East, Polk County, Florida and run N00°02'56"W, along the West boundary of said Section 19, 280.75 feet to the Point of Beginning, said point being on the Northerly right of way boundary of the CSX railroad right of way; thence continue N00°02'56"W along said West boundary, 81.65 feet; thence S65°19'34"E, 515.47 feet; thence S65°43'55"E, parallel with, and 30 feet Northerly of said railroad right of way, 1831.08 feet to the beginning of a curve concaved Northwesterly, having a radius of 75.00 feet, a central angle of 114°32'24", a chord bearing of N56°59'53"E, and a chord distance of 126.18 feet; thence along said curve, an arc distance of 149.93 feet to the end of said curve; thence N00°16'19"W, 408.82 feet; thence N63°52'00"W, 33.49 feet; thence N00°16'21"W, 60.00 feet to the Southerly right of way boundary of Johnson Avenue; thence S63°52'00"E, along said right of way boundary, 66.99 feet; thence S00°16'19"E, along the West boundary of Lake Hester Estates Subdivision, and the Southerly projection of that West boundary, 617.29 feet to its intersection with the aforementioned Northerly right of way of the CSX railroad; thence N65°43'55"W along said right of way, 1994.45 feet to the beginning of a curve concaved Southwesterly, having a radius of 2869.35 feet, a central angle of 09°40'02", a chord bearing of N70°34'01"W, and a chord distance of 483.55 feet; thence along said curve, an arc distance of 484.13 feet to the Point of Beginning.

AND LESS

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE THEREOF N-89°55'35"-E, 1617.81 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 764.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-00°04'27"-E, 536.47 FEET; THENCE ALONG A NON-RADIAL LINE S-41°17'42"-W, 340.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) PER OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 02°36'03", A CHORD BEARING OF N-53°40'29"-W, A CHORD DISTANCE OF 50.20 FEET, FOR AN ARC LENGTH OF 50.20 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, AND ALONG A NON-RADIAL LINE, N-41°17'42"-E, 193.47 FEET; THENCE N-00°09'47"-E, 593.50 FEET; THENCE S-89°49'38"-E, 163.01 FEET TO THE **POINT OF BEGINNING**.

AND LESS

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE THEREOF N-89°55'35"-E, 1617.81 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 1300.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-00°04'27"-E, AND ALONG A NON-RADIAL LINE, 366.21 FEET TO A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING ON THE EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) PER OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1095.92 FEET, A CENTRAL ANGLE/DELTA OF 00°37'28", A CHORD BEARING OF N-67°52'05"-W, A CHORD DISTANCE OF 11.95 FEET, FOR AN ARC LENGTH OF 11.95 FEET; THENCE 2) ALONG A RADIAL LINE S-22°26'39"-W, 10.00 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE 3) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 12°26'50", A CHORD BEARING OF N-61°19'56"-W, A CHORD DISTANCE OF 239.78 FEET, FOR AN ARC LENGTH OF 240.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, AND ALONG A NON-RADIAL LINE, N-41°17'42"-E, 340.63 FEET TO THE **POINT OF BEGINNING**.



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

AND ALL BEING FURTHER DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 19, S-00°02'13"-91.40 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING AT THE INTERSECTION OF SAID WEST BOUNDARY AND THE NORTH EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROADS-17) ACCORDING TO THAT DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID INTERSECTION POINT IS ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST BOUNDARY AND SAID NORTH EASTERLY RIGHT-OF-WAY, S-88°19'34"-E, 872.41 FEET TO A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943"; THENCE N-00°04'25"-W, 118.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG SAID NORTH LINE N-89°55'35"-E, 745.86 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 764.04 FEET; THENCE N-89°49'38"-W, 163.01 FEET; THENCE S-00°09'47"-W, 593.50 FEET; THENCE S-48°42'18"-E, 36.95 FEET; THENCE ALONG A NON-RADIAL LINE, S-41°17'42"-W, 193.47 FEET TO A POINT ON SAID NORTH EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17), SAID POINT IS ALSO A POINT ON A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 09°35'00", A CHORD BEARING OF N-47°42'58"-W, A CHORD DISTANCE OF 184.76 FEET, FOR AN ARC LENGTH OF 184.98 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE CONTINUE ALONG SAID NORTH EASTERLY RIGHT-OF-WAY N-42°55'28"-W, 1787.64 FEET TO THE **POINT OF BEGINNING**.

AND

COMMENCE AT A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 SOUTH, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 19, N-00°02'13"-W, 425.20 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID WEST BOUNDARY, AND CONTINUING N-00°02'13"-W, 920.96 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS HEREBY DESIGNATED AS **POINT "A"** TO BE USED HEREIN AFTER; THENCE CONTINUE ALONG SAID WEST BOUNDARY, AND CONTINUING N-00°02'13"-W, 60.32 FEET, MORE OR LESS, TO THE EDGE OF LAKE LOWRY; THENCE DEPARTING SAID WEST BOUNDARY, MEANDER NORTHWESTERLY ALONG THE EDGE OF LAKE LOWRY TO ITS INTERSECTION WITH A LINE THAT LIES 650 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY OF PRADO GRANDE ROAD, SAID POINT OF INTERSECTION LIES N-34°26'13"-E, AND 1518.68 FEET DISTANT FROM SAID **DESIGNATED POINT "A"**; THENCE DEPARTING SAID EDGE OF LAKE LOWRY, AND ALONG SAID PARALLEL LINE, N-00°04'27"-W, 214.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 842.42 FEET, A CENTRAL ANGLE/DELTA OF 23°10'19", A CHORD BEARING OF S-79°15'00"-E, A CHORD DISTANCE OF 338.38 FEET, FOR AN ARC LENGTH OF 340.70 FEET TO A 5/8" IRON ROD STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 513.86 FEET, A CENTRAL ANGLE/DELTA OF 03°11'13", A CHORD BEARING OF N-07°06'30"-W, A CHORD DISTANCE OF 28.58 FEET, FOR AN ARC LENGTH OF 28.58 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 867.42 FEET, A CENTRAL ANGLE/DELTA OF 01°52'53" A CHORD BEARING OF S-67°39'05"-E, A CHORD DISTANCE OF 28.48 FEET, FOR AN ARC LENGTH OF 28.48 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 488.86 FEET, A CENTRAL ANGLE/DELTA OF 10°20'24", A CHORD BEARING OF N-01°54'19"-W, A CHORD DISTANCE OF 88.10 FEET, FOR AN ARC LENGTH OF 88.22 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 514.89 FEET, A CHORD BEARING OF N-09°33'16"-W, A CHORD DISTANCE OF 228.48 FEET, FOR AN ARC LENGTH OF 230.40 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-05°39'15"-E, 424.44 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8132"; THENCE N-06°51'08"-W, 125.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-27°54'56"-W, 137.20 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-66°43'58"-E, 55.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-26°37'46"-W, 140.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-47°06'21"-E, 37.32 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) ACCORDING TO THAT DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) S-43°25'35"-E, 15.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 2) ALONG A NON-RADIAL LINE N-46°11'39"-E, 10.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE 3) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1185.92 FEET, A CENTRAL ANGLE/DELTA OF 08°03'30", A CHORD BEARING OF S-47°50'06"-E, A CHORD DISTANCE OF 166.66 FEET FOR AN ARC LENGTH OF 166.79 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-42°53'42"-E, 110.24 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8132," SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 5) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE/DELTA OF 42°49'15", A CHORD BEARING OF S-21°29'05"-E, A CHORD DISTANCE OF 219.03 FEET, FOR AN ARC LENGTH OF 224.21 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE WESTERLY RIGHT OF WAY OF PRADO GRANDE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: THENCE 1) S-00°04'27"-E, 996.62 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 2) S-14°36'35"-W, 118.26 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 3) S-00°03'35"-W, 199.75 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-18°55'11"-E, 156.16 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 5) S-00°04'27"-E, 1946.53 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE EASTERLY; THENCE 6) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE/DELTA OF 91°36'40", A CHORD BEARING OF S-45°52'47"-E, A CHORD DISTANCE OF 207.92 FEET, FOR AN ARC LENGTH OF 231.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE SOUTHERLY RIGHT-OF-WAY OF WEST JOHNSON AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE(5) COURSES: 1) N-88°18'53"-E, 493.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHERLY;

THENCE 2) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 27°49'07", A CHORD BEARING OF S-77°46'34"-E, A CHORD DISTANCE OF 36.06 FEET, FOR AN ARC LENGTH OF 36.41 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 3) S-63°52'00"-E, 68.61 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-00°16'21"-E, 60.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 5) S-63°52'00"-E, 33.49 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, S-00°16'19"-E, 408.82 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 114°32'03", A CHORD BEARING OF S-56°59'53"-W, A CHORD DISTANCE OF 126.18 FEET, FOR AN ARC LENGTH OF 149.93 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", THENCE N-65°43'55"-W, 1831.08 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-65°19'34"-W, 460.35 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", THENCE N-00°02'13"-W, 72.98 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126, SAID POINT IS ALSO A POINT ON A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 3133.46 FEET, A CENTRAL ANGLE/DELTA OF 00°56'39", A CHORD BEARING OF N-75°36'08"-W, A CHORD DISTANCE OF 51.63 FEET, FOR AN ARC LENGTH OF 51.63 FEET TO THE POINT OF BEGINNING.

AND

MAP #4 272730-000000-031070

THAT PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LAYING NORTH OF AND WITHIN 30 FEET OF THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE CSX RAILROAD.

AND

MAP #5 272719-742520000032

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN N00°02'56"W, ALONG THE WEST BOUNDARY OF SAID SECTION 19, 280.75 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE CSX RAILROAD RIGHT OF WAY; THENCE CONTINUE N00°02'56"W ALONG SAID WEST BOUNDARY, 81.65 FEET; THENCE S65°19'34"E, 515.47 FEET; THENCE S65°43'55"E, PARALLEL WITH, AND 30 FEET NORTHERLY OF SAID RAILROAD RIGHT OF WAY, 1831.08 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 114°32'24", A CHORD BEARING OF N56°59'53"E, AND A CHORD DISTANCE OF 126.18 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 149.93 FEET TO THE END OF SAID CURVE; THENCE N00°16'19"W, 408.82 FEET; THENCE N63°52'00"W, 33.49 FEET; THENCE N00°16'21 "W, 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF JOHNSON AVENUE; THENCE S63°52'00"E, ALONG SAID RIGHT OF WAY BOUNDARY, 66.99 FEET; THENCE S00°16'19"E, ALONG THE WEST BOUNDARY OF LAKE HESTER ESTATES SUBDIVISION, AND THE SOUTHERLY PROJECTION OF THAT WEST BOUNDARY, 617.29 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD; THENCE N65°43'55"W ALONG SAID RIGHT OF WAY, 1994.45 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 2869.35 FEET, A CENTRAL ANGLE OF 09°40'02", A CHORD BEARING OF N70°34'01 "W, AND A CHORD DISTANCE OF 483.55 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 484.13 FEET TO THE POINT OF BEGINNING.

AND

Map #6 262724-000000-022010

THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD AND OLD FLORIDA STATE ROAD #17, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 24, AND RUN THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST ¼, TO A POINT ON THE NORTHERLY LINE OF THE CSX RAILROAD (FORMERLY KNOWN AS ATLANTIC COASTLINE RAILROAD), PER MAP Y-3 FLA-47; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST ¼; THENCE ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼, THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ¼, TO THE NORTHWEST CORNER OF THE SOUTH ½ OF SAID SOUTHEAST ¼; THENCE ALONG THE NORTH LINE OF THE SOUTH ½ OF SAID SOUTHEAST ¼ TO THE POINT OF BEGINNING.

AND

Map #7-9 262725-000000-031010, 262725-000000-033030, AND 262725-000000-033040

THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS THAT PART LYING NORTH OF THE RAILROAD, AND LESS ROAD RIGHT-OF-WAY.

AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 37.

THE WEST 555 FEET OF THE NORTH 264 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

THE EAST 105 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF US HIGHWAY 17, A/K/A HIGHWAY 92.

AND

ALL THAT PARCEL OF LAND SITUATE SOUTH OF OLD HAINES CITY/LAKE ALFRED HIGHWAY IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST; **AND** ALSO SOMETIMES DESCRIBED AS THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SOUTH OF THE RAILROAD AND SOUTH OF OLD ROAD IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

ALL BEING FURTHER DESCRIBED AS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25, AND THE SOUTHERLY LINE OF OLD SATE ROAD NO. 37 (ALSO KNOWN AS OLD HAINES CITY/LAKE ALFRED HIGHWAY), AND RUN THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE DEPARTING SAID SOUTHERLY LINE OF OLD STATE ROAD NO. 37, AND EASTERLY ALONG SAID NORTH LINE, TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4, OF THE NORTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID EAST LINE, TO A POINT ON THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF OLD STATE ROAD NO. 37, TO ITS INTERSECTION WITH THE WEST LINE OF FLETCHER TRAILER PARK ROAD, PER MAP BOOK 1, PAGE 121 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37, AND SOUTHERLY ALONG THE WEST LINE OF SAID FLETCHER TRAILER PARK ROAD, TO ITS INTERSECTION WITH THE NORTH LINE OF RICHARDSON ROAD, PER MAP BOOK 7, PAGE 15 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE OF RICHARDSON ROAD, TO THE WEST LINE OF SAID RICHARDSON ROAD; THENCE SOUTHERLY ALONG SAID WEST LINE OF RICHARDSON ROAD, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE WESTERLY ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF THE NORTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25, TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST 1/4, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE SOUTHERLY ALONG SAID EAST LINE, TO A POINT ON THE NORTHERLY LINE OF U.S. HIGHWAY 17 AND 92; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 105 FEET OF THE WEST ½, OF THE SOUTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID WEST LINE, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE WEST 555 FEET, OF THE NORTH 264 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE WESTERLY ALONG SAID SOUTH LINE, TO A POINT ON THE WEST LINE OF THE SOUTHWEST ¼, OF THE NORTHWEST ¼, OF THE NORTHWEST ¼, OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

AND

MAP #10 262725-000000-031030

THAT PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, LYING NORTH OF THE RAILROAD IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

MAP #11 262725-000000-033010

ALL THAT PART OR PARCEL OF LAND SITUATE IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ NORTH OF THE RIGHT-OF-WAY OF THE CSX RAILROAD, IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

MAP #12 262724-000000-042010

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 198, AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2025, PAGE 270 DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE SOUTH 00°00'44" WEST, 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°00'44" WEST, 415.61 FEET; THENCE SOUTH 89°52'10" WEST, 495.75 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE SOUTH 89°52'10" WEST 20.0 FEET MORE OR LESS TO THE EASTERLY WATER'S EDGE OF A CANAL; THENCE NORTHWESTERLY ALONG SAID CANAL 309.35 FEET MORE OR LESS; THENCE NORTH 00°01'34" WEST, 142.3 FEET; THENCE NORTH 89°50'58" EAST, 661.67 FEET TO THE **POINT OF BEGINNING**; LESS THE EAST 15.0 FEET AND THE SOUTH 30.0 FEET THEREOF FOR ROAD EASEMENT AND A 30.0 FOOT ROAD EASEMENT ALONG THE SOUTHWESTERLY SIDE AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE SOUTH 00°01'34" EAST, 126.3 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 33°18'00" EAST, 309.35 FEET; THENCE SOUTH 00°00'44" WEST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 34.01 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 33°18'00" WEST, 331.07 FEET; THENCE NORTH 34°46'30" WEST, 43.16 FEET; THENCE SOUTH 00°01'34" EAST, 52.56 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1427, PAGE 326 AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2025, PAGE 270 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST COMER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; RUN THENCE SOUTH 89°49'45" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1323.78 FEET TO THE NORTHWEST COMER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 00°00'44" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 721.20 FEET; THENCE NORTH 75°46'14" EAST A DISTANCE OF 506.5 FEET; THENCE SOUTH 89°52'46" EAST A DISTANCE OF 500.6 FEET; THENCE SOUTH 80°13'46" EAST A DISTANCE OF 336.22 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN NORTH 00°05'20" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 658.78 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 928 DESCRIBED AS FOLLOWS:

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 59°00'00" TO THE EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EDGE OF THE CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO THE LINE THAT INTERSECTS THE AFORE SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO **POINT OF BEGINNING**.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 931 DESCRIBED AS FOLLOWS:

TRACT D: THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE SOUTH 00°00'44" WEST, 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 89°50'58" WEST, 15.0 FEET; THENCE SOUTH 00°00'44" WEST, 385.61 FEET; THENCE SOUTH 89°52'10" WEST, 446.75 FEET; THENCE SOUTH 00°00'44" WEST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 461.75 FEET; THENCE NORTH 00°00'44" EAST, 415.61 FEET TO THE **POINT OF BEGINNING**; AND AN EASEMENT FOR INGRESS AND EGRESS TO THE WEST SIDE OF PROPERTY OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE NORTH 89°49'45" EAST, 661.90 FEET; THENCE SOUTH 00°01'34" EAST, 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 57°00'00" WEST, 119.99 FEET; THENCE SOUTH 34°46'30" EAST, 176.4 FEET; THENCE SOUTH 33°18'00" EAST, 309.35 FEET; THENCE SOUTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 34.01 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 33°18'00" WEST, 331.07 FEET; THENCE NORTH 34°46'30" WEST, 147.75 FEET; THENCE NORTH 57°00'00" EAST, 68.85 FEET; THENCE NORTH 00°01'34" WEST, 34.0 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #13 262724-000000-042020

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 89°49'45" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 1323.78 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN SOUTH 00°00'44" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 721.20 FEET; THENCE NORTH 75°46'14" EAST A DISTANCE OF 506.5 FEET; THENCE SOUTH 89°52'46" EAST, A DISTANCE OF 500.6 FEET; THENCE SOUTH 80°13'46" EAST A DISTANCE OF 336.22 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN NORTH 00°05'20" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 658.78 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #14 262724-000000-044010

