

*Hammock Reserve
Community Development District*

Meeting Agenda

September 6, 2022

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

August 30, 2022

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

Dear Board Members:

The next meeting of the Board of Supervisors of the **Hammock Reserve Community Development District** will be held **Tuesday, September 6, 2022, at 1:30 PM at 346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/84670172184>

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

Meeting ID: 846 7017 2184

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. Organizational Matters
 - A. Acceptance of Resignation from Matthew Cassidy (*letter to be provided under separate cover*)
 - B. Appointment to Fill the Vacant Board Seat
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2022-15 Appointing Assistant Secretary
4. Approval of Minutes of the August 2, 2022 Board of Supervisors Meetings
5. Consideration of Notice of Boundary Amendment
6. Consideration of Arbitrage Rebate Report from AMTEC for Series 2021, Assessment Area Two Project Bonds
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Janitorial Proposal from CSS
 - ii. Consideration of Proposal for Landscape Replacements from Prince & Sons (*to be provided under separate cover*)
 - D. District Manager's Report

¹ Comments will be limited to three (3) minutes

- i. Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of:
 - a) Series 2020 (AA1) Requisitions #69 to #71
 - b) Summary of Series 2021 (AA2) Requisitions #75 to #88
 - c) Summary of Series 2022 (AA3—Phase 3) Requisitions #1 to #40
 - d) Summary of Series 2022 (AA3—Phase 4) Requisitions #1 to #40
 - iv. Announcement Regarding New Location for Landowners' Election and Meeting
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. Adjournment

SECTION III

SECTION A

*Item will be
provided under
separate cover.*

SECTION D

RESOLUTION 2022-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HAMMOCK RESERVE COMMUNITY DEVELOPMENT
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary _____

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED this 6th day of September 2022

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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, **August 2, 2022** at 1:36 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Matthew Cassidy
Andrew Rhinehart

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Rey Malave
Eric Lavoie

District Manager, GMS
Greenberg
Appointed as Supervisor

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were three Board 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

Organizational Matters

A. Acceptance of Resignation from Justin Frye

Ms. Burns stated a letter of resignation was received from Justin Frye. She asked for a motion to accept.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Accepting the Letter of Resignation from Justin Frye, was approved.

B. Appointment to Fill the Vacant Board Seat

Ms. Burns asked if there was a motion for anyone to fill the vacant seat. Ms. Schwenk nominated Eric Lavoie.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Appointment of Eric Lavoie to Fill the Vacant Board Seat, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns performed the oath of office to swear in Mr. Lavoie. She reviewed the Sunshine law and presented a packet of information to the new officer.

D. Consideration of Resolution 2022-10 Appointing Assistant Secretary

Ms. Burns suggested the Board appoint Mr. Lavoie as an Assistant Secretary to the Board.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, Resolution 2022-10 Appointing Mr. Lavoie as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the April 20, 2022
and May 3, 2022 Board of Supervisors
Meetings**

Ms. Burns asked if there were any questions, comments, or corrections to the minutes. The Board had no changes.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Minutes of the April 20, 2022, and May 3, 2022 Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget

Ms. Burns asked for a motion to open the public hearing. She added this hearing was advertised in the paper and notices to property owners within the community were sent.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2022-11 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds

Ms. Burns presented an overview of the proposed budget. She noted the administrative was relatively the same with no increases. The increase was in the field expenses and the amenity expenditures. There are new areas to be developed to increase field expenses in landscape, maintenance, landscape replacement, streetlights, and electric. The amenity expenses include a partial year for opening a portion of the year. She added that the security line item increased. She noted the current assessment amount per lots is \$643.37. The proposed budget is \$952.41. This allows for an increase of \$309.04.

Ms. Burns asked for public comments. An audience member asked about the CDD owned property and the HOA. Ms. Burns replied the CDD owned the common areas and the amenities and roadways within the community. She added these are the expenses for the assessment fee. She noted the landscaping between the sidewalk and the curb is for landscaping of a residents' property and it is their responsibility to mow and maintain trees and landscaping in that area. She stated the oversight of these are the HOA responsibility. Discussion ensued on the fee and the resident's increase. Ms. Burns explained the areas that are paid for by the CDD and the residents. Ms. Burns stated there are plans for an additional playground in Phase 3 and 4, but no plan for an additional pool. She added public comment is taken at the meetings and explained the process of a transition to property owner Board. She noted emails will be taken for applications. Tax bills were also discussed. She explained the process of the CDD Board, the HOA responsibility, the website, community input, timing of the meetings, and the budget process, O&M assessments, and posting on website. Options for an additional pool was discussed, and Ms. Burns noted there were no plans for another pool.

Ms. Burns asked for a motion to close the hearing at this time.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Closing the Public Hearing, was approved.

Ms. Burns stated the budget is included in the package and asked for a motion to approve the budget.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-11 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2022/2023 Budget Funding Agreement

Ms. Burns presented the funding agreement for the unplatted parcels. She noted this could be revised to reflect a split based on the total number of lots for each phase.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, was approved, as amended.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns explained the purpose of the hearing and asked for a motion to open the public hearing.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2022-12 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that this resolution has to be certified by the county by September 15th of each year. She explained the process.

Ms. Burns asked for comments on imposing the assessment roll. There were no comments. She asked for a motion to close the hearing.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, Closing the Public Hearing, was approved.

Ms. Burns noted a copy of the tax bill is included in the package. She asked for a motion to approve the resolution.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-12 Imposing Special Assessments and Certifying the Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-13
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2023**

Ms. Burns presented the new meeting schedule for the 1st Tuesday of the month at 9:30 a.m. She noted the location has moved to the Holiday Inn.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-13 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023 for the 1st Tuesday at 9:30 a.m. at the Holiday Inn, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-14
Designating a Date, Time, and Location
for a Landowners' Meeting and Election**

Ms. Burns stated the Landowners' Election is held every two years in November and that every lot owner had 1 vote per acre. She added there are seats up in November and the election is required to be on the 1st Tuesday in November. She suggested the regular meeting date on November 1, 2022 at 9:30 a.m. at the Holiday Inn.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Resolution 2022-14 Designating a Date, Time and Location for the Landowners' Meeting and Election for November 1, 2022 at 9:30 at the Holiday Inn, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals from AMTEC
for Arbitrage Rebate Services**

A. Series 2021 Assessment Area Two Project

B. Series 2021 Assessment Area Three Project

Ms. Burns presented the arbitrage rebate report proposals for both projects for \$450 annually. She noted this is required by the Trust Indenture.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Proposals from AMTEC for Arbitrage Rebate Services for \$450 annually, was approved.

NINTH ORDER OF BUSINESS**Consideration of Playground Contract and Deposit for Phase 3 and Phase 4 Playground Equipment** *(Phase 3 to be provided under separate cover)*

Ms. Burns presented the playground plan for Phase 4 and noted it was in the packet. She distributed the Phase 3 plan during the meeting. She noted the quote for Phase 3 proposal total was \$100,854.16. The Phase 4 total was \$59,587. She added Phase 3 has a shade structure, swings, and a dog park.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Proposal for Phase 3 at \$100,854.16 and the Proposal for Phase 4 at \$59,587, was approved.

TENTH ORDER OF BUSINESS**Equipment Lease Purchase Agreement for Playground Equipment for Phase 3 and Phase 4** *(to be provided under separate cover)*

Ms. Burns presented the lease agreements with HNB Properties. This would require an amendment to the contract to add in the two new phases. This would authorize District Counsel to prepare the amendment and authorize the Chair to sign.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Equipment Lease Purchase Agreement for Playground Equipment for Phase 3 and Phase 4 and Authorizing the District Counsel to Prepare and the Chair to Sign, was approved as amended

ELEVENTH ORDER OF BUSINESS**Presentation of Fiscal Year 2021 Audit Report**

Ms. Burns presented the Fiscal Year 2021 Audit Report. She noted it was a clean audit and there were no findings.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Fiscal Year 2021 Audit Report, was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing further to report for the Board.

B. Engineer

i. Ratification of Stormwater Management Analysis Report

Mr. Malave had nothing further to report. Ms. Burns stated the Stormwater Management Report was submitted to the state by the required June 30th deadline.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Stormwater Management Analysis Report, was ratified.

C. Field Manager's Report

i. Consideration of Pool Maintenance Services Proposal from Resort Pools

Mr. Wright noted they were caught up with landscaping and mowing. Currently there are plans for a review of the amenity center on the 12th and a walk through will be conducted. He added that all contracts should be ready to present at a later Board meeting. Solar lighting and potholes repair is in progress. He reviewed the proposal for the pool maintenance for 3 times per week at \$1,400 monthly. Ms. Burns noted an opening date was not set for the pool walk through and they would notify residents once that was set. She reviewed how to get the amenity access cards for residents.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Proposal for Pool Maintenance Services from Resort Pools for \$1,400/month, was approved.

D. District Manager's Report

i. Check Register

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

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials were included in the packet for review. There was no action necessary. The Board had no questions on the financials.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

A resident commented on approval for parts for Phase 3 and 4. Discussion ensued on length of time for receiving. Ms. Burns stated the projected homes was 1,028. The election of CDD Board was explained and notification of marketing process. Communication was discussed for issues with the CDD.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Lavoie, seconded by Mr. Rhinehart, with all in favor, the meeting was continued.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**This Instrument Prepared by
and return to:**

Roy Van Wyk, Esq.
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**NOTICE OF BOUNDARY AMENDMENT OF THE
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on August 18, 2022, the City Commission of the City of Haines City, Florida, adopted Ordinance No. 22-2010, amending the boundaries of the Hammock Reserve Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, is attached hereto as Exhibit “A.” The Hammock Reserve Community Development District was established by City of Haines City Ordinance No. 19-1665, which became effective on December 5, 2019, as further amended by that City of Haines City Ordinance No. 21-1731, which became effective on June 3, 2021, and approved and consented to by the Polk County Board of County Commissioners Resolution 21-041, effecting April 6, 2021. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.014, *Florida Statutes*.

**THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT MAY
IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND
ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY
THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN**

PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 6th day of September 2022, and recorded in the Official Records of Polk County, Florida.

**HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Warren K. (Rennie) Heath II, Chairman

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

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

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

EXHIBIT A

EXHIBIT A- LEGAL DESCRIPTION

Map #1-3

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**.

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"-E, 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 ROAD S-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

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

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 #7-9

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS THAT PART LYING NORTH OF THE RAILROAD, AND LESS THE RAILROAD, AND LESS ROAD RIGHT OF WAY.

AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 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 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

THE EAST 105 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF U.S HIGHWAY 17 A/K/A HIGHWAY 92.

AND

ALL THAT PARCEL OF LAND SITUATE SOUTH OF THE OLD HAINES CITY/LAKE ALFRED HIGHWAY IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST; AND ALSO SOMETIMES DESCRIBED AS THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, 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.

AND

MAP #6, AND 10-14

DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, RUN THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 24, N.89°48'37"E., A DISTANCE OF 661.20 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE ALONG SAID EAST BOUNDARY, N.00°05'43"W., A DISTANCE OF 576.82 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.67°55'23"E., A DISTANCE OF 650.22 FEET; THENCE N.89°46'28"E., A DISTANCE OF 58.36 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE ALONG SAID EAST BOUNDARY, N.00°05'16"W., A DISTANCE OF 518.47 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4; THENCE ALONG SAID NORTH BOUNDARY, N.89°42'20"E., A DISTANCE OF 1322.77 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2, N.89°43'56"E., A DISTANCE OF 2645.18 FEET TO EAST BOUNDARY OF SAID SOUTHEAST 1/4; THENCE ALONG SAID EAST BOUNDARY, S.00°02'13"E., A DISTANCE OF 1013.78 FEET TO THE NORTH RIGHT-OF-WAY OF A CSX RAILROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) WESTERLY, 1558.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2919.35 FEET AND A CENTRAL ANGLE OF 30°34'46" (CHORD BEARING S.89°04'00"W., 1539.67 FEET); (2) S.73°46'37"W., A DISTANCE OF 1122.38 FEET TO THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4; THENCE ALONG SAID SOUTH BOUNDARY, S.89°51'48"W., A DISTANCE OF 26.95 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4, S.00°05'45"W., A DISTANCE OF 7.78 FEET TO AFORESAID NORTH RIGHT-OF-WAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S.73°46'37"W., A DISTANCE OF 2754.03 FEET TO THE WEST BOUNDARY OF SAID NORTHWEST 1/4; THENCE ALONG SAID WEST BOUNDARY, N.00°01'44"W., A DISTANCE OF 768.44 FEET TO THE **POINT OF BEGINNING**.