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE SOUTH 00°00'44" WEST 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°00'44" WEST 415.61 FEET; THENCE SOUTH 89°52'10" WEST 495.75 FEET, THENCE NORTH 00°00'44" EAST 30.00 FEET, THENCE SOUTH 89°52'10" WEST 20.00 FEET (+ OR -) TO THE EASTERLY WATER'S EDGE OF A CANAL, THENCE NORTHWESTERLY ALONG SAID CANAL 309.35 FEET (+ OR -), THENCE NORTH 00°01'34" WEST 142.3 FEET, THENCE NORTH 89°50'58" EAST, 661.67 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #15 262724-000000-043030

TRACT D: THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

TRACT D-1: THE EAST 474.0 FEET OF THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE S 59 DEG. 0'00" WEST, TO THE EDGE OF A CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO A LINE THAT INTERSECTS THE AFORESAID SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO THE **POINT OF BEGINNING**, ALL IN PARCEL G AS SET FORTH IN A SURVEY AS RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 929.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 928 DESCRIBED AS FOLLOWS:

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 59°00'00" TO THE EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EDGE OF THE CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO THE LINE THAT INTERSECTS THE AFORE SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO **POINT OF BEGINNING**.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 931 DESCRIBED AS FOLLOWS:

TRACT D: THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE SOUTH 00°00'44" WEST, 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 89°50'58" WEST, 15.0 FEET; THENCE SOUTH 00°00'44" WEST, 385.61 FEET; THENCE SOUTH 89°52'10" WEST, 446.75 FEET; THENCE SOUTH 00°00'44" WEST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 461.75 FEET; THENCE NORTH 00°00'44" EAST, 415.61 FEET TO THE **POINT OF BEGINNING**; AND AN EASEMENT FOR INGRESS AND EGRESS TO THE WEST SIDE OF PROPERTY OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE NORTH 89°49'45" EAST, 661.90 FEET; THENCE SOUTH 00°01'34" EAST, 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 57°00'00" WEST, 119.99 FEET; THENCE SOUTH 34°46'30" EAST, 176.4 FEET; THENCE SOUTH 33°18'00" EAST, 309.35 FEET; THENCE SOUTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 34.01 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 33°18'00" WEST, 331.07 FEET; THENCE NORTH 34°46'30" WEST, 147.75 FEET; THENCE NORTH 57°00'00" EAST, 68.85 FEET; THENCE NORTH 00°01'34" WEST, 34.0 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #13 262724-000000-042020

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 89°49'45" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 1323.78 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN SOUTH 00°00'44" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 721.20 FEET; THENCE NORTH 75°46'14" EAST A DISTANCE OF 506.5 FEET; THENCE SOUTH 89°52'46" EAST, A DISTANCE OF 500.6 FEET; THENCE SOUTH 80°13'46" EAST A DISTANCE OF 336.22 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN NORTH 00°05'20" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 658.78 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #14 262724-000000-044010

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE SOUTH 00°00'44" WEST 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°00'44" WEST 415.61 FEET; THENCE SOUTH 89°52'10" WEST 495.75 FEET, THENCE NORTH 00°00'44" EAST 30.00 FEET, THENCE SOUTH 89°52'10" WEST 20.00 FEET (+ OR -) TO THE EASTERLY WATER'S EDGE OF A CANAL, THENCE NORTHWESTERLY ALONG SAID CANAL 309.35 FEET (+ OR -), THENCE NORTH 00°01'34" WEST 142.3 FEET, THENCE NORTH 89°50'58" EAST, 661.67 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #15 262724-000000-043030

TRACT D: THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

TRACT D-1: THE EAST 474.0 FEET OF THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE S 59 DEG. 0'00" WEST, TO THE EDGE OF A CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO A LINE THAT INTERSECTS THE AFORESAID SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO THE **POINT OF BEGINNING**, ALL IN PARCEL G AS SET FORTH IN A SURVEY AS RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 929.



1925 BARTOW ROAD • LAKE LAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

AND

MAP #16 262724-000000-043020

THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS THE EAST 474 FEET.

AND

BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE RUN NORTH 00°03'53" WEST, 336.25 FEET FOR THE **POINT OF BEGINNING**, THENCE CONTINUE NORTH 00°03'53" WEST 143.28 FEET TO THE EASTERLY WATER'S EDGE OF A CANAL, THENCE SOUTHEASTERLY ALONG SAID WATER'S EDGE TO A POINT NORTH 89°48'32" EAST, 90.00 FEET FROM THE **POINT OF BEGINNING**, THENCE SOUTH 89°48'32" WEST 90.00 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #17 262723-000000-021020

BEGIN SOUTHEAST CORNER OF NORTHEAST ¼ OF SOUTHEAST ¼ RUN NORTH 480.53 FEET TO EASTERLY EDGE OF CANAL FOR POINT OF BEGINNING CONTINUE NORTH 465.2 FEET TO LAKE LOWERY SOUTHWESTERLY ALONG LAKE TO PT NORTH 33 DEGREE 41 MINUTES W 370.82 FEET FROM POINT OF BEGINNING SOUTH 33 DEGREE 41 MINUTES EAST 370.82 FEET TO **POINT OF BEGINNING**.

AND

MAP #18 262723-000000-021010

THE EAST 1/2 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

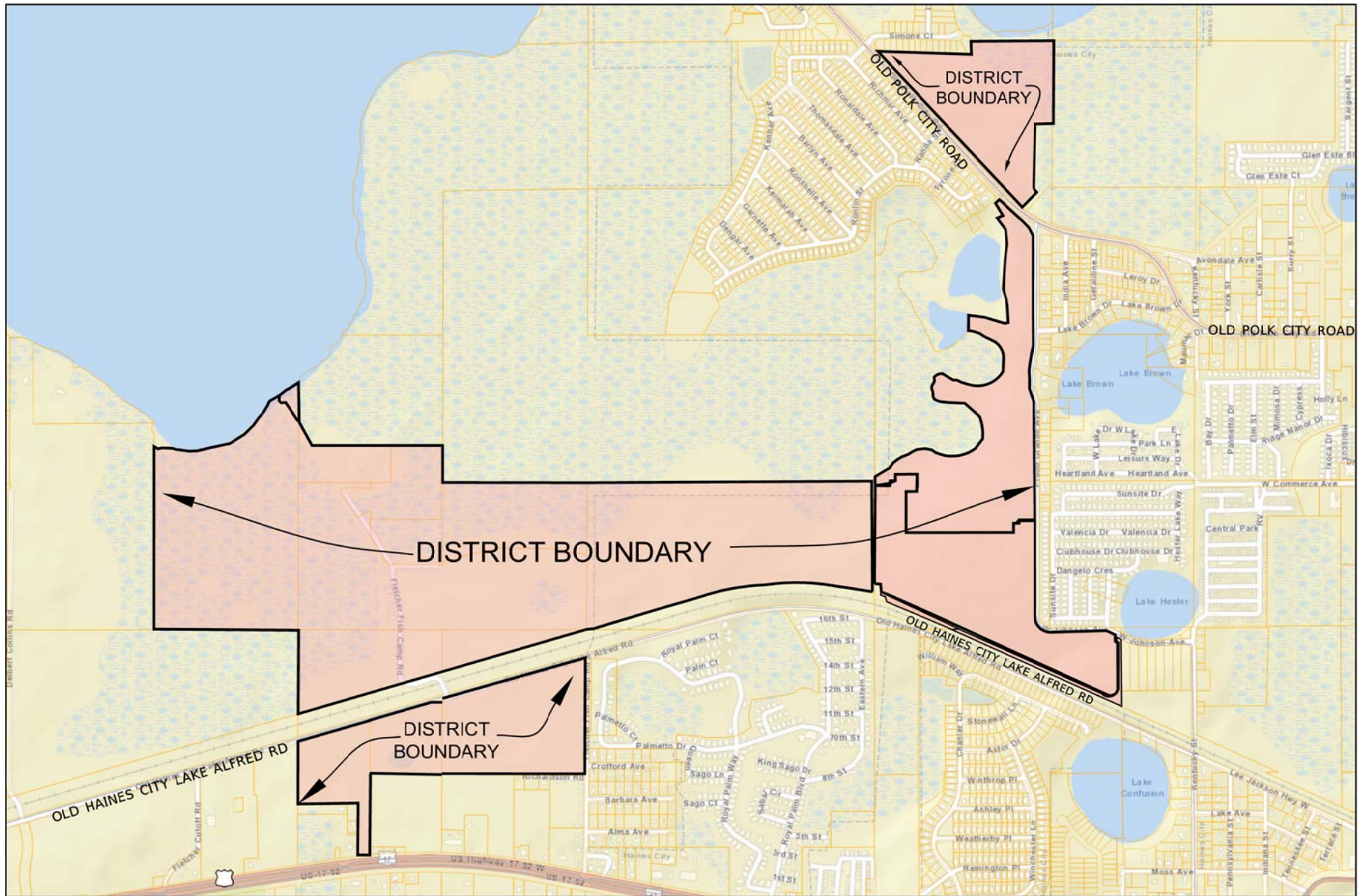
BEGIN AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE NORTH 00°03'53" WEST 480.53 FEET TO THE EASTERLY WATER'S EDGE OF A CANAL FOR A **POINT OF BEGINNING**, THENCE CONTINUE NORTH 00°03'53" WEST 465.20 FEET TO THE WATER'S EDGE OF LAKE LOWERY, THENCE SOUTHWESTERLY ALONG SAID WATER'S EDGE TO A POINT NORTH 33°41'00" WEST 370.82 FEET FROM THE **POINT OF BEGINNING**, THENCE SOUTH 33°41'00" EAST 370.82 FEET TO THE **POINT OF BEGINNING**, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

TOTAL CDD CONTAINS 393.19 ACRES +/-.



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

**EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED**



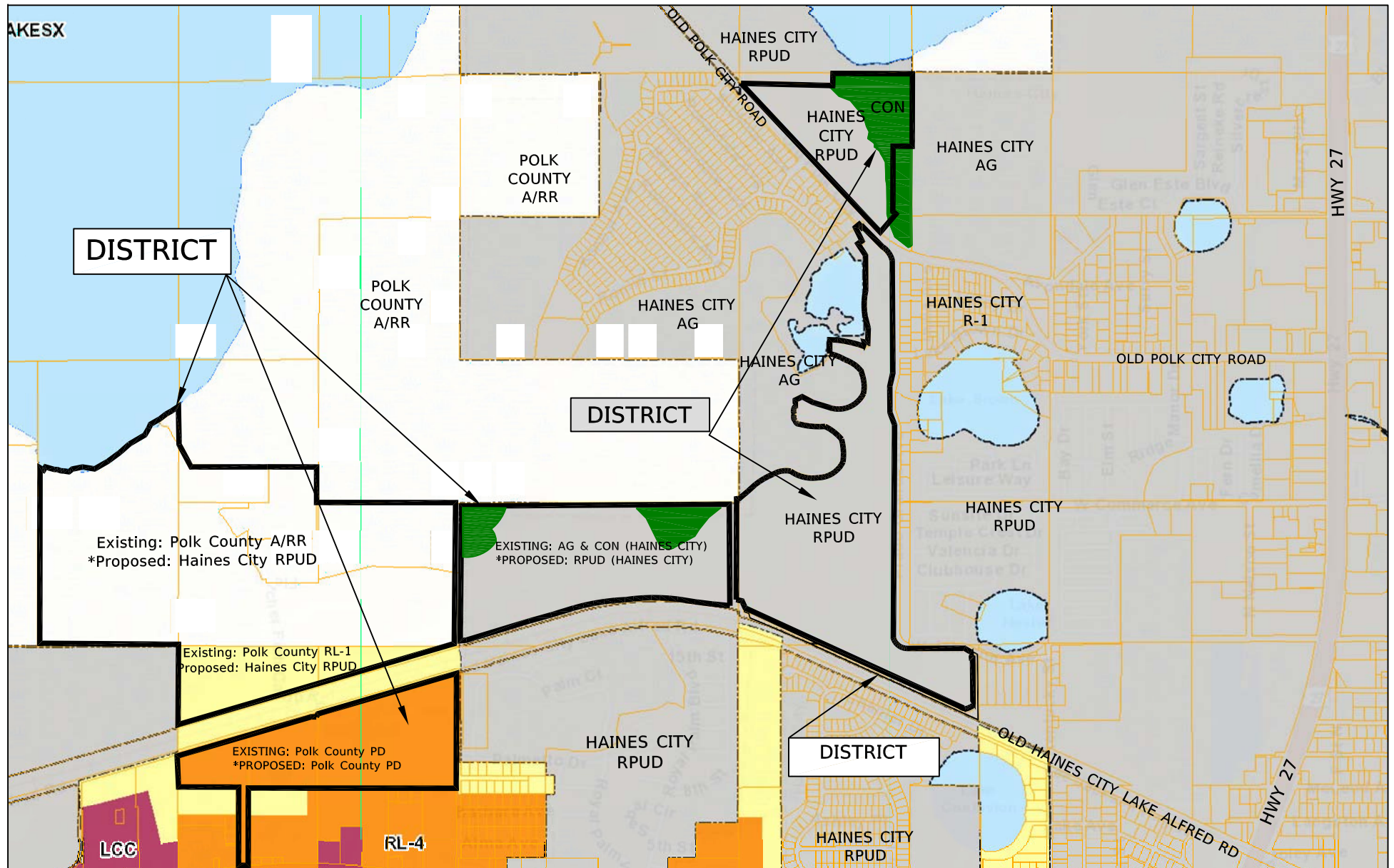
1925 BARTOW ROAD • LAKELAND, FL 33801
 OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
 EMAIL: INFO@WOODCIVIL.COM

LEGEND

HAMMOCK RESERVE CDD

EXHIBIT 3 - DISTRICT BOUNDARY MAP HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT





LEGEND

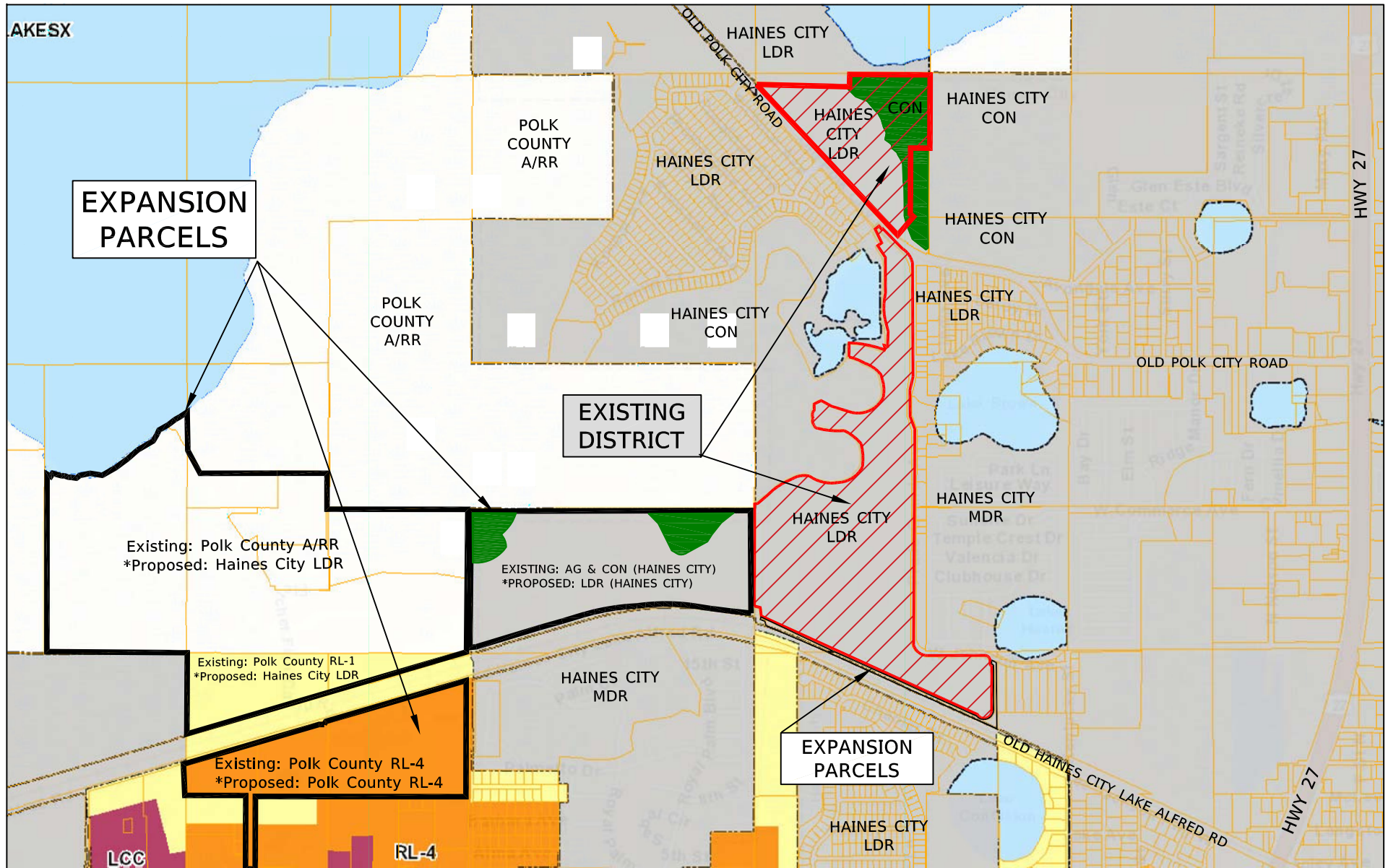
- CITY OF HAINES CITY
- CON - HAINES CITY CONSERVATION
- RL-4 - POLK COUNTY RESIDENTIAL LOW
- AG - AGRICULTURE
- RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT

COMPOSITE EXHIBIT 4 - ZONING MAP HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT



1925 BARTOW ROAD • LAKE LAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM

*TO BE ANNEXED INTO CITY OF HAINES CITY

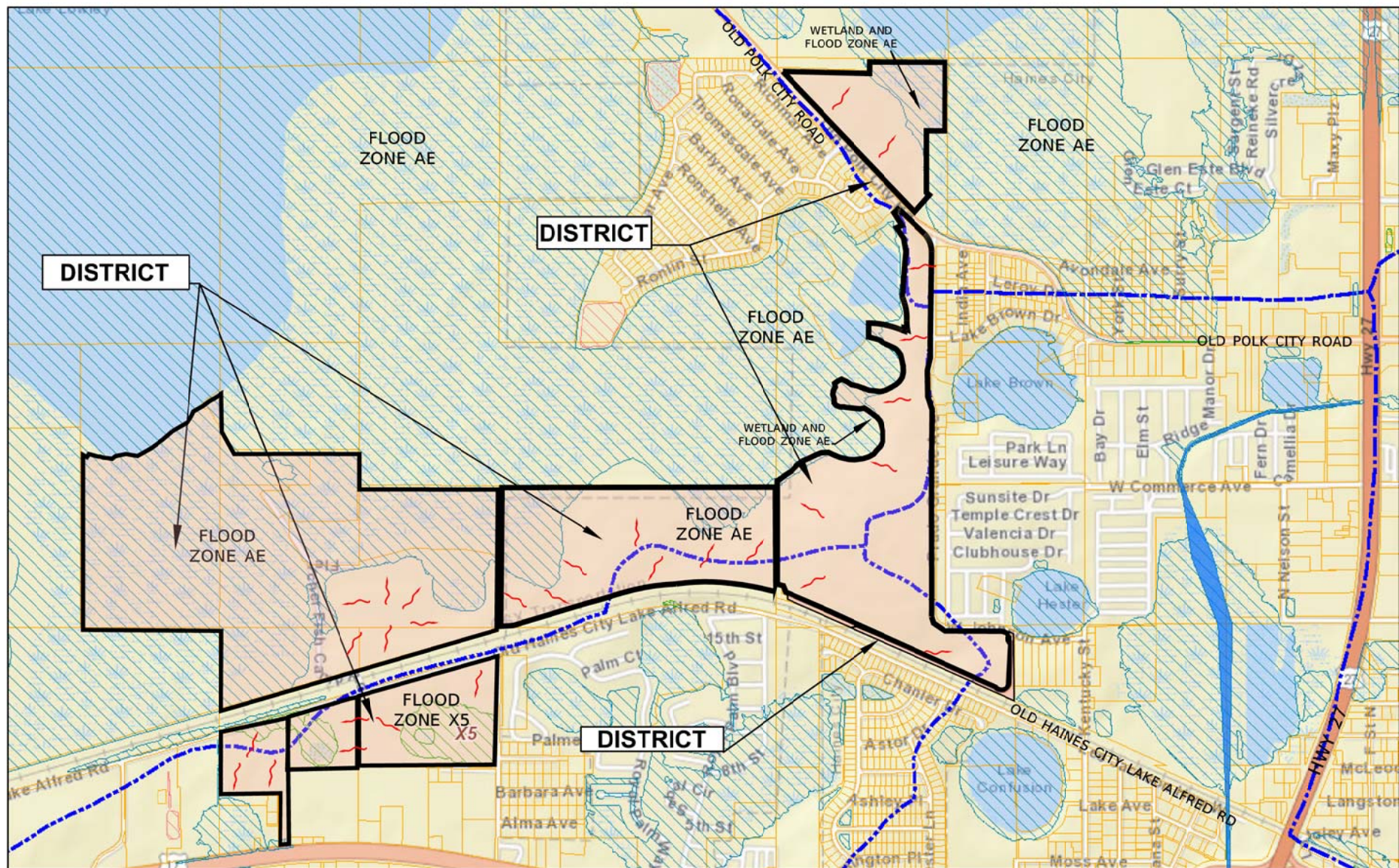


1925 BARTOW ROAD • LAKELAND, FL 33801
 OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
 EMAIL: INFO@WOODCIVIL.COM

LEGEND

- CITY OF HAINES CITY
 - LDR - HAINES CITY LOW DENSITY RESIDENTIAL
 - AG - AGRICULTURE
 - CON - HAINES CITY CONSERVATION
 - RL-4 - POLK COUNTY RESIDENTIAL LOW
 - RL-1 - POLK COUNTY RESIDENTIAL LOW
 - A/RR - POLK COUNTY AGRICULTURE/RESIDENTIAL RURAL
- *TO BE ANNEXED INTO CITY OF HAINES CITY

COMPOSITE EXHIBIT 5 - FUTURE LAND USE MAP HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT

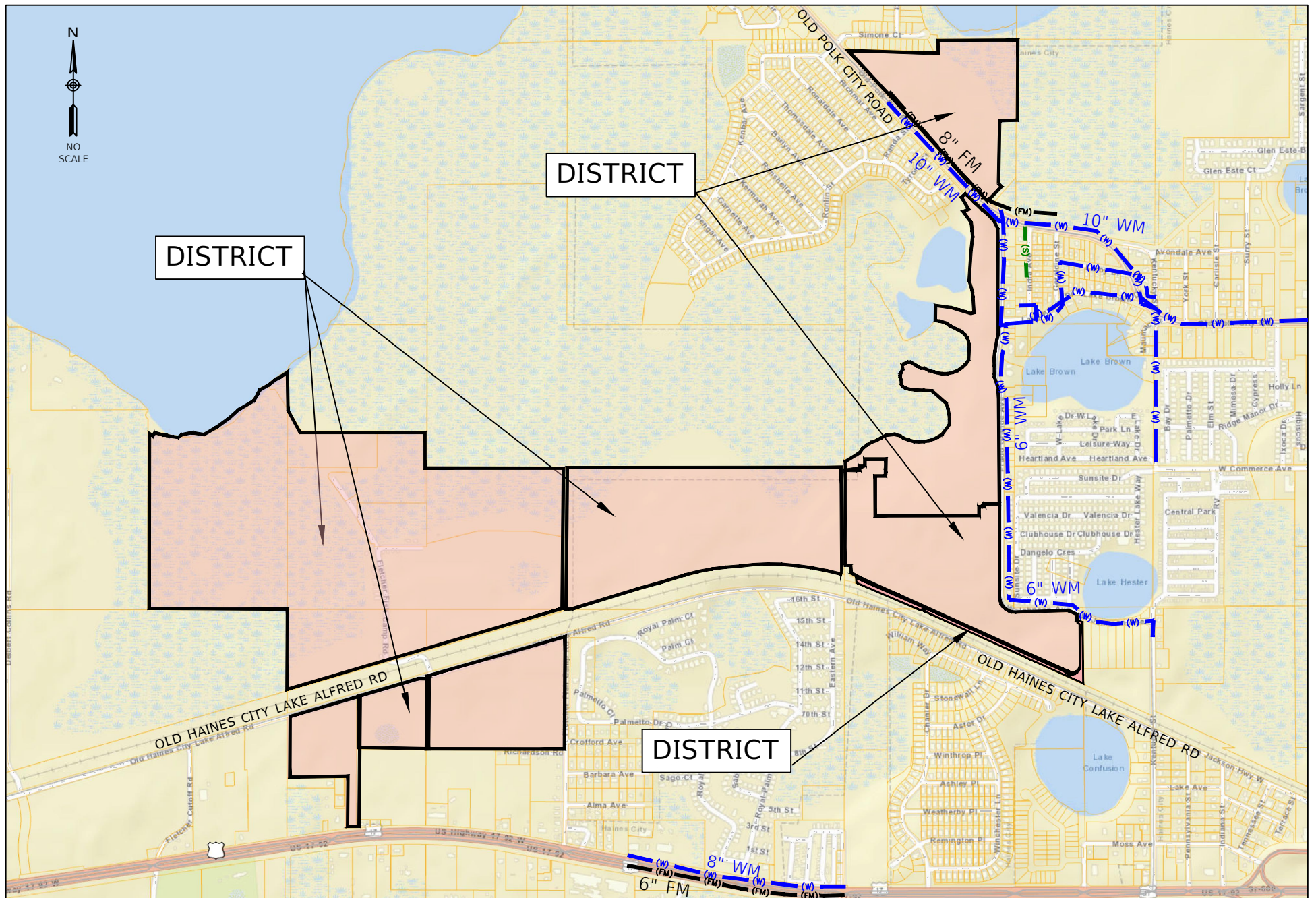


1925 BARTOW ROAD • LAKELAND, FL 33801
 OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
 EMAIL: INFO@WOODCIVIL.COM

LEGEND
 — FLOW DIRECTION
 --- DRAINAGE BASIN

COMPOSITE EXHIBIT 6 -DRAINAGE MAP HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT





Composite Exhibit 7
Hammock Reserve
Community Development District
Summary of Probable Cost

| <u>Infrastructure</u> ⁽¹⁾⁽⁹⁾⁽¹⁰⁾ | <u>Phase 1 -Existing</u> <u>(231 Lots)</u> <u>2019-2021</u> | <u>Phase 2 - Existing</u> <u>(206 Lots)</u> <u>2021-2023</u> | <u>Phase 3-Expansion</u> <u>(382 Lots)</u> <u>2021-2023</u> | <u>Phase 4 -Expansion</u> <u>(209 lots)</u> <u>2022-2025</u> | <u>Total</u> <u>(1028 Lots)</u> |
|---|--|---|--|---|--|
| Offsite Improvements ⁽⁵⁾⁽⁶⁾ | \$ 190,000.00 | \$ 150,000.00 | -0- | \$ 300,000.00 | \$ 640,000.00 |
| Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾ | \$2,100,000.00 | \$ 510,000.00 | \$ 950,000.00 | \$ 515,000.00 | \$ 4,075,000.00 |
| Utilities (Water, Sewer, & Street Lighting) ^{(5)(6) (8)} | \$1,120,000.00 | \$1,780,000.00 | \$3,600,000.00 | \$2,120,000.00 | \$ 8,620,000.00 |
| Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾ | \$ 790,000.00 | \$1,380,000.00 | \$2,550,000.00 | \$1,420,000.00 | \$ 6,140,000.00 |
| Entry Feature ⁽⁶⁾⁽⁷⁾ | \$ 568,000.00 | \$ 300,000.00 | \$ 100,000.00 | \$ 200,000.00 | \$ 1,168,000.00 |
| Parks and Recreational Facilities ⁽¹⁾⁽⁶⁾ | \$ 420,000.00 | \$ 240,000.00 | \$ 200,000.00 | \$ 240,000.00 | \$ 1,100,000.00 |
| Contingency | \$ 470,000.00 | \$ 436,000.00 | \$ 740,000.00 | \$ 479,500.00 | \$ 2,125,500.00 |
| TOTAL | \$5,658,000.00 | \$4,796,000.00 | \$8,140,000.00 | \$5,274,500.00 | \$23,868,500.00 |

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD 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 and on District land is included.
9. Estimates based on Master Infrastructure to support development of 1028 lots.
10. All financed improvements will be on land owned by, or subject to a permanent easement for the benefit of the District or another government entity.

Composite Exhibit 8
Hammock Reserve
Community Development District
Summary of Proposed District Facilities

| <u>District Infrastructure</u> | <u>Construction</u> | <u>Ownership</u> | <u>Capital Financing*</u> | <u>Operation and Maintenance</u> |
|-----------------------------------|---------------------|---------------------|---------------------------|----------------------------------|
| Offsite Improvements | District | City/County | District Bonds | City/County |
| Stormwater Facilities | District | District | District Bonds | District |
| Lift Stations/Water/Sewer | District | City of Haines City | District Bonds | City of Haines City |
| Street Lighting/Conduit | District | **District | District Bonds | **District |
| Road Construction | District | District | District Bonds | District |
| Entry Feature & Signage | District | District | District Bonds | District |
| Parks and Recreational Facilities | District | District | District Bonds | District |

*Costs not funded by bonds will be funded by the developer.

** Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Duke Energy.

EXHIBIT 9 -OVERALL SITE PLAN
HAMMOCK RESERVE PHASE 1 & 2

TRACT USAGE TABLE

- TRACTS A1, B AND C ARE BUFFERS AREAS / OPEN SPACE, AND WALL/FENCE/LANDSCAPE/SIGN AREA, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.
- TRACTS K ARE OPEN SPACE AND RECREATION AREAS, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.
- TRACTS A, B1, B2, B3, J, L, AND M ARE OPEN SPACE, DRAINAGE AND DRAINAGE/RETENTION AREAS, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

RECREATION AREA NOTES:

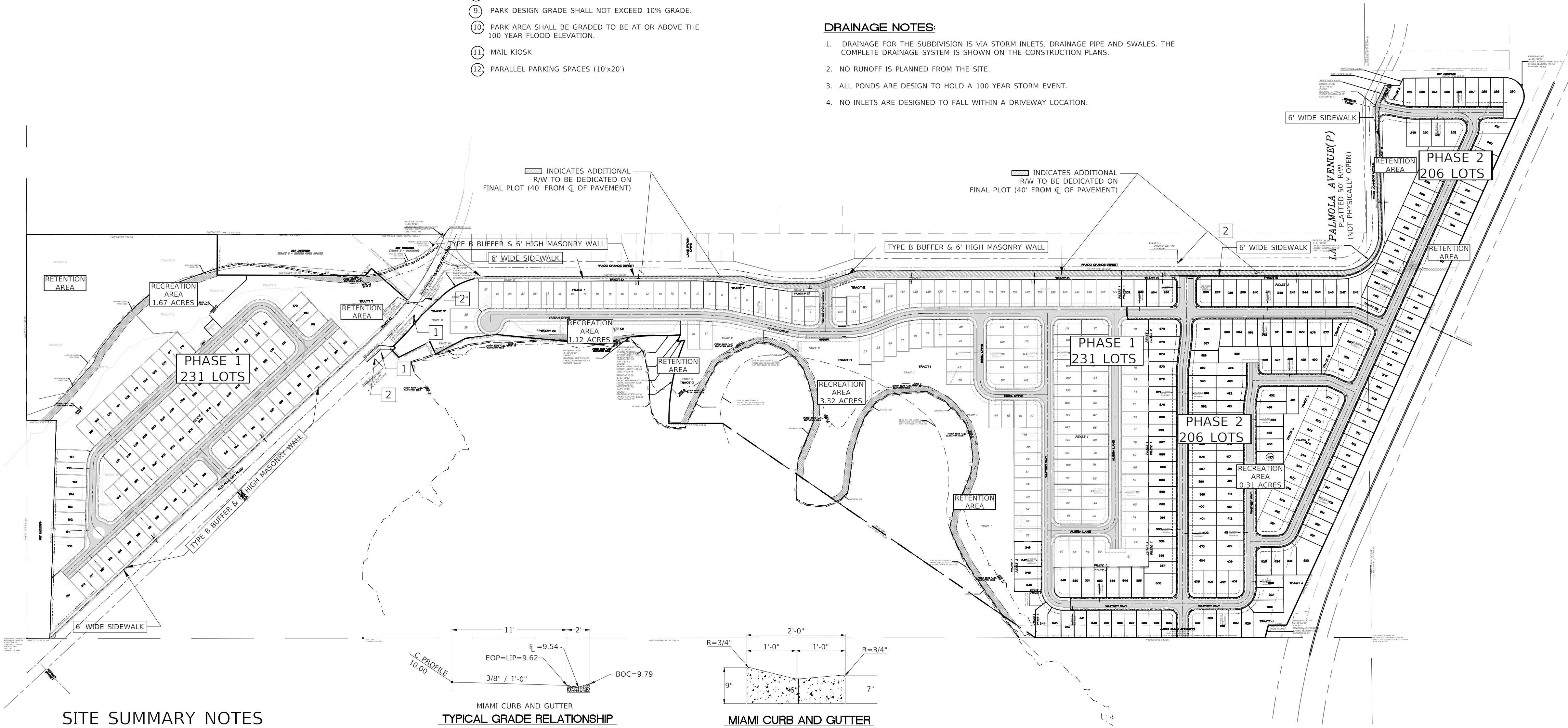
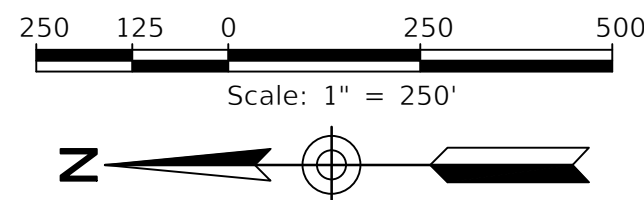
- TOT LOT PLAY STRUCTURE AREA
- SHADE CANOPY STRUCTURE (MIN 12'x12') & PICNIC TABLES
- PROVIDE 2" CALIPER LIVE OAK 8" HIGH AT PLANTING
- ENTIRE AREA TO BE SODDED AND IRRIGATED
- PROVIDE PARK BENCH
- WALKING TRAIL (MULCH OR COMPACTED RAP MATERIAL)
- PROVIDE A HUMAN/PET WATER STATION
- TRASH RECEPTACLE
- PARK DESIGN GRADE SHALL NOT EXCEED 10% GRADE.
- PARK AREA SHALL BE GRADED TO BE AT OR ABOVE THE 100 YEAR FLOOD ELEVATION.
- MAIL KIOSK
- PARALLEL PARKING SPACES (10'x20')

UTILITY CONNECTION NOTES

- FORCE MAINS FROM THE TWO LIFT STATION SHALL CONNECT TO THE EXISTING 8" FORCE MAIN ALONG OLD POLK CITY ROAD.
- INTERNAL WATER DISTRIBUTION SYSTEM SHALL CONNECT TO THE CITY WATER MAINS AT THE POINTS SHOWN.

DRAINAGE NOTES:

- DRAINAGE FOR THE SUBDIVISION IS VIA STORM INLETS, DRAINAGE PIPE AND SWALES. THE COMPLETE DRAINAGE SYSTEM IS SHOWN ON THE CONSTRUCTION PLANS.
- NO RUNOFF IS PLANNED FROM THE SITE.
- ALL PONDS ARE DESIGN TO HOLD A 100 YEAR STORM EVENT.
- NO INLETS ARE DESIGNED TO FALL WITHIN A DRIVEWAY LOCATION.