AMENDED CDD CONTAINS: 297.33, ACRES MORE OR LESS

SECTION VI

REBATE REPORT
\$4,990,000
Hammock Reserve
Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)

Dated: May 18, 2021
Delivered: May 18, 2021

Rebate Report to the Computation Date
May 18, 2024
Reflecting Activity To
July 31, 2022



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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

August 9, 2022

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

Re: \$4,990,000 Hammock Reserve Community Development District (Haines City, Florida),
Special Assessment Bonds, Series 2021 (Assessment Area Two Project)

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of May 31, 2023. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the May 18, 2024 Computation Date
Reflecting Activity from May 18, 2021 through July 31, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.022479%	499.67	(80,975.55)
Cost of Issuance Fund	0.006568%	0.03	(16.91)
Capitalized Interest Fund	0.006047%	2.17	(1,318.87)
Debt Service Reserve Fund	0.085544%	253.46	(10,508.24)
Totals	0.029557%	\$755.33	\$(92,819.57)
Bond Yield	3.383003%		
Rebate Computation Credit			(1,957.00)
Net Rebatable Arbitrage			\$(94,776.57)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from May 18, 2021, the date of the closing, to July 31, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 18, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 18, 2021 and July 31, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

May 18, 2024.

7. Computation Period

The period beginning on May 18, 2021, the date of the closing, and ending on July 31, 2022.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

Fund	Account Number
Revenue	250976000
Capitalized Interest	250976001
Sinking	250976002
Debt Service Reserve	250976003
Prepayment	250976004
Acquisition and Construction	250976005
Cost of Issuance	250976006

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of July 31, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 18, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 18, 2024, is the Rebatable Arbitrage.

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Delivered: May 18, 2021

Sources of Funds

Par Amount	\$4,990,000.00
Net Original Issue Premium	<u>85,153.25</u>
Total	\$5,075,153.25

Uses of Funds

Acquisition & Construction Fund	\$4,433,522.33
Debt Service Reserve Fund	278,100.00
Cost of Issuance Fund	184,475.00
Capitalized Interest Fund	79,255.92
Underwriter's Discount	<u>99,800.00</u>
Total	\$5,075,153.25

PROOF OF ARBITRAGE YIELD

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)

Date	Debt Service	Present Value to 05/18/2021 @ 3.3830025356%
11/01/2021	79,255.92	78,061.17
05/01/2022	187,521.88	181,622.91
11/01/2022	86,334.38	82,227.63
05/01/2023	191,334.38	179,201.80
11/01/2023	85,087.50	78,366.50
05/01/2024	190,087.50	172,160.53
11/01/2024	83,840.63	74,670.65
05/01/2025	193,840.63	169,767.88
11/01/2025	82,534.38	71,082.22
05/01/2026	192,534.38	163,060.85
11/01/2026	81,228.13	67,649.28
05/01/2027	196,228.13	160,706.47
11/01/2027	79,503.13	64,028.25
05/01/2028	199,503.13	157,998.33
11/01/2028	77,703.13	60,514.11
05/01/2029	197,703.13	151,407.36
11/01/2029	75,903.13	57,162.14
05/01/2030	200,903.13	148,782.15
11/01/2030	74,028.13	53,910.86
05/01/2031	2,479,028.13	1,775,318.48
11/01/2031	26,578.13	18,716.93
05/01/2032	161,578.13	111,894.33
11/01/2032	24,300.00	16,548.06
05/01/2033	164,300.00	110,025.60
11/01/2033	21,937.50	14,446.37
05/01/2034	166,937.50	108,103.75
11/01/2034	19,490.63	12,411.61
05/01/2035	169,490.63	106,136.13
11/01/2035	16,959.38	10,443.42
05/01/2036	171,959.38	104,129.58
11/01/2036	14,343.75	8,541.35
05/01/2037	174,343.75	102,090.49
11/01/2037	11,643.75	6,704.82
05/01/2038	176,643.75	100,024.84
11/01/2038	8,859.38	4,933.19
05/01/2039	178,859.38	97,938.17
11/01/2039	5,990.63	3,225.73
05/01/2040	180,990.63	95,835.64
11/01/2040	3,037.50	1,581.62
05/01/2041	183,037.50	93,722.04
6,915,384.18		5,075,153.25

Proceeds Summary

Delivery date	05/18/2021
Par Value	4,990,000.00
Premium (Discount)	85,153.25
Target for yield calculation	5,075,153.25

PROOF OF ARBITRAGE YIELD

\$4,990,000

Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2042	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2043	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2044	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2045	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2046	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2047	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2048	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2049	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2050	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2051	4.000%	3.550%	05/01/2031	100.000	3.5504562%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2042	4.000%	3.550%			3.7408221%	0.1903658%
TERM04	05/01/2043	4.000%	3.550%			3.7484301%	0.1979738%
TERM04	05/01/2044	4.000%	3.550%			3.7553378%	0.2048816%
TERM04	05/01/2045	4.000%	3.550%			3.7616333%	0.2111770%
TERM04	05/01/2046	4.000%	3.550%			3.7673903%	0.2169340%
TERM04	05/01/2047	4.000%	3.550%			3.7726713%	0.2222150%
TERM04	05/01/2048	4.000%	3.550%			3.7775295%	0.2270732%
TERM04	05/01/2049	4.000%	3.550%			3.7820105%	0.2315543%
TERM04	05/01/2050	4.000%	3.550%			3.7861537%	0.2356974%
TERM04	05/01/2051	4.000%	3.550%			3.7899930%	0.2395368%