SITE SUMMARY NOTES

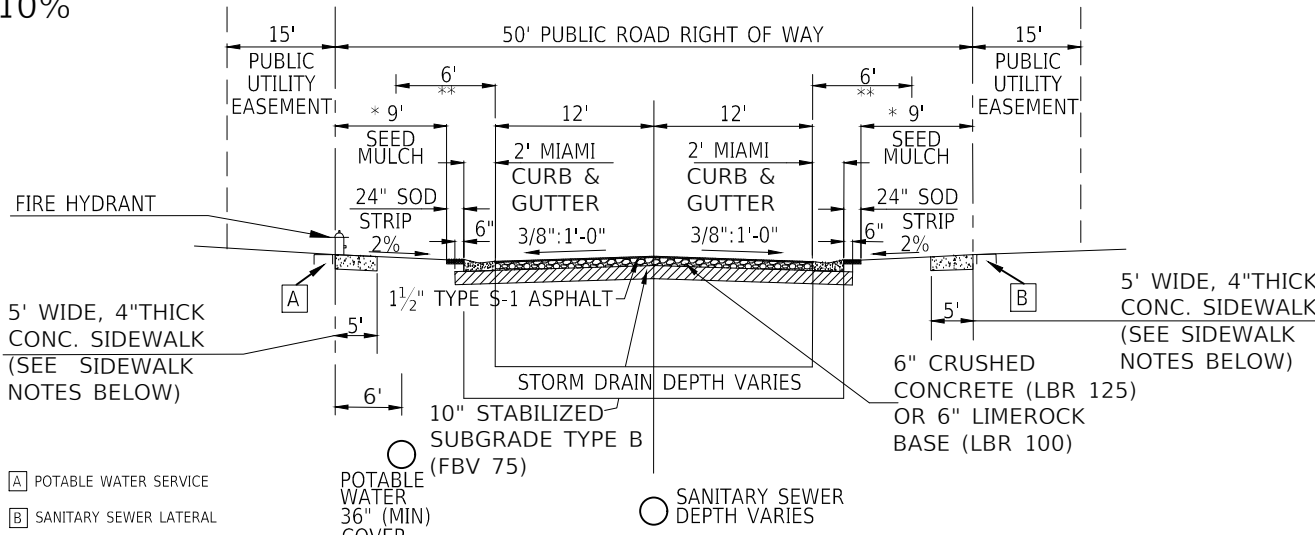
- MINIMUM LIVING AREA OF 1400 SF WITH 400 SF GARAGE ON 90% OF THE DWELLING UNITS.
- MINIMUM LIVING AREA OF 1250 SF WITH 400 SF GARAGE ON 10% OF THE DWELLING UNITS.
- MAXIMUM IMPERVIOUS AREA FOR THE LOTS IS 60%.

TYPICAL GRADE RELATIONSHIP

EOP = EDGE OF PAVEMENT
LIP = LIP OF GUTTER
FL = FLOW LINE OF GUTTER
BOC = BACK OF CURB

MIAMI CURB AND GUTTER

* AREA SHALL BE SODDED BY BUILDING CONTRACTOR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR HOMES. THE AREA SHALL BE SEEDED AND MULCHED BY THE ROAD CONTRACTOR.
** INDICATES 6' CLEAR RECOVERY ZONE.



MIAMI CURB AND GUTTER
TYPICAL SECTION

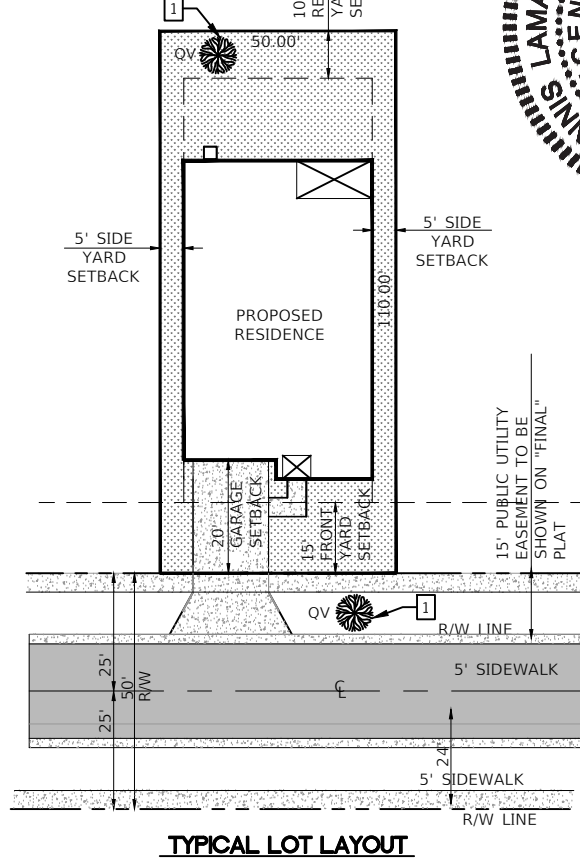
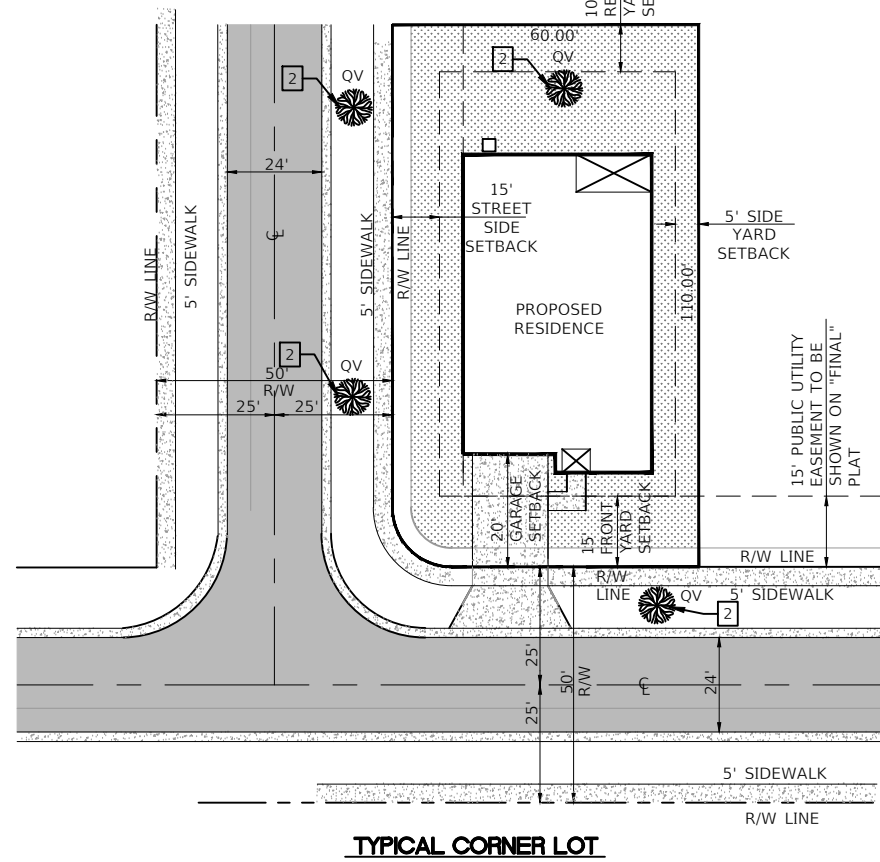
| | |
|---|----------------------|
| 1 1/2" TYPE S-1 ASPHALT | = (1.50 x 0.44) 0.66 |
| 6" CRUSHED CONCRETE BASE (LBR 125) OR 6" LIMEROCK BASE (LBR 100) | = (6x0.15) 0.90 |
| 10" STABILIZED SUBGRADE TYPE B (FBV 75) | = (10x0.08) 0.80 |
| STRUCTURAL NUMBER | =2.36 |

LANDSCAPE NOTES:

- THE HOME BUILDER IS RESPONSIBLE TO PLANT TWO (2) SHADE TREES (MINIMUM 8" HIGH AND 3" CALIPER) AT EACH INTERIOR LOT, ONE (1) OF WHICH SHALL ACT AS STREET TREE, AND BE PLACED BETWEEN SIDEWALK AND BACK OF MIAMI CURB AND GUTTER. ONE (1) TREE PLACED IN REAR YARD SETBACK.
- THE HOME BUILDER IS RESPONSIBLE TO PLANT FOUR (4) SHADE TREES (MINIMUM 8" HIGH AND 3" CALIPER) AT EACH CORNER LOT, THREE (3) OF WHICH SHALL ACT AS STREET TREES (FRONT AND SIDE), AND BE PLACED BETWEEN SIDEWALK AND BACK OF MIAMI CURB AND GUTTER. ONE (1) TREE PLACED IN REAR YARD SETBACK.
- WITHIN RIGHT-OF-WAY BUFFER THE FOLLOWING MINIMUM PLANTING SHALL BE PLANTED (TYPE 'B' BUFFER):
 - TWO (2) CANOPY TREES PER 100 L.F. (MIN. 8" HIGH AND 3" CALIPER).
 - FOUR (4) UNDER STORY TREES PER 100 FT. (MIN. 6" HIGH AND 2" CALIPER).
 - CONTINUOUS HEDGE (33 PLANTS PER 100 FT) 3" O.C. MINIMUM 2 FEET HIGH AT PLANTING.
- HEDGE AND TREE PLANTING AREAS SHALL BE WITHIN A 5' WIDE CYPRESS MULCH BED (MINIMUM 3" THICK). REMAINING AREA SHALL BE SODDED (ST. AUGUSTINE BAHIA - OR APPROVED EQUAL) WEED FREE, ROLLED AND FERTILIZED.
- ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE FLORIDA NURSERYMEN'S MANUAL FOR ENVIRONMENTAL HORTICULTURE INDUSTRY.

ALL LANDSCAPING CARE, MAINTENANCE AND REPLACEMENT WITHIN ALL THE COMMON AREAS, ALL STREET TREES AND LANDSCAPE BUFFERS WILL BE THE RESPONSIBILITY OF THE COMMUNITY DEVELOPMENT DISTRICT AND THE HOME OWNERS ASSOCIATION.

LOTS
PHASE 1 - (1-231)
PHASE 2 - (232-437)



REVISIONS

DATE

NO.

ES

HAMMOCK RESERVE

PRADO GRANDE STREET
CITY OF HAINES CITY
POLK COUNTY, STATE OF FLORIDA

NOT VALID WITHOUT
DENNIS L. WOOD, P.E. #17646 (FL)

PRELIMINARY
PLAT
GEN LOT

SHEET:

7.0

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY

FOR

HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 6, 2021

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

Table of Contents

| | |
|--|----|
| 1.0 Introduction..... | 3 |
| 1.1 Purpose..... | 3 |
| 1.2 Background..... | 4 |
| 1.3 Special Benefits and General Benefits | 5 |
| 1.4 Requirements of a Valid Assessment Methodology | 5 |
| 1.5 Special Benefits Exceed the Costs Allocated | 5 |
| 2.0 Assessment Methodology | 6 |
| 2.1 Overview | 6 |
| 2.2 Allocation of Debt..... | 6 |
| 2.3 Allocation of Benefit | 7 |
| 2.4 Lienability Test: Special and Peculiar Benefit to the Property | 7 |
| 2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments | 8 |
| 3.0 True-Up Mechanism..... | 8 |
| 4.0 Assessment Roll..... | 9 |
| 5.0 Appendix | 10 |
| Table 1: Development Program | 10 |
| Table 2: Capital Improvement Cost Estimates..... | 11 |
| Table 3: Bond Sizing..... | 12 |
| Table 4: Allocation of Improvement Costs | 13 |
| Table 5: Allocation of Total Par Debt to Each Product Type..... | 14 |
| Table 6: Par Debt and Annual Assessments | 15 |
| Table 7: Preliminary Assessment Roll | 16 |

GMS-CF, LLC does not represent the Hammock Reserve Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Hammock Reserve Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Hammock Reserve Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$31,000,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Amended and Restated Engineer’s Report dated June 17, 2021 prepared by Wood & Associates Engineering, LLC, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated December 17, 2019 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$5,380,000 Special Assessment Bonds, Series 2020 (“Series 2020 Bonds”), Supplemental Assessment Methodology (Phase One), report dated September 29, 2020 (“Series 2020 Supplemental Report”). The Series 2020 Bonds remain unchanged by this report. The Series 2020 Supplemental Report applied the methodology to the details of the Series 2020 Bonds to allocate debt assessments (“Series 2020 Assessments”) to properties within the District to secure the repayment of the Series 2020 Bonds.

Additionally, The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$4,990,000 Special Assessment Bonds, Series 2021 (“Series 2021 Bonds”), Supplemental Assessment Methodology (Phase Two), report dated April 20, 2021 (“Series 2021 Supplemental Report”). The Series 2021 Bonds remain unchanged by this report. The Series 2021 Supplemental Report applied the methodology to the details of the Series 2021 Bonds to allocate debt assessments (“Series 2021 Assessments”) to properties within the District to secure the repayment of the Series 2021 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include additional 591 lots in Phase 3 and Phase 4, as indicated in the Engineers Report.

This Amended and Restates Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) provides for an updated assessment methodology that reflects the additional parcels and planned lots.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to levy, impose and collect non ad valorem special assessments (“Special Assessments”) on the benefited lands within the District securing repayment of the Bonds based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District including those for maintenance and operation of the Bonds, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 393.19 acres within Haines City, Florida and unincorporated Polk County, Florida. The development program for the District currently envisions approximately 1,028 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District’s Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this

amount will be assigned to each of the benefited properties based on the number and type of platted units.

1.3 Special Benefits and General Benefits

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$23,868,500. The District's Underwriter projects that financing costs required to fund the Capital

Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$31,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$31,000,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$31,000,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$23,868,500. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$31,000,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will

be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. For benefit purposes, there are three product types within the planned development. The single-family home (Phase 1 and Phase 2) and the Phase 3 and 4 40' lot have been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein ("Assigned Property"). In addition, the District must also prevent any buildup of debt on property or land that could be fully conveyed and/or platted without all of the debt being allocated ("Unassigned Property"). To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District.

If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.

TABLE 1
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Land Use | Total Assessable | | Total ERUs |
|-----------------------------------|------------------|-------------------|--------------|
| | Units | ERUs per Unit (1) | |
| Single Family - Phase 1 and 2 | 437 | 1.00 | 437 |
| Single Family 40' - Phase 3 and 4 | 229 | 1.00 | 229 |
| Single Family 50' - Phase 3 and 4 | 362 | 1.25 | 453 |
| Total Units | 1,028 | | 1,119 |

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Capital Improvement Plan ("CIP") (1) | Phase 1 | | Phase 2 | | Phase 3 | | Phase 4 | | Cost Estimate |
|---|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------------|
| Offsite Improvements | \$ | 190,000 | \$ | 150,000 | \$ | - | \$ | 300,000 | \$ 640,000 |
| Stormwater Management | \$ | 2,100,000 | \$ | 510,000 | \$ | 950,000 | \$ | 515,000 | \$ 4,075,000 |
| Utilities (Water, Sewer, & Street Lighting) | \$ | 1,120,000 | \$ | 1,780,000 | \$ | 3,600,000 | \$ | 2,120,000 | \$ 8,620,000 |
| Roadway | \$ | 790,000 | \$ | 1,380,000 | \$ | 2,550,000 | \$ | 1,420,000 | \$ 6,140,000 |
| Entry Feature | \$ | 568,000 | \$ | 300,000 | \$ | 100,000 | \$ | 200,000 | \$ 1,168,000 |
| Parks and Recreational Facilities | \$ | 420,000 | \$ | 240,000 | \$ | 200,000 | \$ | 240,000 | \$ 1,100,000 |
| Contingencies | \$ | 470,000 | \$ | 436,000 | \$ | 740,000 | \$ | 479,500 | \$ 2,125,500 |
| | \$ | 5,658,000 | \$ | 4,796,000 | \$ | 8,140,000 | \$ | 5,274,500 | \$ 23,868,500 |

(1) A detailed description of these improvements is provided in the Amended and Restated Engineer's Report dated June 17, 2021

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Description | Total |
|-----------------------|----------------------|
| Construction Funds | \$ 23,868,500 |
| Debt Service Reserve | \$ 2,252,116 |
| Capitalized Interest | \$ 3,720,000 |
| Underwriters Discount | \$ 620,000 |
| Cost of Issuance | \$ 220,000 |
| Contingency | \$ 319,384 |
| Par Amount* | \$ 31,000,000 |

Bond Assumptions:

| | |
|-----------------------|------------|
| Interest Rate | 6.00% |
| Amortization | 30 years |
| Capitalized Interest | 24 months |
| Debt Service Reserve | Max Annual |
| Underwriters Discount | 2% |

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Land Use | No. of Units * | ERU Factor | Total ERUs | % of Total ERUs | Total Improvements Costs Per Product Type | Improvement Costs Per Unit |
|-----------------------------------|----------------|------------|------------|-----------------|---|----------------------------|
| Single Family - Phase 1 and 2 | 437 | 1 | 437 | 39% | \$ 9,325,467 | \$ 21,340 |
| Single Family 40' - Phase 3 and 4 | 229 | 1 | 229 | 20% | \$ 4,886,801 | \$ 21,340 |
| Single Family 50' - Phase 3 and 4 | 362 | 1.25 | 453 | 40% | \$ 9,656,233 | \$ 26,675 |
| Totals | 1,028 | | 1,119 | 39% | \$ 23,868,500 | |

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Land Use | No. of Units * | Total Improvements Costs Per Product Type | Debt Per Product Type - Prior to Contribution | Developer Contribution | Debt Per Product Type - After Contribution | Par Debt Per Unit |
|-----------------------------------|----------------|---|---|---------------------------|--|-------------------|
| Single Family - Phase 1 and 2 | 437 | \$ 9,325,467 | \$ 13,178,016 | \$ - | \$ 13,178,016 | \$ 30,156 |
| Single Family 40' - Phase 3 and 4 | 229 | \$ 4,886,801 | \$ 6,905,642 | \$ - | \$ 6,905,642 | \$ 30,156 |
| Single Family 50' - Phase 3 and 4 | 362 | \$ 9,656,233 | \$ 13,645,428 | \$ 2,729,086 | \$ 10,916,342 | \$ 30,156 |
| Totals | 1,028 | \$ 23,868,500 | \$ 33,729,086 | \$ 2,729,086 | \$ 31,000,000 | |

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Land Use | No. of Units * | Allocation of Par Debt Per Product Type | Total Par Debt Per Unit | Maximum Annual Debt Service | Net Annual Debt Assessment Per Unit | Gross Annual Debt Assessment Per Unit (1) |
|-----------------------------------|----------------|---|----------------------------|-----------------------------------|--|--|
| Single Family - Phase 1 and 2 | 437 | \$ 13,178,016 | \$ 30,156 | \$ 879,906 | \$ 2,014 | \$ 2,165 |
| Single Family 40' - Phase 3 and 4 | 229 | \$ 6,905,642 | \$ 30,156 | \$ 461,095 | \$ 2,014 | \$ 2,165 |
| Single Family 50' - Phase 3 and 4 | 362 | \$ 10,916,342 | \$ 30,156 | \$ 728,892 | \$ 2,014 | \$ 2,165 |
| Totals | 437 | \$ 31,000,000 | | \$ 2,252,116 | | |

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118000010 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000020 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000030 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000040 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000050 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000060 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000070 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000080 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000090 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000100 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000110 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000120 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000130 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000140 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000150 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000160 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000170 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000180 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000190 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000200 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000210 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000220 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000230 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000240 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000250 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000260 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000270 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000280 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000290 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000300 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000310 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000320 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000330 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000340 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000350 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000360 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118000370 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000380 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000390 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000400 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000410 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000420 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000430 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000440 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000450 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000460 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000470 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000480 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000490 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000500 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000510 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000520 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000530 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000540 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000550 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000560 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000570 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000580 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000590 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000600 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000610 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000620 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000630 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000640 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000650 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000660 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000670 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000680 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000690 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000700 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000710 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000720 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000730 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000740 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000750 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000760 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000770 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118000780 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000790 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000800 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000810 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000820 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000830 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000840 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000850 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000860 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000870 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000880 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000890 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000900 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000910 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000920 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000930 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000940 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000950 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000960 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000970 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000980 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118000990 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001000 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001010 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001020 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001030 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001040 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001050 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001060 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001070 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001080 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001090 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001100 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001110 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001120 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001130 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001140 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001150 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001160 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001170 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001180 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118001190 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001200 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001210 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001220 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001230 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001240 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001250 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001260 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001270 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001280 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001290 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001300 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001310 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001320 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001330 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001340 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001350 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001360 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001370 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001380 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001390 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001400 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001410 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001420 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001430 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001440 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001450 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001460 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001470 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001480 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001490 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001500 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001510 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001520 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001530 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001540 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001550 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001560 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001570 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001580 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001590 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118001600 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001610 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001620 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001630 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001640 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001650 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001660 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001670 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001680 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001690 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001700 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001710 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001720 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001730 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001740 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001750 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001760 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001770 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001780 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001790 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001800 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001810 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001820 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001830 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001840 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001850 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001860 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001870 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001880 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001890 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001900 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001910 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001920 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001930 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001940 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001950 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001960 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001970 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001980 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118001990 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002000 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118002010 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002020 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002030 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002040 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002050 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002060 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002070 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002080 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002090 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002100 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002110 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002120 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002130 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002140 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002150 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002160 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002170 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002180 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002190 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002200 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002210 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002220 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002230 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002240 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002250 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002260 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002270 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |

| Owner | Property ID #'s | Product Type | Unit Count | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|----------------------|--------------------|--------------|------------|-----------------------------|---|---|
| JMBI REAL ESTATE LLC | 272719744118002280 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002290 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002300 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| JMBI REAL ESTATE LLC | 272719744118002310 | SF | 1 | \$ 30,156 | \$ 2,014 | \$ 2,165 |
| | | | | <u>\$ 6,965,953</u> | <u>\$ 465,122</u> | <u>\$ 500,131</u> |

| Owner | Property ID #'s* | Acres | Total Par Debt Allocation Per Acre | Total Par Debt Allocated | Net Annual Debt Assessment Allocation | Gross Annual Debt Assessment Allocation (1) |
|-----------------------------|------------------------|--------|--|-----------------------------|---|---|
| JMBI Real Estate LC | 27-27-19-742520-000011 | 39.98 | \$ 74,501 | \$ 2,978,553 | \$ 221,463 | \$ 238,132 |
| CG Dev LLC | 27-27-30-000000-031070 | 1.61 | \$ 74,501 | \$ 119,947 | \$ 8,918 | \$ 9,590 |
| CG Dev LLC | 26-27-24-000000-022010 | 63.93 | \$ 74,501 | \$ 4,762,854 | \$ 354,131 | \$ 380,786 |
| Richard Family Holdings LLC | 26-27-25-000000-031010 | 26.34 | \$ 74,501 | \$ 1,962,358 | \$ 145,906 | \$ 156,889 |
| Richard Family Holdings LLC | 26-27-25-000000-033030 | 8.92 | \$ 74,501 | \$ 664,550 | \$ 49,411 | \$ 53,130 |
| Richard Family Holdings LLC | 26-27-25-000000-033040 | 11.20 | \$ 74,501 | \$ 834,412 | \$ 62,041 | \$ 66,710 |
| Preast Darleana D | 26-27-25-000000-031030 | 6.00 | \$ 74,501 | \$ 447,006 | \$ 33,236 | \$ 35,738 |
| Preast Darleana D | 26-27-25-000000-033010 | 17.55 | \$ 74,501 | \$ 1,307,494 | \$ 97,216 | \$ 104,533 |
| Preast Darleana D | 26-27-24-000000-042010 | 50.29 | \$ 74,501 | \$ 3,746,659 | \$ 278,574 | \$ 299,542 |
| Preast Darleana D | 26-27-24-000000-042020 | 19.12 | \$ 74,501 | \$ 1,424,461 | \$ 105,912 | \$ 113,884 |
| Preast Darleana D | 26-27-24-000000-044010 | 5.84 | \$ 74,501 | \$ 435,086 | \$ 32,350 | \$ 34,785 |
| Preast Darleana D | 26-27-24-000000-043030 | 9.74 | \$ 74,501 | \$ 725,640 | \$ 53,953 | \$ 58,014 |
| Preast Darleana D | 26-27-24-000000-043020 | 6.89 | \$ 74,501 | \$ 513,312 | \$ 38,166 | \$ 41,039 |
| Preast Darleana D | 26-27-23-000000-021020 | 0.74 | \$ 74,501 | \$ 55,131 | \$ 4,099 | \$ 4,408 |
| Preast Darleana D | 26-27-23-000000-021010 | 54.45 | \$ 74,501 | \$ 4,056,584 | \$ 301,618 | \$ 324,320 |
| Unplatted Total | | 322.60 | | \$ 24,034,047 | \$ 1,786,994 | \$ 1,921,499 |
| Totals | | | | <u>\$ 31,000,000</u> | <u>\$ 2,252,116</u> | <u>\$ 2,421,630</u> |

(1) This amount includes estimated 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

| | |
|-----------------------------|-------------|
| Annual Assessment Periods | 30 |
| Projected Bond Rate (%) | 6.00% |
| Maximum Annual Debt Service | \$1,786,994 |

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

Tract #1: All of the Replat of a part of Golf Grounds Estates and Agua Vista Country Club, Haines City, Florida, as shown by map or plat thereof recorded in Plat Book 41, Page 26, Public Records of Polk County, Florida, LESS AND EXCEPT that part thereof as set forth in Final Judgment, Case No. 18404-31-542, filed June 27, 1968, recorded in O.R. Book 1164, Page 498, Public Records of Polk County, Florida and LESS AND EXCEPT beginning at the Northwest (NW) corner of the Northwest Quarter (NW 1/4) of Section 19, Township 27 South, Range 27 East, and then run South Eighty-seven (87) feet more or less to the easterly boundary line of the right of way of County Road No. 17, then run in a easterly direction a distance of 872.50 feet more or less to a point 118 feet South of the South boundary line of Section 18, Township 27 South, Range 27 East; then run north 118 feet to the South boundary line of said Section 18, then run West along the said South Boundary line a distance of 871.95 feet to the point of beginning.

ALSO LESS AND EXCEPT that portion conveyed to D E Ranch, Inc., a Florida corporation, by deed recorded in O.R. Book 10268, Page 2011, Public Records of Polk County, Florida.

Tract #2: All that part of West half of NE 1/4 of NW 1/4 and all that part of NE 1/4 of NW 1/4 of NW 1/4 (or NE 1/4 of United States Government Lot 1), lying North of the ACL Railroad Right of Way in Section 30, Township 27 South, Range 27 East, Polk County, Florida.

LESS and EXCEPT that portion of Tract #2 lying within and North of the right of way of Johnson Avenue West.

LESS and EXCEPT that portion of Tracts #1 and 2 conveyed by deed recorded in O.R. Book 8278, Page 1958, Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 19, Township 27 South, Range 27 East, Polk County, Florida and run N00°02'56"W, along the West boundary of said Section 19, 280.75 feet to the Point of Beginning, said point being on the Northerly right of way boundary of the CSX railroad right of way; thence continue N00°02'56"W along said West boundary, 81.65 feet; thence S65°19'34"E, 515.47 feet; thence S65°43'55"E, parallel with, and 30 feet Northerly of said railroad right of way, 1831.08 feet to the beginning of a curve concaved Northwesterly, having a radius of 75.00 feet, a central angle of 114°32'24", a chord bearing of N56°59'53"E, and a chord distance of 126.18 feet; thence along said curve, an arc distance of 149.93 feet to the end of said curve; thence N00°16'19"W, 408.82 feet; thence N63°52'00"W, 33.49 feet; thence N00°16'21"W, 60.00 feet to the Southerly right of way boundary of Johnson Avenue; thence S63°52'00"E, along said right of way boundary, 66.99 feet; thence S00°16'19"E, along the West boundary of Lake Hester Estates Subdivision, and the Southerly projection of that West boundary, 617.29 feet to its intersection with the aforementioned Northerly right of way of the CSX railroad; thence N65°43'55"W along said right of way, 1994.45 feet to the beginning of a curve concaved Southwesterly, having a radius of 2869.35 feet, a central angle of 09°40'02", a chord bearing of N70°34'01"W, and a chord distance of 483.55 feet; thence along said curve, an arc distance of 484.13 feet to the Point of Beginning.

AND LESS

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE THEREOF N-89°55'35"-E, 1617.81 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 764.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-00°04'27"-E, 536.47 FEET; THENCE ALONG A NON-RADIAL LINE S-41°17'42"-W, 340.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) PER OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 02°36'03", A CHORD BEARING OF N-53°40'29"-W, A CHORD DISTANCE OF 50.20 FEET, FOR AN ARC LENGTH OF 50.20 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, AND ALONG A NON-RADIAL LINE, N-41°17'42"-E, 193.47 FEET; THENCE N-00°09'47"-E, 593.50 FEET; THENCE S-89°49'38"-E, 163.01 FEET TO THE **POINT OF BEGINNING**.

AND LESS

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19, AND RUN THENCE ALONG THE NORTH LINE THEREOF N-89°55'35"-E, 1617.81 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 1300.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-00°04'27"-E, AND ALONG A NON-RADIAL LINE, 366.21 FEET TO A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING ON THE EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) PER OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: 1) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1095.92 FEET, A CENTRAL ANGLE/DELTA OF 00°37'28", A CHORD BEARING OF N-67°52'05"-W, A CHORD DISTANCE OF 11.95 FEET, FOR AN ARC LENGTH OF 11.95 FEET; THENCE 2) ALONG A RADIAL LINE S-22°26'39"-W, 10.00 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE 3) NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 12°26'50", A CHORD BEARING OF N-61°19'56"-W, A CHORD DISTANCE OF 239.78 FEET, FOR AN ARC LENGTH OF 240.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, AND ALONG A NON-RADIAL LINE, N-41°17'42"-E, 340.63 FEET TO THE **POINT OF BEGINNING**.



1925 BARTOW ROAD • LAKE LAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

AND ALL BEING FURTHER DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943" STANDING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 19, S-00°02'13"-91.40 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING AT THE INTERSECTION OF SAID WEST BOUNDARY AND THE NORTH EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROADS-17) ACCORDING TO THAT DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID INTERSECTION POINT IS ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST BOUNDARY AND SAID NORTH EASTERLY RIGHT-OF-WAY, S-88°19'34"-E, 872.41 FEET TO A 4" X 4" CONCRETE MONUMENT STAMPED "LS 1943"; THENCE N-00°04'25"-W, 118.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG SAID NORTH LINE N-89°55'35"-E, 745.86 FEET; THENCE DEPARTING SAID NORTH LINE, S-00°04'27"-E, 764.04 FEET; THENCE N-89°49'38"-W, 163.01 FEET; THENCE S-00°09'47"-W, 593.50 FEET; THENCE S-48°42'18"-E, 36.95 FEET; THENCE ALONG A NON-RADIAL LINE, S-41°17'42"-W, 193.47 FEET TO A POINT ON SAID NORTH EASTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17), SAID POINT IS ALSO A POINT ON A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE/DELTA OF 09°35'00", A CHORD BEARING OF N-47°42'58"-W, A CHORD DISTANCE OF 184.76 FEET, FOR AN ARC LENGTH OF 184.98 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE CONTINUE ALONG SAID NORTH EASTERLY RIGHT-OF-WAY N-42°55'28"-W, 1787.64 FEET TO THE **POINT OF BEGINNING**.

AND

COMMENCE AT A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 SOUTH, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 19, N-00°02'13"-W, 425.20 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID WEST BOUNDARY, AND CONTINUING N-00°02'13"-W, 920.96 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS HEREBY DESIGNATED AS **POINT "A"** TO BE USED HEREIN AFTER; THENCE CONTINUE ALONG SAID WEST BOUNDARY, AND CONTINUING N-00°02'13"-W, 60.32 FEET, MORE OR LESS, TO THE EDGE OF LAKE LOWRY; THENCE DEPARTING SAID WEST BOUNDARY, MEANDER NORTHWESTERLY ALONG THE EDGE OF LAKE LOWRY TO ITS INTERSECTION WITH A LINE THAT LIES 650 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY OF PRADO GRANDE ROAD, SAID POINT OF INTERSECTION LIES N-34°26'13"-E, AND 1518.68 FEET DISTANT FROM SAID **DESIGNATED POINT "A"**; THENCE DEPARTING SAID EDGE OF LAKE LOWRY, AND ALONG SAID PARALLEL LINE, N-00°04'27"-W, 214.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 842.42 FEET, A CENTRAL ANGLE/DELTA OF 23°10'19", A CHORD BEARING OF S-79°15'00"-E, A CHORD DISTANCE OF 338.38 FEET, FOR AN ARC LENGTH OF 340.70 FEET TO A 5/8" IRON ROD STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 513.86 FEET, A CENTRAL ANGLE/DELTA OF 03°11'13", A CHORD BEARING OF N-07°06'30"-W, A CHORD DISTANCE OF 28.58 FEET, FOR AN ARC LENGTH OF 28.58 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 867.42 FEET, A CENTRAL ANGLE/DELTA OF 01°52'53" A CHORD BEARING OF S-67°39'05"-E, A CHORD DISTANCE OF 28.48 FEET, FOR AN ARC LENGTH OF 28.48 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" AND A POINT OF CUSP/CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 488.86 FEET, A CENTRAL ANGLE/DELTA OF 10°20'24", A CHORD BEARING OF N-01°54'19"-W, A CHORD DISTANCE OF 88.10 FEET, FOR AN ARC LENGTH OF 88.22 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 514.89 FEET, A CHORD BEARING OF N-09°33'16"-W, A CHORD DISTANCE OF 228.48 FEET, FOR AN ARC LENGTH OF 230.40 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-05°39'15"-E, 424.44 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8132"; THENCE N-06°51'08"-W, 125.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-27°54'56"-W, 137.20 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-66°43'58"-E, 55.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-26°37'46"-W, 140.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-47°06'21"-E, 37.32 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF OLD POLK CITY ROAD (STATE ROAD S-17) ACCORDING TO THAT DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) S-43°25'35"-E, 15.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 2) ALONG A NON-RADIAL LINE N-46°11'39"-E, 10.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHEASTERLY; THENCE 3) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1185.92 FEET, A CENTRAL ANGLE/DELTA OF 08°03'30", A CHORD BEARING OF S-47°50'06"-E, A CHORD DISTANCE OF 166.66 FEET FOR AN ARC LENGTH OF 166.79 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-42°53'42"-E, 110.24 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8132," SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHWESTERLY; THENCE 5) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE/DELTA OF 42°49'15", A CHORD BEARING OF S-21°29'05"-E, A CHORD DISTANCE OF 219.03 FEET, FOR AN ARC LENGTH OF 224.21 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE WESTERLY RIGHT OF WAY OF PRADO GRANDE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: THENCE 1) S-00°04'27"-E, 996.62 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 2) S-14°36'35"-W, 118.26 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 3) S-00°03'35"-W, 199.75 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-18°55'11"-E, 156.16 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 5) S-00°04'27"-E, 1946.53 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", SAID POINT IS ALSO A POINT OF CURVE CONCAVE EASTERLY; THENCE 6) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE/DELTA OF 91°36'40", A CHORD BEARING OF S-45°52'47"-E, A CHORD DISTANCE OF 207.92 FEET, FOR AN ARC LENGTH OF 231.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" STANDING ON THE SOUTHERLY RIGHT-OF-WAY OF WEST JOHNSON AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE(5) COURSES: 1) N-88°18'53"-E, 493.84 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" SAID POINT IS ALSO A POINT OF CURVE CONCAVE SOUTHERLY;



1925 BARTOW ROAD • LAKE LAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

THENCE 2) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 27°49'07", A CHORD BEARING OF S-77°46'34"-E, A CHORD DISTANCE OF 36.06 FEET, FOR AN ARC LENGTH OF 36.41 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 3) S-63°52'00"-E, 68.61 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 4) S-00°16'21"-E, 60.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE 5) S-63°52'00"-E, 33.49 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, S-00°16'19"-E, 408.82 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126" SAID POINT IS ALSO A POINT OF CURVE CONCAVE WESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 114°32'03", A CHORD BEARING OF S-56°59'53"-W, A CHORD DISTANCE OF 126.18 FEET, FOR AN ARC LENGTH OF 149.93 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", THENCE N-65°43'55"-W, 1831.08 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126"; THENCE N-65°19'34"-W, 460.35 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126", THENCE N-00°02'13"-W, 72.98 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB 8126, SAID POINT IS ALSO A POINT ON A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 3133.46 FEET, A CENTRAL ANGLE/DELTA OF 00°56'39", A CHORD BEARING OF N-75°36'08"-W, A CHORD DISTANCE OF 51.63 FEET, FOR AN ARC LENGTH OF 51.63 FEET TO THE POINT OF BEGINNING.