BOND DEBT SERVICE

\$4,990,000

Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/18/2021					
11/01/2021			79,255.92	79,255.92	
05/01/2022	100,000	2.375%	87,521.88	187,521.88	266,777.80
11/01/2022			86,334.38	86,334.38	
05/01/2023	105,000	2.375%	86,334.38	191,334.38	277,668.76
11/01/2023			85,087.50	85,087.50	
05/01/2024	105,000	2.375%	85,087.50	190,087.50	275,175.00
11/01/2024			83,840.63	83,840.63	
05/01/2025	110,000	2.375%	83,840.63	193,840.63	277,681.26
11/01/2025			82,534.38	82,534.38	
05/01/2026	110,000	2.375%	82,534.38	192,534.38	275,068.76
11/01/2026			81,228.13	81,228.13	
05/01/2027	115,000	3.000%	81,228.13	196,228.13	277,456.26
11/01/2027			79,503.13	79,503.13	
05/01/2028	120,000	3.000%	79,503.13	199,503.13	279,006.26
11/01/2028			77,703.13	77,703.13	
05/01/2029	120,000	3.000%	77,703.13	197,703.13	275,406.26
11/01/2029			75,903.13	75,903.13	
05/01/2030	125,000	3.000%	75,903.13	200,903.13	276,806.26
11/01/2030			74,028.13	74,028.13	
05/01/2031	130,000	3.000%	74,028.13	204,028.13	278,056.26
11/01/2031			72,078.13	72,078.13	
05/01/2032	135,000	3.375%	72,078.13	207,078.13	279,156.26
11/01/2032			69,800.00	69,800.00	
05/01/2033	140,000	3.375%	69,800.00	209,800.00	279,600.00
11/01/2033			67,437.50	67,437.50	
05/01/2034	145,000	3.375%	67,437.50	212,437.50	279,875.00
11/01/2034			64,990.63	64,990.63	
05/01/2035	150,000	3.375%	64,990.63	214,990.63	279,981.26
11/01/2035			62,459.38	62,459.38	
05/01/2036	155,000	3.375%	62,459.38	217,459.38	279,918.76
11/01/2036			59,843.75	59,843.75	
05/01/2037	160,000	3.375%	59,843.75	219,843.75	279,687.50
11/01/2037			57,143.75	57,143.75	
05/01/2038	165,000	3.375%	57,143.75	222,143.75	279,287.50
11/01/2038			54,359.38	54,359.38	
05/01/2039	170,000	3.375%	54,359.38	224,359.38	278,718.76
11/01/2039			51,490.63	51,490.63	
05/01/2040	175,000	3.375%	51,490.63	226,490.63	277,981.26
11/01/2040			48,537.50	48,537.50	
05/01/2041	180,000	3.375%	48,537.50	228,537.50	277,075.00
11/01/2041			45,500.00	45,500.00	
05/01/2042	190,000	4.000%	45,500.00	235,500.00	281,000.00
11/01/2042			41,700.00	41,700.00	
05/01/2043	195,000	4.000%	41,700.00	236,700.00	278,400.00
11/01/2043			37,800.00	37,800.00	
05/01/2044	205,000	4.000%	37,800.00	242,800.00	280,600.00
11/01/2044			33,700.00	33,700.00	
05/01/2045	215,000	4.000%	33,700.00	248,700.00	282,400.00
11/01/2045			29,400.00	29,400.00	
05/01/2046	220,000	4.000%	29,400.00	249,400.00	278,800.00
11/01/2046			25,000.00	25,000.00	
05/01/2047	230,000	4.000%	25,000.00	255,000.00	280,000.00
11/01/2047			20,400.00	20,400.00	
05/01/2048	240,000	4.000%	20,400.00	260,400.00	280,800.00
11/01/2048			15,600.00	15,600.00	
05/01/2049	250,000	4.000%	15,600.00	265,600.00	281,200.00

BOND DEBT SERVICE

\$4,990,000

Hammock Reserve Community Development District
(Haines City, Florida)

Special Assessment Bonds, Series 2021
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			10,600.00	10,600.00	
05/01/2050	260,000	4.000%	10,600.00	270,600.00	281,200.00
11/01/2050			5,400.00	5,400.00	
05/01/2051	270,000	4.000%	5,400.00	275,400.00	280,800.00
	4,990,000		3,365,584.18	8,355,584.18	8,355,584.18

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/18/21	Beg Bal	-4,433,522.33	-4,902,943.10
05/18/21		187,122.81	206,935.35
05/18/21		3,141.70	3,474.34
05/18/21		90,855.00	100,474.72
05/18/21		57,928.42	64,061.87
05/18/21		2,157.00	2,385.38
05/18/21		1,217.50	1,346.41
05/21/21		6,533.00	7,222.69
06/07/21		188,149.80	207,703.00
06/07/21		101,980.41	112,578.58
06/16/21		3,000.00	3,308.99
06/25/21		13,230.00	14,580.43
06/25/21		1,140.50	1,256.91
06/28/21		-1,400.00	-1,542.47
07/09/21		174,047.36	191,562.90
07/09/21		3,000.00	3,301.91
07/09/21		2,945.00	3,241.37
07/16/21		112.00	123.19
07/23/21		3,000.00	3,297.61
08/03/21		73.53	80.75
08/11/21		3,000.00	3,292.08
08/27/21		750.70	822.56
08/27/21		74,222.72	81,327.66
08/27/21		102.50	112.31
08/31/21		3,000.00	3,286.25
08/31/21		438.00	479.79
09/27/21		501,652.30	548,138.22
09/27/21		76,141.00	83,196.65
09/27/21		45,945.00	50,202.52
09/27/21		58,487.59	63,907.38
09/27/21		79,455.80	86,818.62
09/27/21		2,119.27	2,315.65
09/27/21		3,000.00	3,278.00
09/27/21		184,219.30	201,290.10
10/12/21		3,000.00	3,273.42
10/14/21		5,710.00	6,229.24
10/22/21		291.25	317.50
10/27/21		55,576.30	60,556.78
10/27/21		171,557.23	186,931.37
10/27/21		843.75	919.36
11/15/21		4,083.00	4,441.44
11/15/21		3,000.00	3,263.37
11/19/21		3,000.00	3,262.15
11/19/21		3,000.00	3,262.15
11/23/21		197,497.53	214,675.56
12/02/21		3,000.00	3,258.20
12/03/21		4,527.50	4,916.71

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
12/14/21		16,527.19	17,929.58
12/14/21		45,640.00	49,512.71
12/23/21		440,992.44	478,011.10
12/23/21		327.30	354.77
12/23/21		1,457.50	1,579.85
01/10/22		3,000.00	3,246.68
01/18/22		-6,034.94	-6,526.31
01/18/22		105.00	113.55
01/18/22		281,592.28	304,520.00
02/02/22		9,137.50	9,868.61
02/02/22		3,000.00	3,240.04
02/02/22		524,587.25	566,560.41
02/04/22		3,000.00	3,239.43
02/10/22		600.00	647.52
02/10/22		3,000.00	3,237.62
02/10/22		9,202.00	9,930.86
02/10/22		61,750.00	66,641.03
03/15/22		328,149.53	352,988.09
04/13/22		6,866.37	7,366.86
04/13/22		10,332.50	11,085.63
04/14/22		119,426.54	128,119.57
04/14/22		2,658.00	2,851.48
04/22/22		-139,050.00	-149,060.25
04/25/22		2,044.00	2,190.54
04/27/22		3,340.00	3,578.78
05/03/22		12,000.00	12,850.70
05/17/22		-10,107.00	-10,809.39
05/18/22		218,407.72	233,564.39
06/08/22		800.00	853.92
06/08/22		3,737.50	3,989.43
06/08/22		298.45	318.57
07/31/22	Balance	151,158.64	160,567.54
07/31/22	Accrual	221.46	235.24

05/18/24	TOTALS:	499.67	-80,975.55

ISSUE DATE:	05/18/21	REBATABLE ARBITRAGE:	-80,975.55
COMP DATE:	05/18/24	NET INCOME:	499.67
BOND YIELD:	3.383003%	TAX INV YIELD:	0.022479%

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/18/21	Beg Bal	-184,475.00	-204,007.19
05/18/21		30,000.00	33,176.40
05/18/21		51,000.00	56,399.87
05/18/21		1,750.00	1,935.29
05/18/21		45,000.00	49,764.59
05/18/21		6,000.00	6,635.28
05/20/21		45,000.00	49,755.32
06/01/21		5,725.00	6,323.50
04/12/22		0.03	0.03

05/18/24	TOTALS:	0.03	-16.91

ISSUE DATE:	05/18/21	REBATABLE ARBITRAGE:	-16.91
COMP DATE:	05/18/24	NET INCOME:	0.03
BOND YIELD:	3.383003%	TAX INV YIELD:	0.006568%

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/18/21	Beg Bal	-79,255.92	-87,647.53
06/02/21		0.18	0.20
07/02/21		0.39	0.43
08/02/21		0.40	0.44
09/02/21		0.41	0.45
10/04/21		0.39	0.43
11/01/21		79,255.92	86,326.28
11/02/21		0.40	0.44

05/18/24	TOTALS:	2.17	-1,318.87

ISSUE DATE:	05/18/21	REBATABLE ARBITRAGE:	-1,318.87
COMP DATE:	05/18/24	NET INCOME:	2.17
BOND YIELD:	3.383003%	TAX INV YIELD:	0.006047%

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/18/21	Beg Bal	-278,100.00	-307,545.19
06/02/21		0.64	0.71
07/02/21		1.37	1.51
08/03/21		1.41	1.55
09/02/21		1.42	1.56
10/04/21		1.37	1.50
11/02/21		1.41	1.54
12/02/21		1.38	1.50
12/30/21		0.03	0.03
01/04/22		1.41	1.53
02/02/22		1.41	1.52
03/02/22		1.28	1.38
04/04/22		1.43	1.54
04/22/22		139,050.00	149,060.25
05/03/22		1.16	1.24
06/02/22		35.05	37.43
07/06/22		704.68	750.22
07/31/22	Balance	138,345.32	146,956.65
07/31/22	Accrual	202.69	215.31

05/18/24	TOTALS:	253.46	-10,508.24

ISSUE DATE:	05/18/21	REBATABLE ARBITRAGE:	-10,508.24
COMP DATE:	05/18/24	NET INCOME:	253.46
BOND YIELD:	3.383003%	TAX INV YIELD:	0.085544%

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/18/22		-1,830.00	-1,957.00

05/18/24	TOTALS:	-1,830.00	-1,957.00

ISSUE DATE: 05/18/21 REBATABLE ARBITRAGE: -1,957.00
COMP DATE: 05/18/24
BOND YIELD: 3.383003%

SECTION VII

SECTION C

Hammock Reserve

Field Management Report



September 06, 2022

Clayton Smith

Field Services Manager

GMS

Completed

Landscape Review and General Maint.

- ✚ Monitoring site maintenance with landscaper.
- ✚ Review of exterior plantings.
- ✚ Repaired some vinyl perimeter fence sections in both the north and south areas.



In Progress

Amenity

- + Walkthrough of the new amenity areas.
- + Monitoring punch list and surrounding areas as they finish coming together.
- + Coordinating with Spectrum for service. Estimated completion is currently Oct 12th.
- + Janitorial proposal gathered for consideration.



In Progress

Solar Lighting

- ✚ Approved solar lighting at mailboxes is being scheduled for install after amenity area construction is completed.



Maintenance

- ✚ Pothole repairs are being scheduled for repair after nearby amenity construction is completed.



Upcoming

New Landscaping

- ✚ Planning with landscaper to add in new wall and amenity area landscaping to contract.



Conclusion

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

Respectfully,
Clayton Smith

SECTION 1



August 11, 2022

Hammock Reserve CDD
Governmental Management Services
Marshall Tindall
Assistant Field Manager
Davenport, Florida 33837

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. After careful consideration of your cleaning service requirements, we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 25th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue to develop a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents, and window edges, on an as needed basis.
- Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

PRICING FOR SERVICES:

- Janitorial services three (3) times a week → \$ 475.00/mo
- Remove and dispose Trash and Dog Stations
twice a week → \$ 50.00/mo per station
- Mail trash removal three 3 times a week → \$ 100.00/mo per station
- Dispenser bags, as needed,
200 bags per box → \$ 8.60/box

Supplies, chemicals and equipment will be provided by CSS Clean Star Services.

Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name
REPRESENTATIVE OF OWNER
Hammock Reserve CDD

Printed Name
CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____

By: _____

Date: _____

Date: _____

SECTION 2

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Hammock Reserve

Community Development District

Summary of Checks

July 01, 2022 to July 31, 2022

Bank	Date	Check No.'s	Amount
General Fund	7/15/22	251 - 254	\$ 23,849.37
	7/27/22	255 - 259	\$ 6,618.45
	7/28/22	260 - 263	\$ 5,376.35
			<hr/> \$ 35,844.17
			<hr/> \$ 35,844.17