AND

MAP #4 272730-000000-031070

THAT PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LAYING NORTH OF AND WITHIN 30 FEET OF THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE CSX RAILROAD.

AND

MAP #5 272719-742520000032

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN N00°02'56"W, ALONG THE WEST BOUNDARY OF SAID SECTION 19, 280.75 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE CSX RAILROAD RIGHT OF WAY; THENCE CONTINUE N00°02'56"W ALONG SAID WEST BOUNDARY, 81.65 FEET; THENCE S65°19'34"E, 515.47 FEET; THENCE S65°43'55"E, PARALLEL WITH, AND 30 FEET NORTHERLY OF SAID RAILROAD RIGHT OF WAY, 1831.08 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 114°32'24", A CHORD BEARING OF N56°59'53"E, AND A CHORD DISTANCE OF 126.18 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 149.93 FEET TO THE END OF SAID CURVE; THENCE N00°16'19"W, 408.82 FEET; THENCE N63°52'00"W, 33.49 FEET; THENCE N00°16'21 "W, 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF JOHNSON AVENUE; THENCE S63°52'00"E, ALONG SAID RIGHT OF WAY BOUNDARY, 66.99 FEET; THENCE S00°16'19"E, ALONG THE WEST BOUNDARY OF LAKE HESTER ESTATES SUBDIVISION, AND THE SOUTHERLY PROJECTION OF THAT WEST BOUNDARY, 617.29 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD; THENCE N65°43'55"W ALONG SAID RIGHT OF WAY, 1994.45 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 2869.35 FEET, A CENTRAL ANGLE OF 09°40'02", A CHORD BEARING OF N70°34'01 "W, AND A CHORD DISTANCE OF 483.55 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 484.13 FEET TO THE POINT OF BEGINNING.

AND

Map #6 262724-000000-022010

THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD AND OLD FLORIDA STATE ROAD #17, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 24, AND RUN THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST ¼, TO A POINT ON THE NORTHERLY LINE OF THE CSX RAILROAD (FORMERLY KNOWN AS ATLANTIC COASTLINE RAILROAD), PER MAP Y-3 FLA-47; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST ¼; THENCE ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼, THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ¼, TO THE NORTHWEST CORNER OF THE SOUTH ½ OF SAID SOUTHEAST ¼; THENCE ALONG THE NORTH LINE OF THE SOUTH ½ OF SAID SOUTHEAST ¼ TO THE POINT OF BEGINNING.

AND

Map #7-9 262725-000000-031010, 262725-000000-033030, AND 262725-000000-033040

THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, **LESS** THAT PART LYING NORTH OF THE RAILROAD, AND **LESS** ROAD RIGHT-OF-WAY.

AND THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 37.

THE WEST 555 FEET OF THE NORTH 264 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

THE EAST 105 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF US HIGHWAY 17, A/K/A HIGHWAY 92.

AND

ALL THAT PARCEL OF LAND SITUATE SOUTH OF OLD HAINES CITY/LAKE ALFRED HIGHWAY IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST; **AND** ALSO SOMETIMES DESCRIBED AS THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SOUTH OF THE RAILROAD AND SOUTH OF OLD ROAD IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.



1925 BARTOW ROAD • LAKE LAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

**EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED**

ALL BEING FURTHER DESCRIBED AS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25, AND THE SOUTHERLY LINE OF OLD SATE ROAD NO. 37 (ALSO KNOWN AS OLD HAINES CITY/LAKE ALFRED HIGHWAY), AND RUN THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE DEPARTING SAID SOUTHERLY LINE OF OLD STATE ROAD NO. 37, AND EASTERLY ALONG SAID NORTH LINE, TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4, OF THE NORTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID EAST LINE, TO A POINT ON THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF OLD STATE ROAD NO. 37, TO ITS INTERSECTION WITH THE WEST LINE OF FLETCHER TRAILER PARK ROAD, PER MAP BOOK 1, PAGE 121 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY LINE OF SAID OLD STATE ROAD NO. 37, AND SOUTHERLY ALONG THE WEST LINE OF SAID FLETCHER TRAILER PARK ROAD, TO ITS INTERSECTION WITH THE NORTH LINE OF RICHARDSON ROAD, PER MAP BOOK 7, PAGE 15 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE OF RICHARDSON ROAD, TO THE WEST LINE OF SAID RICHARDSON ROAD; THENCE SOUTHERLY ALONG SAID WEST LINE OF RICHARDSON ROAD, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE WESTERLY ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF THE NORTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25, TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST 1/4, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE SOUTHERLY ALONG SAID EAST LINE, TO A POINT ON THE NORTHERLY LINE OF U.S. HIGHWAY 17 AND 92; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 105 FEET OF THE WEST ½, OF THE SOUTHWEST ¼, OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID WEST LINE, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE WEST 555 FEET, OF THE NORTH 264 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 25; THENCE WESTERLY ALONG SAID SOUTH LINE, TO A POINT ON THE WEST LINE OF THE SOUTHWEST ¼, OF THE NORTHWEST ¼, OF THE NORTHWEST ¼, OF SAID SECTION 25; THENCE NORTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

AND

MAP #10 262725-000000-031030

THAT PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, LYING NORTH OF THE RAILROAD IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

MAP #11 262725-000000-033010

ALL THAT PART OR PARCEL OF LAND SITUATE IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ NORTH OF THE RIGHT-OF-WAY OF THE CSX RAILROAD, IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

MAP #12 262724-000000-042010

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 198, AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2025, PAGE 270 DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE SOUTH 00°00'44" WEST, 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°00'44" WEST, 415.61 FEET; THENCE SOUTH 89°52'10" WEST, 495.75 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE SOUTH 89°52'10" WEST 20.0 FEET MORE OR LESS TO THE EASTERLY WATER'S EDGE OF A CANAL; THENCE NORTHWESTERLY ALONG SAID CANAL 309.35 FEET MORE OR LESS; THENCE NORTH 00°01'34" WEST, 142.3 FEET; THENCE NORTH 89°50'58" EAST, 661.67 FEET TO THE **POINT OF BEGINNING**; LESS THE EAST 15.0 FEET AND THE SOUTH 30.0 FEET THEREOF FOR ROAD EASEMENT AND A 30.0 FOOT ROAD EASEMENT ALONG THE SOUTHWESTERLY SIDE AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE SOUTH 00°01'34" EAST, 126.3 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 33°18'00" EAST, 309.35 FEET; THENCE SOUTH 00°00'44" WEST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 34.01 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 33°18'00" WEST, 331.07 FEET; THENCE NORTH 34°46'30" WEST, 43.16 FEET; THENCE SOUTH 00°01'34" EAST, 52.56 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1427, PAGE 326 AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2025, PAGE 270 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST COMER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; RUN THENCE SOUTH 89°49'45" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1323.78 FEET TO THE NORTHWEST COMER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 00°00'44" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 721.20 FEET; THENCE NORTH 75°46'14" EAST A DISTANCE OF 506.5 FEET; THENCE SOUTH 89°52'46" EAST A DISTANCE OF 500.6 FEET; THENCE SOUTH 80°13'46" EAST A DISTANCE OF 336.22 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN NORTH 00°05'20" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 658.78 FEET TO THE POINT OF BEGINNING.



1925 BARTOW ROAD • LAKE LAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 928 DESCRIBED AS FOLLOWS:

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 59°00'00" TO THE EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF THE CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EDGE OF THE CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO THE LINE THAT INTERSECTS THE AFORE SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO **POINT OF BEGINNING**.

AND LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 931 DESCRIBED AS FOLLOWS:

TRACT D: THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE SOUTH 00°00'44" WEST, 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 89°50'58" WEST, 15.0 FEET; THENCE SOUTH 00°00'44" WEST, 385.61 FEET; THENCE SOUTH 89°52'10" WEST, 446.75 FEET; THENCE SOUTH 00°00'44" WEST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 461.75 FEET; THENCE NORTH 00°00'44" EAST, 415.61 FEET TO THE **POINT OF BEGINNING**; AND AN EASEMENT FOR INGRESS AND EGRESS TO THE WEST SIDE OF PROPERTY OVER THE FOLLOWING DESCRIBED PROPERTY: **BEGIN** AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE NORTH 89°49'45" EAST, 661.90 FEET; THENCE SOUTH 00°01'34" EAST, 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 57°00'00" WEST, 119.99 FEET; THENCE SOUTH 34°46'30" EAST, 176.4 FEET; THENCE SOUTH 33°18'00" EAST, 309.35 FEET; THENCE SOUTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 89°52'10" EAST, 34.01 FEET; THENCE NORTH 00°00'44" EAST, 30.0 FEET; THENCE NORTH 33°18'00" WEST, 331.07 FEET; THENCE NORTH 34°46'30" WEST, 147.75 FEET; THENCE NORTH 57°00'00" EAST, 68.85 FEET; THENCE NORTH 00°01'34" WEST, 34.0 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #13 262724-000000-042020

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 89°49'45" WEST ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 1323.78 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN SOUTH 00°00'44" WEST ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 721.20 FEET; THENCE NORTH 75°46'14" EAST A DISTANCE OF 506.5 FEET; THENCE SOUTH 89°52'46" EAST, A DISTANCE OF 500.6 FEET; THENCE SOUTH 80°13'46" EAST A DISTANCE OF 336.22 FEET TO A POINT LOCATED ON THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4; THENCE RUN NORTH 00°05'20" EAST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 658.78 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #14 262724-000000-044010

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE SOUTH 00°00'44" WEST 335.61 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°00'44" WEST 415.61 FEET; THENCE SOUTH 89°52'10" WEST 495.75 FEET, THENCE NORTH 00°00'44" EAST 30.00 FEET, THENCE SOUTH 89°52'10" WEST 20.00 FEET (+ OR -) TO THE EASTERLY WATER'S EDGE OF A CANAL, THENCE NORTHWESTERLY ALONG SAID CANAL 309.35 FEET (+ OR -), THENCE NORTH 00°01'34" WEST 142.3 FEET, THENCE NORTH 89°50'58" EAST, 661.67 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #15 262724-000000-043030

TRACT D: THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

TRACT D-1: THE EAST 474.0 FEET OF THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, **LESS** THE EAST 15.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY; AND

START AT THE CONCRETE MARKER IN THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE IN AN EASTERLY DIRECTION 661.90 FEET TO A MARKER; THENCE SOUTH 251.92 FEET FOR A **POINT OF BEGINNING**; THENCE S 59 DEG. 0'00" WEST, TO THE EDGE OF A CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG EDGE OF CANAL, FOLLOWING THE CANAL AS IT MAKES A TURN TO AN EASTERLY DIRECTION ALONG EDGE OF CANAL BACK TO A LINE THAT INTERSECTS THE AFORESAID SET FORTH SOUTHERLY DIRECTION LINE OF 251.92 FEET; THENCE PROCEED SOUTHERLY ALONG SAID LINE TO THE **POINT OF BEGINNING**, ALL IN PARCEL G AS SET FORTH IN A SURVEY AS RECORDED IN OFFICIAL RECORDS BOOK 1195, PAGE 929.



1925 BARTOW ROAD • LAKELAND, FL 33801
OFFICE: (863) 940-2040 • FAX: (863) 940-2044 • CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 30124

EXHIBIT 2
HAMMOCK RESERVE CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED

AND

MAP #16 262724-000000-043020

THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS THE EAST 474 FEET.

AND

BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 24, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, THENCE RUN NORTH 00°03'53" WEST, 336.25 FEET FOR THE **POINT OF BEGINNING**, THENCE CONTINUE NORTH 00°03'53" WEST 143.28 FEET TO THE EASTERLY WATER'S EDGE OF A CANAL, THENCE SOUTHEASTERLY ALONG SAID WATER'S EDGE TO A POINT NORTH 89°48'32" EAST, 90.00 FEET FROM THE **POINT OF BEGINNING**, THENCE SOUTH 89°48'32" WEST 90.00 FEET TO THE **POINT OF BEGINNING**.

AND

MAP #17 262723-000000-021020

BEGIN SOUTHEAST CORNER OF NORTHEAST ¼ OF SOUTHEAST ¼ RUN NORTH 480.53 FEET TO EASTERLY EDGE OF CANAL FOR POINT OF BEGINNING CONTINUE NORTH 465.2 FEET TO LAKE LOWERY SOUTHWESTERLY ALONG LAKE TO PT NORTH 33 DEGREE 41 MINUTES W 370.82 FEET FROM POINT OF BEGINNING SOUTH 33 DEGREE 41 MINUTES EAST 370.82 FEET TO **POINT OF BEGINNING**.

AND

MAP #18 262723-000000-021010

THE EAST 1/2 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, THENCE NORTH 00°03'53" WEST 480.53 FEET TO THE EASTERLY WATER'S EDGE OF A CANAL FOR A **POINT OF BEGINNING**, THENCE CONTINUE NORTH 00°03'53" WEST 465.20 FEET TO THE WATER'S EDGE OF LAKE LOWERY, THENCE SOUTHWESTERLY ALONG SAID WATER'S EDGE TO A POINT NORTH 33°41'00" WEST 370.82 FEET FROM THE **POINT OF BEGINNING**, THENCE SOUTH 33°41'00" EAST 370.82 FEET TO THE **POINT OF BEGINNING**, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

TOTAL CDD CONTAINS 393.19 ACRES +/-.

SECTION VII

RESOLUTION 2021-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, _____, AT ____:____.M. AT THE OFFICES OF _____, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "Board") of the Hammock Reserve Community Development District (the "District") has previously adopted Resolution 2021-11 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE ASSESSMENT REPORT; ADOPTING AND CONFIRMING THE ENGINEER'S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2021-11, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "District Office").

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

SECTION 1. There is hereby declared a public hearing to be held at ____:____.m. on _____, _____, at the offices of _____

for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Polk County (by two publications one week apart with the first publication at least twenty (20) days prior and the last publication shall be at least one (1) week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 6th day of July 2021.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

RESOLUTION 2021-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE EXPANSION PARCEL AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hammock Reserve Community Development District (the "District") is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act") and was established by Ordinance No. 19-1665, effective December 5, 2019 ("Establishing Ordinance") of the Board of City Commissioners in and for City of Haines City, Florida ("City"), as amended by that Ordinance No. 21-1731 of the City, effective June 3, 2021 (the "Expansion Ordinance" and, together with Establishing Ordinance, the "Ordinance"), as consented to and approved by County Commissioners of Polk County, Florida ("County") by Resolution No. 21-041, approved on April 6, 2021; and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District previously determined its intent to utilize the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* (the "Uniform Method"); and

WHEREAS, effective June 3, 2021, the boundaries of the District were subsequently amended by Expansion Ordinance to add approximately 283.2 additional acres of land within the boundaries of the District (the "Expansion Parcels"); and

WHEREAS, the District now desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments with respect to the Expansion Parcels;

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

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2021, at _____ : _____ a/p.m. at _____, for the purpose of hearing comment and objections to the District's intent to utilize the Uniform Method with respect to the Expansion Parcels.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

[CONTINUE ON TO NEXT PAGE]

PASSED AND ADOPTED this 6th day of July 2021.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

*Item will be
provided under
separate cover.*

SECTION X

**HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION NOVEMBER 7, 2019 TO
SEPTEMBER 30, 2020**

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA**

TABLE OF CONTENTS

| | <u>Page</u> |
|--|-------------|
| INDEPENDENT AUDITOR'S REPORT | 1-2 |
| MANAGEMENT'S DISCUSSION AND ANALYSIS | 3-6 |
| BASIC FINANCIAL STATEMENTS | |
| Government-Wide Financial Statements: | |
| Statement of Net Position | 7 |
| Statement of Activities | 8 |
| Fund Financial Statements: | |
| Balance Sheet – Governmental Funds | 9 |
| Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position | 10 |
| Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds | 11 |
| Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities | 12 |
| Notes to Financial Statements | 13-19 |
| REQUIRED SUPPLEMENTARY INFORMATION | |
| Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund | 20 |
| Notes to Required Supplementary Information | 21 |
| INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS | 22-23 |
| INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA | 24 |
| MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA | 25-26 |



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Hammock Reserve Community Development District
City of Haines City, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Hammock Reserve Community Development District, City of Haines City, Florida ("District") as of and for the period from inception November 7, 2019 to September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the period from inception November 7, 2019 to September 30, 2020 in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 3, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 3, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hammock Reserve Community Development District, City of Haines City, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception November 7, 2019 to September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$6,020).
- The change in the District's total net position in comparison with the prior fiscal year was (\$6,020), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of (\$303,461), a decrease of (\$303,461) in comparison with the prior fiscal year. The total fund balance is unassigned deficit fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and the capital projects funds, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

| NET POSITION SEPTEMBER 30, | | 2020 |
|-------------------------------------|----|-----------|
| Current and other assets | \$ | 9,617 |
| Capital assets, net of depreciation | | 297,441 |
| Total assets | | 307,058 |
| Current liabilities | | 313,078 |
| Total liabilities | | 313,078 |
| Net position | | |
| Net investment in capital assets | | 297,441 |
| Unrestricted | | (303,461) |
| Total net position | \$ | (6,020) |

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to the costs of operations exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

| CHANGES IN NET POSITION FOR THE PERIOD FROM INCEPTION NOVEMBER 7, 2019 TO SEPTEMBER 30, | |
|---|------------|
| | 2020 |
| Revenues: | |
| Program revenues | |
| Operating grants and contributions | \$ 80,000 |
| Total revenues | 80,000 |
| Expenses: | |
| General government | 75,578 |
| Bond issue costs | 10,442 |
| Total expenses | 86,020 |
| Change in net position | (6,020) |
| Net position - beginning | - |
| Net position - ending | \$ (6,020) |

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception November 7, 2019 to September 30, 2020 was \$86,020. The costs of the District's activities were primarily funded by program revenues which were comprised of Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception November 7, 2019 to September 30, 2020.