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/15/22	00038	6/15/22 2133667	202205 310-51300-31100	STORMWATER REPORT MAY22	*	2,825.00	
		6/15/22 2133668	202205 310-51300-31100	GENERAL ENGINEERING MAY22	*	255.00	
				DEWBERRY ENGINEERS INC			3,080.00 000251
7/15/22	00015	4/04/22 22276	202204 310-51300-32200	AUDIT FYE 09/30/2021	*	2,000.00	
		5/02/22 22484	202205 310-51300-32200	AUDIT FYE 09/30/2021	*	2,000.00	
		6/01/22 22680	202206 310-51300-32200	AUDIT FYE 09/30/2021	*	900.00	
				GRAU AND ASSOCIATES			4,900.00 000252
7/15/22	00025	5/17/22 2366	202204 310-51300-49100	BOUNDARY AMENDMENT APR22	*	703.00	
		6/08/22 2735	202205 310-51300-31500	GENERAL COUNSEL - MAY 22	*	877.00	
		6/08/22 2799	202205 310-51300-49100	BOUNDARY AMENDMENT MAY22	*	3,555.04	
				KE LAW GROUP, PLLC			5,135.04 000253
7/15/22	00027	5/31/22 6097	202205 320-53800-47300	IRRIGATION REPAIR MAY22	*	266.49	
		6/01/22 6119	202206 320-53800-46200	LANDSCAPE MAINT - JUN22	*	3,128.75	
		6/01/22 6120	202206 320-53800-46200	LANDSCAPE MAINT - JUN22	*	2,105.17	
		7/01/22 6318	202207 320-53800-46200	LANDSCAPE MAINT - JUL22	*	3,128.75	
		7/01/22 6319	202207 320-53800-46200	LANDSCAPE MAINT - JUL22	*	2,105.17	
				PRINCE & SONS, INC.			10,734.33 000254
7/27/22	00038	7/15/22 2147559	202206 310-51300-31100	STORMWATER REPORT JUN22	*	760.00	
				DEWBERRY ENGINEERS INC			760.00 000255
7/27/22	00006	5/31/22 63	202204 320-53800-48000	GENERAL MAINTENANCE APR22	*	800.00	
				GOVERNMENTAL MANAGEMENT SERVICES			800.00 000256
7/27/22	00037	7/21/22 07212022	202207 300-15500-10000	EQUIPMENT LEASE - AUG 22	*	3,442.08	
				HNB PROPERTY, LLC			3,442.08 000257
				HAMR HAMMOCK RESERV ZYAN			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/27/22	00027	6/22/22 6257	202206 320-53800-47300	IRRIGATION REPAIR JUN22	*	125.58	
				PRINCE & SONS, INC.			125.58 000258
7/27/22	00019	7/21/22 07212022	202207 300-15500-10000	EQUIPMENT LEASE - AUG 22	*	1,490.79	
				WHFS,LLC			1,490.79 000259
7/28/22	00038	7/15/22 2147560	202206 310-51300-31100	GENERAL ENGINEERING JUN22	*	275.00	
				DEWBERRY ENGINEERS INC			275.00 000260
7/28/22	00006	7/01/22 65	202207 310-51300-34000	MANAGEMENT FEES JUL22	*	3,004.17	
		7/01/22 65	202207 310-51300-35200	WEBSITE ADMIN JUL22	*	100.00	
		7/01/22 65	202207 310-51300-35100	INFORMATION TECD JUL22	*	150.00	
		7/01/22 65	202207 310-51300-31400	DISSEMINATION SVCS JUL22	*	583.33	
		7/01/22 65	202207 310-51300-51000	OFFICE SUPPLIES	*	.09	
		7/01/22 65	202207 310-51300-42000	POSTAGE	*	80.33	
		7/01/22 66	202207 320-53800-34000	FIELD MANAGEMENT JUL22	*	625.00	
		7/01/22 66	202207 320-53800-48000	GENERAL MONTHLY MAINTENAN	*	54.22	
				GOVERNMENTAL MANAGEMENT SERVICES			4,597.14 000261
7/28/22	00025	7/08/22 3115	202206 310-51300-31500	GENERAL COUNSEL - JUN 22	*	403.00	
				KE LAW GROUP, PLLC			403.00 000262
7/28/22	00027	7/08/22 6414	202207 320-53800-46200	IRRIGATION REPAIR JUL22	*	101.21	
				PRINCE & SONS, INC.			101.21 000263
TOTAL FOR BANK A						35,844.17	
TOTAL FOR REGISTER						35,844.17	

HAMR HAMMOCK RESERV ZYAN

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
July 31, 2022



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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 57,952	\$ -	\$ -	\$ 57,952
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
Investments:				
Series 2020				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 103,267	\$ -	\$ 103,267
Construction	\$ -	\$ -	\$ 826	\$ 826
Series 2021				
Reserve	\$ -	\$ 138,345	\$ -	\$ 138,345
Revenue	\$ -	\$ 90,787	\$ -	\$ 90,787
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 3,094	\$ -	\$ 3,094
Construction	\$ -	\$ -	\$ 151,159	\$ 151,159
Series 2022				
Reserve	\$ -	\$ 904,500	\$ -	\$ 904,500
Revenue	\$ -	\$ 1,046	\$ -	\$ 1,046
Interest	\$ -	\$ 356,764	\$ -	\$ 356,764
Construction	\$ -	\$ -	\$ 5,872,758	\$ 5,872,758
Cost of Issuance	\$ -	\$ -	\$ 2,424	\$ 2,424
Due from General Fund	\$ -	\$ 4,367	\$ -	\$ 4,367
Prepaid Expenses	\$ 8,300	\$ -	\$ -	\$ 8,300
Total Assets	\$ 66,252	\$ 1,756,170	\$ 6,028,167	\$ 7,850,589
Liabilities:				
Accounts Payable	\$ 6,919	\$ -	\$ -	\$ 6,919
Contracts Payable	\$ -	\$ -	\$ 58,508	\$ 58,508
Due to Debt Service	\$ 4,367	\$ -	\$ -	\$ 4,367
Total Liabilities	\$ 11,286	\$ -	\$ 58,508	\$ 69,793
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 8,300	\$ -	\$ -	\$ 8,300
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 261,633	\$ -	\$ 261,633
Debt Service - Series 2021	\$ -	\$ 232,227	\$ -	\$ 232,227
Debt Service - Series 2022	\$ -	\$ 1,262,310	\$ -	\$ 1,262,310
Capital Projects - Series 2020	\$ -	\$ -	\$ (56,682)	\$ (56,682)
Capital Projects - Series 2021	\$ -	\$ -	\$ 151,159	\$ 151,159
Capital Projects - Series 2022	\$ -	\$ -	\$ 5,875,182	\$ 5,875,182
Unassigned	\$ 46,666	\$ -	\$ -	\$ 46,666
Total Fund Balances	\$ 54,966	\$ 1,756,170	\$ 5,969,659	\$ 7,780,795
Total Liabilities & Fund Balance	\$ 66,252	\$ 1,756,170	\$ 6,028,167	\$ 7,850,589