CAPITAL ASSETS

At September 30, 2020, the District had \$297,441 invested in capital assets for its governmental activities. No depreciation has been taken as the improvements are under construction as of September 30, 2020. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued \$5,380,000 of Series 2020 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2025 - May 1, 2051 and fixed interest rates ranging from 2.625% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the Hammock Reserve Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

| | Governmental Activities |
|----------------------------------|----------------------------|
| ASSETS | |
| Cash and cash equivalents | \$ 4,617 |
| Due from Developer | 5,000 |
| Capital assets: | |
| Nondepreciable | 297,441 |
| Total assets | <u>307,058</u> |
| LIABILITIES | |
| Accounts payable | 5,195 |
| Due to Developer | 10,442 |
| Contracts and retainage payable | 297,441 |
| Total liabilities | <u>313,078</u> |
| NET POSITION | |
| Net investment in capital assets | 297,441 |
| Unrestricted | (303,461) |
| Total net position | <u>\$ (6,020)</u> |

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION NOVEMBER 7, 2019 TO SEPTEMBER 30, 2020**

| Functions/Programs | Expenses | Program Revenues Operating Grants and Contributions | Net (Expense) Revenue and Changes in Net Position |
|-------------------------------|-----------|---|--|
| | | | Governmental Activities |
| Primary government: | | | |
| Governmental activities: | | | |
| General government | \$ 75,578 | \$ 80,000 | \$ 4,422 |
| Bond issue costs | 10,442 | - | (10,442) |
| Total governmental activities | 86,020 | 80,000 | (6,020) |
| | | | |
| | | | Change in net position (6,020) |
| | | | Net position - beginning - |
| | | | Net position - ending \$ (6,020) |

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

| | Major Funds | | Total |
|--------------------------------------|-----------------|---------------------|-----------------------|
| | General | Capital Projects | Governmental Funds |
| ASSETS | | | |
| Cash and cash equivalents | \$ 4,617 | \$ - | \$ 4,617 |
| Due from Developer | 5,000 | - | 5,000 |
| Total assets | <u>\$ 9,617</u> | <u>\$ -</u> | <u>\$ 9,617</u> |
| LIABILITIES AND FUND BALANCES | | | |
| Liabilities: | | | |
| Accounts payable | \$ 5,195 | \$ - | \$ 5,195 |
| Contracts and retainage payable | - | 297,441 | 297,441 |
| Due to Developer | - | 10,442 | 10,442 |
| Total liabilities | <u>5,195</u> | <u>307,883</u> | <u>313,078</u> |
| Fund balances: | | | |
| Unassigned | <u>4,422</u> | <u>(307,883)</u> | <u>(303,461)</u> |
| Total fund balances | <u>4,422</u> | <u>(307,883)</u> | <u>(303,461)</u> |
| Total liabilities and fund balances | <u>\$ 9,617</u> | <u>\$ -</u> | <u>\$ 9,617</u> |

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

| | | |
|-----------------------------------|----|-----------|
| Fund balance - governmental funds | \$ | (303,461) |
|-----------------------------------|----|-----------|

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

| | | | |
|---|---------|---------|--|
| Cost of capital assets | 297,441 | | |
| Accumulated depreciation | - | 297,441 | |
| | | | |
| Net position of governmental activities | \$ | (6,020) | |

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION NOVEMBER 7, 2019 TO SEPTEMBER 30, 2020**

| | Major Funds | | Total |
|--|-------------|---------------------|-----------------------|
| | General | Capital Projects | Governmental Funds |
| REVENUES | | | |
| Developer contributions | \$ 80,000 | \$ - | \$ 80,000 |
| Total revenues | 80,000 | - | 80,000 |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 75,578 | - | 75,578 |
| Debt service: | | | |
| Bond issuance costs | - | 10,442 | 10,442 |
| Capital outlay | - | 297,441 | 297,441 |
| Total expenditures | 75,578 | 307,883 | 383,461 |
| Excess (deficiency) of revenues over (under) expenditures | 4,422 | (307,883) | (303,461) |
| Fund balances - beginning | - | - | - |
| Fund balances - ending | \$ 4,422 | \$ (307,883) | \$ (303,461) |

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION NOVEMBER 7, 2019 TO SEPTEMBER 30, 2020**

| | |
|---|-------------------|
| Net change in fund balances - total governmental funds | \$ (303,461) |
| Amounts reported for governmental activities in the statement of activities are different because: | |
| Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position. | <u>297,441</u> |
| Change in net position of governmental activities | <u>\$ (6,020)</u> |

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Hammock Reserve Community Development District (the "District") was established by the Board of Commissioners of City of Haines City's approval of Ordinance No. 19-1665 effective on November 7, 2019 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2020, all of the Board members are affiliated with JMBI Real Estate, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

As of September 30, 2020, the District does not have any depreciating capital assets.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – CAPITAL ASSETS

Changes in capital assets for the period from inception November 7, 2019 to September 30, 2020 were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance |
|---|----------------------|----------------|------------|-------------------|
| <u>Governmental activities</u> | | | | |
| Capital assets, not being depreciated | | | | |
| Infrastructure under construction | \$ - | \$ 297,441 | \$ - | \$ 297,441 |
| Total capital assets, not being depreciated | - | 297,441 | - | 297,441 |
| Governmental activities capital assets, net | \$ - | \$ 297,441 | \$ - | \$ 297,441 |

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$10,715,000 and is expected to be completed in Phases consisting of Assessment Area One and Assessment Area Two. Assessment Area One is estimated to cost \$5,658,000 and will be primarily funded with the proceeds of Series 2020 Bonds which were issued subsequent to the current fiscal year. Assessment Area Two is intended to be funded with a future Bond issuance. The infrastructure will include roadways, potable water and wastewater systems, and land improvements, entry features, parks, and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the potable and wastewater systems are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$80,000 as of September 30, 2020, which includes a receivable of \$5,000 as of September 30, 2020.

The Developer has advanced a total of \$10,442 to the District during the current year in order to fund costs associated with the issuance of Series 2020 Bonds which occurred subsequent to the fiscal year end. The \$10,442 balance is due to the Developer as of September 30, 2020.

The District has incurred construction costs from the Developer of \$281,507 during the current fiscal year, which is due to the Developer as of September 30, 2019.

NOTE 7 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 10 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$5,380,000 of Series 2020 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2025 - May 1, 2051 and fixed interest rates ranging from 2.625% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Construction Contract

Subsequent to fiscal year end, the District entered a construction contract with a vendor with a total cost of \$4,585,629.

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION NOVEMBER 7, 2019 TO SEPTEMBER 30, 2020**

| | Budgeted Amounts <u>Original & Final</u> | Actual Amounts | Variance with Final Budget - Positive (Negative) |
|--|--|-------------------|---|
| REVENUES | | | |
| Developer Contributions | \$ 99,238 | \$ 80,000 | \$ (19,238) |
| Total revenues | <u>99,238</u> | <u>80,000</u> | <u>(19,238)</u> |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 99,238 | 75,578 | 23,660 |
| Total expenditures | <u>99,238</u> | <u>75,578</u> | <u>23,660</u> |
| Excess (deficiency) of revenues over (under) expenditures | <u>\$ -</u> | 4,422 | <u>\$ 4,422</u> |
| Fund balance - beginning | | <u>-</u> | |
| Fund balance - ending | | <u>\$ 4,422</u> | |

See notes to required supplementary information

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception November 7, 2019 to September 30, 2020.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Hammock Reserve Community Development District
City of Haines City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hammock Reserve Community Development District, Orange County, Florida ("District") as of and for the period from inception November 7, 2019 to September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 3, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 3, 2021



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Hammock Reserve Community Development District
City of Haines City, Florida

We have examined Hammock Reserve Community Development District, City of Haines City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception November 7, 2019 to September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception November 7, 2019 to September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hammock Reserve Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 3, 2021



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Hammock Reserve Community Development District
City of Haines City, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hammock Reserve Community Development District, City of Haines City, Florida ("District") as of and for the period from inception November 7, 2019 to September 30, 2020, and have issued our report thereon dated June 3, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 3, 2021, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Hammock Reserve Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Hammock Reserve Community Development District, City of Haines City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 3, 2021

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not applicable. First year audit.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception November 7, 2019 to September 30, 2020.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception November 7, 2019 to September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION XI

SECTION C

SECTION 1

Hammock Reserve

Community Development District

Summary of Checks

May 26, 2021 to June 28, 2021

| Bank | Date | Check No.'s | Amount |
|--------------|---------|-------------|----------------------|
| General Fund | 5/26/21 | 94-98 | \$ 154,240.38 |
| | 6/14/21 | 99-106 | \$ 19,292.97 |
| | 6/16/21 | 107-108 | \$ 98,616.59 |
| | 6/22/21 | 109 | \$ 3,900.00 |
| | 6/23/21 | 110-112 | \$ 5,928.05 |
| | | | <hr/> |
| | | | \$ 281,977.99 |
| | | | <hr/> |
| | | | \$ 281,977.99 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------------|--------|-----------|---------------------------|
| 5/26/21 | 00019 | 5/25/21 06012021 | 202105 300-15500-10000 | EQUIPMENT LEASE-JUNE 2021 | * | 1,490.79 | |
| | | | | WHFS,LLC | | | 1,490.79 000094 |
| 5/26/21 | 00020 | 4/20/21 PAY APP | 202106 300-20700-10100 | FY21 SER20 FR#6 | * | 51,049.59 | |
| | | | | BLUE OX ENTERPRISES LLC | | | 51,049.59 000095 |
| 5/26/21 | 00018 | 5/19/21 945 | 202106 300-20700-10100 | FY21 SER20 FR#6 | * | 3,000.00 | |
| | | | | JMBI REAL ESTATE LLC | | | 3,000.00 000096 |
| 5/26/21 | 00016 | 5/18/21 11179 | 202106 300-20700-10100 | FY21 SER20 FR#5 | * | 81,200.00 | |
| | | | | STEWART & ASSOCIATES PROPERTY SVCS | | | 81,200.00 000097 |
| 5/26/21 | 00021 | 5/17/21 1085 | 202106 300-20700-10100 | FY21 SER20 FR#6 | * | 17,500.00 | |
| | | | | WOOD & ASSOCIATES ENGINEERING LLC | | | 17,500.00 000098 |
| 6/14/21 | 00010 | 4/06/21 AR040620 | 202104 310-51300-11000 | SUPERVISOR FEE 4/6/21 | * | 200.00 | |
| | | 6/01/21 AR060120 | 202106 310-51300-11000 | SUPERVISOR FEE 6/1/21 | * | 200.00 | |
| | | | | ANDREW RHINEHART | | | 400.00 000099 |
| 6/14/21 | 00006 | 4/01/21 21 | 202104 310-51300-34000 | MANAGEMENT FEES APRIL 21 | * | 2,916.67 | |
| | | 4/01/21 21 | 202104 310-51300-35100 | INFO TECHNOLOGY APRIL 21 | * | 100.00 | |
| | | 4/01/21 21 | 202104 310-51300-31400 | DISSEMINATION APRIL 21 | * | 416.67 | |
| | | 4/01/21 21 | 202104 310-51300-51000 | OFFICE SUPPLIES | * | 2.50 | |
| | | 4/01/21 21 | 202104 310-51300-42500 | COPIES | * | 6.30 | |
| | | 5/01/21 23 | 202105 310-51300-34000 | MANAGEMENT FEES MAY 21 | * | 2,916.67 | |
| | | 5/01/21 23 | 202105 310-51300-35100 | INFO TECHNOLOGY MAY 21 | * | 100.00 | |
| | | 5/01/21 23 | 202105 310-51300-31400 | DISSEMINATION MAY 21 | * | 416.67 | |
| | | 5/01/21 23 | 202105 310-51300-51000 | OFFICE SUPPLIES | * | 2.65 | |
| | | 5/01/21 23 | 202105 310-51300-42000 | POSTAGE | * | 46.20 | |

HAMR HAMMOCK RESERV KCOSTA

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|---|--|-----------------------------------|--------|-----------|----------------------------|
| | | 5/01/21 23 COPIES | 202105 310-51300-42500 | | * | 5.25 | |
| | | | | GMS-CENTRAL FLORIDA | | | 6,929.58 000100 |
| 6/14/21 | 00015 | 4/02/21 20754 AUDIT FYE 09/30/2020 | 202104 310-51300-32200 | | * | 1,000.00 | |
| | | | | GRAU AND ASSOCIATES | | | 1,000.00 000101 |
| 6/14/21 | 00005 | 3/30/21 121240 BOUNDARY AMENDMENT FEB 21 | 202102 310-51300-49100 | | * | 3,337.00 | |
| | | 4/21/21 121744 GENERAL COUNSEL MARCH 21 | 202103 310-51300-31500 | | * | 1,694.89 | |
| | | 4/21/21 121746 BOUNDARY AMENDMENT MAR 21 | 202103 310-51300-49100 | | * | 4,731.50 | |
| | | | | HOPPING GREEN & SAMS | | | 9,763.39 000102 |
| 6/14/21 | 00008 | 4/06/21 LS040620 SUPERVISOR FEE 4/6/21 | 202104 310-51300-11000 | | * | 200.00 | |
| | | | | LAUREN SCHWENK | | | 200.00 000103 |
| 6/14/21 | 00011 | 4/06/21 MC040620 SUPERVISOR FEE 4/6/21 | 202104 310-51300-11000 | | * | 200.00 | |
| | | 6/01/21 MC060120 SUPERVISOR FEE 6/1/21 | 202106 310-51300-11000 | | * | 200.00 | |
| | | | | MATTHEW CASSIDY | | | 400.00 000104 |
| 6/14/21 | 00009 | 4/06/21 PM040620 SUPERVISOR FEE 4/6/21 | 202104 310-51300-11000 | | * | 200.00 | |
| | | 6/01/21 PM060120 SUOVERVISOR FEE 6/1/21 | 202106 310-51300-11000 | | * | 200.00 | |
| | | | | PATRICK MARONE | | | 400.00 000105 |
| 6/14/21 | 00007 | 6/01/21 RH060120 SUPERVISOR FEE 6/1/21 | 202106 310-51300-11000 | | * | 200.00 | |
| | | | | RENNIE HEATH | | | 200.00 000106 |
| 6/16/21 | 00020 | 5/20/21 PAY APP# FY21SER20 FR#7 | 202106 300-20700-10100 | | * | 92,001.59 | |
| | | | | BLUE OX ENTERPRISES LLC | | | 92,001.59 000107 |
| 6/16/21 | 00022 | 6/01/21 9142 FY21SER20 FR#7 | 202106 300-20700-10100 | | * | 6,615.00 | |
| | | | | G.B. COLLINS ENGINEERING | | | 6,615.00 000108 |
| 6/22/21 | 00021 | 6/06/21 1103 FY21SER20 FR#8 | 202106 300-20700-10100 | | * | 3,900.00 | |
| | | | | WOOD & ASSOCIATES ENGINEERING LLC | | | 3,900.00 000109 |
| | | | | HAMR HAMMOCK RESERV KCOSTA | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|---------------------------|--------|------------|-----------------------------|
| 6/23/21 | 00013 | 5/21/21 61202MAY | 202105 320-53800-43200 | 1190 PRADO GRANDE HYDRANT | * | 136.83 | |
| | | | | CITY OF HAINES CITY | | | 136.83 000110 |
| 6/23/21 | 00006 | 6/01/21 24 | 202106 310-51300-34000 | MANAGEMENT FEES JUNE 21 | * | 2,916.67 | |
| | | 6/01/21 24 | 202106 310-51300-35100 | INFO TECHNOLOGY JUNE 21 | * | 100.00 | |
| | | 6/01/21 24 | 202106 310-51300-31400 | DISSEMINATION JUNE 21 | * | 416.67 | |
| | | 6/01/21 24 | 202106 310-51300-51000 | OFFICE SUPPLIES | * | 5.36 | |
| | | 6/01/21 24 | 202106 310-51300-42000 | POSTAGE | * | 6.12 | |
| | | 6/01/21 24 | 202106 310-51300-42500 | COPIES | * | 5.10 | |
| | | | | GMS-CENTRAL FLORIDA | | | 3,449.92 000111 |
| 6/23/21 | 00005 | 5/21/21 122936 | 202104 310-51300-31500 | GENERAL COUNSEL - APRIL21 | * | 2,341.30 | |
| | | | | HOPPING GREEN & SAMS | | | 2,341.30 000112 |
| TOTAL FOR BANK A | | | | | | 281,977.99 | |
| TOTAL FOR REGISTER | | | | | | 281,977.99 | |

HAMR HAMMOCK RESERV KCOSTA

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
May 31, 2021



Table of Contents

| | |
|-----|---|
| 1 | <u>Balance Sheet</u> |
| 2-3 | <u>General Fund</u> |
| 4 | <u>Series 2020 Debt Service Fund</u> |
| 5 | <u>Series 2021 Debt Service Fund</u> |
| 6 | <u>Series 2020 Capital Project Fund</u> |
| 7 | <u>Series 2021 Capital Project Fund</u> |
| 8 | <u>Month to Month</u> |
| 9 | <u>Long Term Debt Report</u> |