Hammock Reserve
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 138,216	\$ 138,216	\$ 139,073	\$ 857
Assessments - Lot Closings	\$ -	\$ -	\$ 34,064	\$ 34,064
Developer Contributions	\$ 190,989	\$ 15,000	\$ 36,000	\$ 21,000
Boundary Amendment Contributions	\$ -	\$ -	\$ 6,515	\$ 6,515
Total Revenues	\$ 329,205	\$ 153,216	\$ 215,651	\$ 62,435
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,600	\$ 4,400
Engineering	\$ 15,000	\$ 12,500	\$ 4,115	\$ 8,385
Attorney	\$ 30,000	\$ 25,000	\$ 15,771	\$ 9,229
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,900	\$ (400)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 5,000	\$ 5,100	\$ (100)
Trustee Fees	\$ 10,650	\$ 4,714	\$ 4,714	\$ -
Management Fees	\$ 36,050	\$ 30,042	\$ 30,042	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 1,000	\$ 833	\$ 492	\$ 341
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 1,000	\$ 833	\$ 73	\$ 761
Legal Advertising	\$ 10,000	\$ 8,333	\$ 2,879	\$ 5,455
Other Current Charges	\$ 5,000	\$ 4,167	\$ 381	\$ 3,785
Boundary Amendment Expenses	\$ -	\$ -	\$ 6,515	\$ (6,515)
Office Supplies	\$ 625	\$ 521	\$ 23	\$ 498
Travel Per Diem	\$ 660	\$ 550	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 148,810	\$ 120,868	\$ 93,904	\$ 26,964

Hammock Reserve
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 1,543	\$ 3,457
Field Management	\$ 15,000	\$ 12,500	\$ 6,250	\$ 6,250
Landscape Maintenance	\$ 61,250	\$ 51,042	\$ 41,336	\$ 9,706
Landscape Replacement	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Streetlights	\$ 18,000	\$ 15,000	\$ 7,743	\$ 7,257
Electric	\$ 7,200	\$ 6,000	\$ 4,384	\$ 1,616
Water & Sewer	\$ 1,500	\$ 1,250	\$ 5,453	\$ (4,203)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 5,000	\$ 4,167	\$ 1,047	\$ 3,120
General Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ 1,040	\$ 3,126
Contingency	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Subtotal Field Expenditures	\$ 127,950	\$ 107,458	\$ 68,796	\$ 38,663
Amenity Expenditures				
Amenity - Electric	\$ 8,400	\$ -	\$ -	\$ -
Amenity - Water	\$ 2,042	\$ -	\$ -	\$ -
Playground Lease	\$ 8,167	\$ 8,167	\$ 18,350	\$ (10,183)
Internet	\$ 1,750	\$ -	\$ -	\$ -
Pest Control	\$ 420	\$ -	\$ -	\$ -
Janitorial Services	\$ 4,958	\$ -	\$ -	\$ -
Security Services	\$ 5,833	\$ -	\$ -	\$ -
Pool Maintenance	\$ 10,500	\$ -	\$ -	\$ -
Amenity Access Management	\$ 2,917	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 583	\$ -	\$ -	\$ -
Contingency	\$ 4,375	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 49,945	\$ 8,167	\$ 18,350	\$ (10,183)
Total Operations & Maintenance	\$ 177,895	\$ 115,625	\$ 87,146	\$ 28,479
Total Expenditures	\$ 326,705	\$ 236,493	\$ 181,050	\$ 55,444
Excess (Deficiency) of Revenues over Expenditures	\$ 2,500		\$ 34,601	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (2,500)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (2,500)		\$ -	
Net Change in Fund Balance	\$ -		\$ 34,601	
Fund Balance - Beginning	\$ -		\$ 20,365	
Fund Balance - Ending	\$ -		\$ 54,966	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 308,327	\$ 309,937	\$ 1,610
Interest	\$ -	\$ -	\$ 223	\$ 223
Total Revenues	\$ 308,327	\$ 308,327	\$ 310,159	\$ 1,832
Expenditures:				
Interest - 11/1	\$ 102,391	\$ 102,391	\$ 102,391	\$ -
Principal - 5/1	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Interest - 5/1	\$ 102,391	\$ 102,391	\$ 102,391	\$ -
Total Expenditures	\$ 304,781	\$ 304,781	\$ 304,781	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,546		\$ 5,378	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (154,135)	\$ (154,135)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (154,135)	\$ (154,135)
Net Change in Fund Balance	\$ 3,546		\$ (148,757)	
Fund Balance - Beginning	\$ 102,395		\$ 410,390	
Fund Balance - Ending	\$ 105,940		\$ 261,633	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Revenues:				
Assessments - Direct Bill	\$ 278,100	\$ 278,100	\$ 1,350	\$ (276,750)
Assessments - Prepayment	\$ -	\$ -	\$ 22,388	\$ 22,388
Assessments - Lot Closings	\$ -	\$ -	\$ 276,750	\$ 276,750
Interest	\$ -	\$ -	\$ 205	\$ 205
Total Revenues	\$ 278,100	\$ 278,100	\$ 300,692	\$ 22,592
Expenditures:				
Interest - 11/1	\$ 79,256	\$ 79,256	\$ 79,256	\$ -
Principal - 5/1	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Interest - 5/1	\$ 87,522	\$ 87,522	\$ 87,522	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 20,000	\$ (20,000)
Total Expenditures	\$ 266,778	\$ 266,778	\$ 286,778	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,322		\$ 13,915	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (139,050)	\$ (139,050)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (139,050)	\$ (139,050)
Net Change in Fund Balance	\$ 11,322		\$ (125,135)	
Fund Balance - Beginning	\$ 79,257		\$ 357,362	
Fund Balance - Ending	\$ 90,579		\$ 232,227	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,046	\$ 1,046
Total Revenues	\$ -	\$ -	\$ 1,046	\$ 1,046
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,046	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 1,261,264	\$ 1,261,264
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,261,264	\$ 1,261,264
Net Change in Fund Balance	\$ -		\$ 1,262,310	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 1,262,310	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 766,349	\$ 766,349
Interest	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ -	\$ -	\$ 766,358	\$ 766,358
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 675,427	\$ (675,427)
Total Expenditures	\$ -	\$ -	\$ 675,427	\$ (675,427)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 90,931	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 154,135	\$ 154,135
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 154,135	\$ 154,135
Net Change in Fund Balance	\$ -		\$ 245,066	
Fund Balance - Beginning	\$ -		\$ (301,748)	
Fund Balance - Ending	\$ -		\$ (56,682)	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 216	\$ 216
Total Revenues	\$ -	\$ -	\$ 216	\$ 216
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 2,245,204	\$ (2,245,204)
Total Expenditures	\$ -	\$ -	\$ 2,245,204	\$ (2,245,204)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (2,244,987)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 139,050	\$ 139,050
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 139,050	\$ 139,050
Net Change in Fund Balance	\$ -		\$ (2,105,937)	
Fund Balance - Beginning	\$ -		\$ 2,257,096	
Fund Balance - Ending	\$ -		\$ 151,159	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 8,441	\$ 8,441
Total Revenues	\$ -	\$ -	\$ 8,441	\$ 8,441
<u>Expenditures:</u>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 5,461,556	\$ (5,461,556)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 2,271,461	\$ (2,271,461)
Capital Outlay - COI	\$ -	\$ -	\$ 485,278	\$ (485,278)
Total Expenditures	\$ -	\$ -	\$ 8,218,295	\$ (7,733,017)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (8,209,854)	
<u>Other Financing Sources/(Uses)</u>				
Developer Advances	\$ -	\$ -	\$ 1,041,769	\$ 1,041,769
Bond Proceeds	\$ -	\$ -	\$ 12,973,736	\$ 12,973,736
Bond Premium	\$ -	\$ -	\$ 69,531	\$ 69,531
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 14,085,036	\$ 14,085,036
Net Change in Fund Balance	\$ -		\$ 5,875,182	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 5,875,182	