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

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Capital Projects Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|----------------------------------|--------------------------------------|
| Assets: | | | | |
| Cash: | | | | |
| Operating Account | \$ 26,182 | \$ - | \$ - | \$ 26,182 |
| Series 2020: | | | | |
| Reserve | \$ - | \$ 308,000 | \$ - | \$ 308,000 |
| Revenue | \$ - | \$ 37,827 | \$ - | \$ 37,827 |
| Interest | \$ - | \$ 0 | \$ - | \$ 0 |
| Construction | \$ - | \$ - | \$ 6,533 | \$ 6,533 |
| Series 2021: | | | | |
| Reserve | \$ - | \$ 278,100 | \$ - | \$ 278,100 |
| Interest | \$ - | \$ 79,256 | \$ - | \$ 79,256 |
| Construction | \$ - | \$ - | \$ 4,084,567 | \$ 4,084,567 |
| Cost of Issuance | \$ - | \$ - | \$ 5,725 | \$ 5,725 |
| Due From Developer | \$ - | \$ - | \$ 152,750 | \$ 152,750 |
| Prepaid Expenses | \$ 1,491 | \$ - | \$ - | \$ 1,491 |
| Total Assets | \$ 27,673 | \$ 703,183 | \$ 4,249,574 | \$ 4,980,431 |
| Liabilities: | | | | |
| Accounts Payable | \$ 25,276 | \$ - | \$ - | \$ 25,276 |
| Contracts Payable | \$ - | \$ - | \$ 152,750 | \$ 152,750 |
| Total Liabilities | \$ 25,276 | \$ - | \$ 152,750 | \$ 178,025 |
| Fund Balances: | | | | |
| Assigned for Debt Service - Series 2020 | \$ - | \$ 345,827 | \$ - | \$ 345,827 |
| Assigned for Debt Service - Series 2021 | \$ - | \$ 357,356 | \$ - | \$ 357,356 |
| Assigned for Capital Projects - Series 2020 | \$ - | \$ - | \$ 6,533 | \$ 6,533 |
| Assigned for Capital Projects - Series 2021 | \$ - | \$ - | \$ 4,090,292 | \$ 4,090,292 |
| Unassigned | \$ 2,397 | \$ - | \$ - | \$ 2,397 |
| Total Fund Balances | \$ 2,397 | \$ 703,183 | \$ 4,096,825 | \$ 4,802,405 |
| Total Liabilities & Fund Balance | \$ 27,673 | \$ 703,183 | \$ 4,249,574 | \$ 4,980,431 |

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2021

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|------------------|------------------|------------------|
| | Budget | Thru 05/31/21 | Thru 05/31/21 | Variance |
| <u>Revenues:</u> | | | | |
| Assessments - Lot Closings | \$ - | \$ - | \$ 20,068 | \$ 20,068 |
| Developer Contributions | \$ 165,127 | \$ 60,000 | \$ 60,000 | \$ - |
| Total Revenues | \$ 165,127 | \$ 60,000 | \$ 80,068 | \$ 20,068 |
| <u>Expenditures:</u> | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 8,000 | \$ 5,200 | \$ 2,800 |
| Engineering | \$ 15,000 | \$ 10,000 | \$ - | \$ 10,000 |
| Attorney | \$ 25,000 | \$ 16,667 | \$ 11,125 | \$ 5,542 |
| Annual Audit | \$ 3,000 | \$ 2,000 | \$ 2,000 | \$ - |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - |
| Arbitrage | \$ 650 | \$ - | \$ - | \$ - |
| Dissemination | \$ 5,000 | \$ 3,333 | \$ 2,500 | \$ 833 |
| Trustee Fees | \$ 3,550 | \$ - | \$ - | \$ - |
| Management Fees | \$ 35,000 | \$ 23,333 | \$ 23,333 | \$ (0) |
| Information Technology | \$ 2,350 | \$ 1,567 | \$ 800 | \$ 767 |
| Telephone | \$ 300 | \$ 200 | \$ - | \$ 200 |
| Postage & Delivery | \$ 1,000 | \$ 667 | \$ 86 | \$ 581 |
| Insurance | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Printing & Binding | \$ 1,000 | \$ 667 | \$ 44 | \$ 622 |
| Legal Advertising | \$ 10,000 | \$ 6,667 | \$ 3,931 | \$ 2,736 |
| Other Current Charges | \$ 5,000 | \$ 3,333 | \$ 916 | \$ 2,418 |
| Boundary Amendment Expenses | \$ - | \$ - | \$ 26,759 | \$ (26,759) |
| Office Supplies | \$ 625 | \$ 417 | \$ 18 | \$ 399 |
| Travel Per Diem | \$ 660 | \$ 440 | \$ - | \$ 440 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative: | \$ 130,310 | \$ 82,465 | \$ 81,887 | \$ 578 |

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2021

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|------------------|-------------------|------------------|
| | Budget | Thru 05/31/21 | Thru 05/31/21 | Variance |
| <u>Operation and Maintenance</u> | | | | |
| Field Expenses | | | | |
| Property Insurance | \$ 5,000 | \$ - | \$ - | \$ - |
| Field Management | \$ 6,250 | \$ - | \$ - | \$ - |
| Landscape Maintenance | \$ 11,650 | \$ - | \$ - | \$ - |
| Landscape Replacement | \$ 1,042 | \$ - | \$ - | \$ - |
| Streetlights | \$ 5,250 | \$ - | \$ - | \$ - |
| Electric | \$ 833 | \$ - | \$ 70 | \$ (70) |
| Water & Sewer | \$ 417 | \$ - | \$ 137 | \$ (137) |
| Sidewalk & Asphalt Maintenance | \$ 208 | \$ - | \$ - | \$ - |
| Irrigation Repairs | \$ 1,042 | \$ - | \$ - | \$ - |
| General Repairs & Maintenance | \$ 2,083 | \$ - | \$ - | \$ - |
| Contingency | \$ 1,042 | \$ - | \$ - | \$ - |
| | | \$ - | | |
| Total O&M Expenses: | \$ 34,817 | \$ - | \$ 206 | \$ (206) |
| Total Expenditures | \$ 165,127 | \$ 82,465 | \$ 82,093 | \$ 372 |
| Excess Revenues (Expenditures) | \$ - | | \$ (2,025) | \$ 19,696 |
| Fund Balance - Beginning | \$ - | | \$ 4,422 | |
| Fund Balance - Ending | \$ - | | \$ 2,397 | |

Hammock Reserve

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2021

| | Adopted | Prorated Budget | Actual | |
|---|-------------|-----------------|-------------------|---------------------|
| | Budget | Thru 05/31/21 | Thru 05/31/21 | Variance |
| Revenues: | | | | |
| Assessments - Lot Closings | \$ - | \$ - | \$ 37,824 | \$ 37,824 |
| Interest Income | \$ - | \$ - | \$ 13 | \$ 13 |
| Total Revenues | \$ - | \$ - | \$ 37,837 | \$ 37,837 |
| Expenditures: | | | | |
| Interest Expense - 11/1 | \$ - | \$ - | \$ - | \$ - |
| Principal Expense - 5/1 | \$ - | \$ - | \$ - | \$ - |
| Interest Expense - 5/1 | \$ - | \$ - | \$ 107,510 | \$ (107,510) |
| Total Expenditures | \$ - | \$ - | \$ 107,510 | \$ (107,510) |
| Other Financing Sources/(Uses) | | | | |
| Bond Proceeds | \$ - | \$ - | \$ 415,510 | \$ 415,510 |
| Transfer In/(Out) | \$ - | \$ - | \$ (9) | \$ (9) |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ 415,501 | \$ 415,501 |
| Excess Revenues (Expenditures) | \$ - | | \$ 345,827 | |
| Fund Balance - Beginning | \$ - | | \$ - | |
| Fund Balance - Ending | \$ - | | \$ 345,827 | |

Hammock Reserve

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2021

| | Adopted | Prorated Budget | Actual | |
|---|-------------|-----------------|-------------------|-------------------|
| | Budget | Thru 05/31/21 | Thru 05/31/21 | Variance |
| Revenues: | | | | |
| Interest Income | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - |
| Expenditures: | | | | |
| Interest Expense - 11/1 | \$ - | \$ - | \$ - | \$ - |
| Principal Expense - 5/1 | \$ - | \$ - | \$ - | \$ - |
| Interest Expense - 5/1 | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Other Financing Sources/(Uses) | | | | |
| Bond Proceeds | \$ - | \$ - | \$ 357,356 | \$ 357,356 |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ 357,356 | \$ 357,356 |
| Excess Revenues (Expenditures) | \$ - | | \$ 357,356 | |
| Fund Balance - Beginning | \$ - | | \$ - | |
| Fund Balance - Ending | \$ - | | \$ 357,356 | |

Hammock Reserve
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2021

| | Adopted | Prorated Budget | Actual | |
|---|-------------|-----------------|---------------------|-----------------------|
| | Budget | Thru 05/31/21 | Thru 05/31/21 | Variance |
| Revenues: | | | | |
| Interest Income | \$ - | \$ - | \$ 66 | \$ 66 |
| Developer Contributions | \$ - | \$ - | \$ 375,920 | \$ 375,920 |
| Total Revenues | \$ - | \$ - | \$ 375,986 | \$ 375,920 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 4,760,718 | \$ (4,760,718) |
| Capital Outlay - Cost of Issuance | \$ - | \$ - | \$ 290,275 | \$ (290,275) |
| Total Expenditures | \$ - | \$ - | \$ 5,050,993 | \$ (5,050,993) |
| Other Financing Sources/(Uses) | | | | |
| Bond Proceeds | \$ - | \$ - | \$ 4,964,490 | \$ 4,964,490 |
| Bond Premium | \$ - | \$ - | \$ 24,924 | \$ 24,924 |
| Transfer In/(Out) | \$ - | \$ - | \$ 9 | \$ 9 |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ 4,989,423 | \$ 4,989,423 |
| Excess Revenues (Expenditures) | \$ - | | \$ 314,416 | |
| Fund Balance - Beginning | \$ - | | \$ (307,883) | |
| Fund Balance - Ending | \$ - | | \$ 6,533 | |

Hammock Reserve

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2021

| | Adopted | Prorated Budget | Actual | |
|---|-------------|-----------------|---------------------|---------------------|
| | Budget | Thru 05/31/21 | Thru 05/31/21 | Variance |
| Revenues: | | | | |
| Interest Income | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 348,955 | \$ (348,955) |
| Capital Outlay - Cost of Issuance | \$ - | \$ - | \$ 278,550 | \$ (278,550) |
| Total Expenditures | \$ - | \$ - | \$ 627,505 | \$ (627,505) |
| Other Financing Sources/(Uses) | | | | |
| Bond Proceeds | \$ - | \$ - | \$ 4,632,644 | \$ 4,632,644 |
| Bond Premium | \$ - | \$ - | \$ 85,153 | \$ 85,153 |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ 4,717,797 | \$ 4,717,797 |
| Excess Revenues (Expenditures) | \$ - | | \$ 4,090,292 | |
| Fund Balance - Beginning | \$ - | | \$ - | |
| Fund Balance - Ending | \$ - | | \$ 4,090,292 | |

Hammock Reserve
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|------------------|--------------------|------------------|-------------------|------------------|--------------------|--------------------|------------------|-------------|-------------|-------------|-------------|-------------------|
| Revenues: | | | | | | | | | | | | | |
| Assessments - Lot Closings | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 20,068 | \$ - | \$ - | \$ - | \$ - | 20,068 |
| Developer Contributions | \$ 20,000 | \$ - | \$ 20,000 | \$ - | \$ 20,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 60,000 |
| Total Revenues | \$ 20,000 | \$ - | \$ 20,000 | \$ - | \$ 20,000 | \$ - | \$ - | \$ 20,068 | \$ - | \$ - | \$ - | \$ - | \$ 80,068 |
| Expenditures: | | | | | | | | | | | | | |
| <u>General & Administrative:</u> | | | | | | | | | | | | | |
| Supervisor Fees | \$ 1,000 | \$ 600 | \$ 1,000 | \$ 800 | \$ - | \$ 1,000 | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ - | 5,200 |
| Engineering | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Attorney | \$ 2,600 | \$ 1,461 | \$ 1,217 | \$ 1,283 | \$ 530 | \$ 1,695 | \$ 2,341 | \$ - | \$ - | \$ - | \$ - | \$ - | 11,125 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,000 | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | 2,000 |
| Assessment Administration | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Dissemination | \$ - | \$ - | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ - | \$ - | \$ - | \$ - | 2,500 |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Management Fees | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ - | \$ - | \$ - | \$ - | 23,333 |
| Information Technology | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | 800 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Postage & Delivery | \$ 4 | \$ 3 | \$ 1 | \$ 25 | \$ - | \$ 7 | \$ - | \$ 46 | \$ - | \$ - | \$ - | \$ - | 86 |
| Insurance | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 5,000 |
| Printing & Binding | \$ 11 | \$ 13 | \$ 4 | \$ 2 | \$ 4 | \$ - | \$ 6 | \$ 5 | \$ - | \$ - | \$ - | \$ - | 44 |
| Legal Advertising | \$ 510 | \$ 431 | \$ 1,282 | \$ 1,278 | \$ - | \$ 431 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3,931 |
| Other Current Charges | \$ - | \$ 265 | \$ 126 | \$ 127 | \$ 121 | \$ 126 | \$ 120 | \$ 31 | \$ - | \$ - | \$ - | \$ - | 916 |
| Boundary Amendment Expenses | \$ - | \$ 5,178 | \$ 1,848 | \$ 2,732 | \$ 3,337 | \$ 9,120 | \$ 4,545 | \$ - | \$ - | \$ - | \$ - | \$ - | 26,759 |
| Office Supplies | \$ 3 | \$ 3 | \$ 3 | \$ 2 | \$ 3 | \$ 0 | \$ 3 | \$ 3 | \$ - | \$ - | \$ - | \$ - | 18 |
| Travel Per Diem | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 175 |
| Total General & Administrative: | \$ 12,319 | \$ 10,969 | \$ 8,913 | \$ 9,680 | \$ 7,427 | \$ 16,813 | \$ 12,248 | \$ 3,518 | \$ - | \$ - | \$ - | \$ - | \$ 81,887 |
| <u>Operation and Maintenance</u> | | | | | | | | | | | | | |
| Field Expenses | | | | | | | | | | | | | |
| Property Insurance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Field Management | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Landscape Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Landscape Replacement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Streetlights | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Electric | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 70 | \$ - | \$ - | \$ - | \$ - | 70 |
| Water & Sewer | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 137 | \$ - | \$ - | \$ - | \$ - | 137 |
| Sidewalk & Asphalt Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Irrigation Repairs | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| General Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total O&M Expenses: | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 206 | \$ - | \$ - | \$ - | \$ - | \$ 206 |
| Total Expenditures | \$ 12,319 | \$ 10,969 | \$ 8,913 | \$ 9,680 | \$ 7,427 | \$ 16,813 | \$ 12,248 | \$ 3,724 | \$ - | \$ - | \$ - | \$ - | \$ 82,093 |
| Excess Revenues (Expenditures) | \$ 7,681 | \$ (10,969) | \$ 11,087 | \$ (9,680) | \$ 12,573 | \$ (16,813) | \$ (12,248) | \$ 16,344 | \$ - | \$ - | \$ - | \$ - | \$ (2,025) |

Hammock Reserve

Community Development District

Long Term Debt Report

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

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

SECTION 3

EXHIBIT C

FORMS OF REQUISITIONS

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020 (ASSESSMENT AREA ONE PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Hammock Reserve Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2020 as supplemented by that certain First Supplemental Trust Indenture dated as of October 1, 2020 (collectively, the "Assessment Area One Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area One Indenture):

- (A) Requisition Number: 53
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: JMBI Real Estate LLC
- (D) Amount Payable: \$3,000.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 946 - Construction Management from 4/1/21 - 4/15/21
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Assessment Area One Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Costs of the Assessment Area One Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT

By: [Signature]
Responsible Officer

Date: 6/14/21

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Assessment Area One Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area One Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

JMBI Real Estate

Req 53

\$ 3000.00

[Signature]
Consulting Engineer

Date: 6-12-21

EXHIBIT C

FORMS OF REQUISITIONS

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020 (ASSESSMENT AREA ONE PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Hammock Reserve Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of October 1, 2020 as supplemented by that certain First Supplemental Trust Indenture dated as of October 1, 2020 (collectively, the "Assessment Area One Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area One Indenture):

- (A) Requisition Number: 54
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Blue Ox Enterprises, LLC
- (D) Amount Payable: \$191,684.40
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Pay Application # 8 thru 5/20/21 (partial payment)
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Assessment Area One Acquisition and Construction Account; and
3. each disbursement set forth above was incurred in connection with the Costs of the Assessment Area One Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT

By: [Signature]
Responsible Officer

Date: 6/7/21

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Assessment Area One Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area One Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

[Signature]
Consulting Engineer

Date: 6-4-21

BLUE OX

Req 5A

\$191,684.40

SECTION 4

| Requisition | Payee/Vendor | Amount |
|-------------|---|-----------------|
| 1 | Hopping, Green & Sams | \$ 3,141.70 |
| 2 | Greenland Services, LLC | \$ 90,855.00 |
| 3 | Tucker Paving | \$ 57,928.42 |
| 4 | Hopping, Green & Sams | \$ 2,157.00 |
| 5 | JMBI Real Estate, LLC | \$ 187,122.81 |
| 6 | Horner Environmental Professionals, Inc | \$ 1,217.50 |
| 7 | Hammock Reserve Series 2020 Construction Acct | \$ 6,533.00 |
| 8 | Hammock Reserve Series 2020 Construction Acct | \$ 188,149.80 |
| 9 | Tucker Paving, Inc | \$ 101,980.41 |
| 10 | JMBI Real Estate, LLC | \$ 3,000.00 |
| 11 | Wood & Associates Engineering, LLC | \$ 13,230.00 |
| 12 | Straughn & Turner, PA | \$ 500,000.00 |
| | TOTAL | \$ 1,155,315.64 |