Hammock Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ 66,405	\$ 6,780	\$ 58,217	\$ 1,881	\$ 3,177	\$ 654	\$ 1,309	\$ 650	\$ -	\$ -	\$ 139,073
Assessments - Lot Closings	\$ 1,287	\$ -	\$ -	\$ -	\$ -	\$ 6,673	\$ 26,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,064
Developer Contributions	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ 36,000
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 624	\$ 133	\$ 1,500	\$ -	\$ 4,258	\$ -	\$ -	\$ 6,515
Total Revenues	\$ 1,287	\$ 15,000	\$ 66,405	\$ 6,780	\$ 58,217	\$ 9,177	\$ 29,414	\$ 23,154	\$ 1,309	\$ 4,908	\$ -	\$ -	\$ 215,651
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 5,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,080	\$ 1,035	\$ -	\$ -	\$ -	\$ 4,115
Attorney	\$ 2,081	\$ 1,548	\$ 478	\$ 1,413	\$ 2,133	\$ 2,330	\$ 4,507	\$ 877	\$ 403	\$ -	\$ -	\$ -	\$ 15,771
Annual Audit	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 500	\$ 500	\$ 250	\$ 500	\$ 500	\$ 500	\$ 600	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ 5,100
Trustee Fees	\$ -	\$ -	\$ -	\$ 3,704	\$ -	\$ -	\$ -	\$ -	\$ 1,010	\$ -	\$ -	\$ -	\$ 4,714
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ 30,042
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 45	\$ 18	\$ 32	\$ 72	\$ 12	\$ 25	\$ 46	\$ 111	\$ 51	\$ 80	\$ -	\$ -	\$ 492
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,175
Printing & Binding	\$ 11	\$ 33	\$ 11	\$ -	\$ 3	\$ 8	\$ -	\$ 5	\$ 2	\$ -	\$ -	\$ -	\$ 73
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,879	\$ -	\$ -	\$ 2,879
Other Current Charges	\$ 36	\$ 31	\$ 46	\$ 39	\$ 44	\$ 31	\$ 39	\$ 39	\$ 39	\$ 39	\$ -	\$ -	\$ 381
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ 624	\$ 95	\$ 38	\$ 703	\$ 5,055	\$ -	\$ -	\$ -	\$ -	\$ 6,515
Office Supplies	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ 3	\$ 0	\$ 5	\$ 3	\$ 0	\$ -	\$ -	\$ 23
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 27,230	\$ 5,387	\$ 4,073	\$ 9,606	\$ 6,044	\$ 6,188	\$ 9,150	\$ 13,010	\$ 6,381	\$ 6,835	\$ -	\$ -	\$ 93,904

Hammock Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 1,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,543
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ 6,250
Landscape Maintenance	\$ 2,550	\$ 3,129	\$ 3,129	\$ 3,129	\$ 3,129	\$ 5,234	\$ 5,234	\$ 5,234	\$ 5,234	\$ 5,335	\$ -	\$ -	\$ 41,336
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 546	\$ 617	\$ 1,578	\$ 789	\$ 176	\$ 801	\$ 809	\$ 809	\$ 809	\$ 809	\$ -	\$ -	\$ 7,743
Electric	\$ 58	\$ 201	\$ 203	\$ 233	\$ 240	\$ 390	\$ 333	\$ 443	\$ 1,163	\$ 1,119	\$ -	\$ -	\$ 4,384
Water & Sewer	\$ -	\$ -	\$ 3,567	\$ 1,882	\$ 138	\$ -	\$ (134)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,453
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 406	\$ 249	\$ -	\$ -	\$ 266	\$ 126	\$ -	\$ -	\$ -	\$ 1,047
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 960	\$ 7	\$ 19	\$ 54	\$ -	\$ -	\$ 1,040
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 3,779	\$ 4,572	\$ 9,102	\$ 7,064	\$ 6,100	\$ 7,050	\$ 7,827	\$ 7,384	\$ 7,976	\$ 7,942	\$ -	\$ -	\$ 68,796
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 4,933	\$ -	\$ -	\$ 18,350
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 4,933	\$ -	\$ -	\$ 18,350
Total Operations & Maintenance	\$ 5,270	\$ 6,063	\$ 10,593	\$ 8,555	\$ 7,591	\$ 8,541	\$ 9,318	\$ 8,875	\$ 9,466	\$ 12,875	\$ -	\$ -	\$ 87,146
Total Expenditures	\$ 32,500	\$ 11,451	\$ 14,666	\$ 18,160	\$ 13,635	\$ 14,729	\$ 18,467	\$ 21,885	\$ 15,847	\$ 19,710	\$ -	\$ -	\$ 181,050
Excess (Deficiency) of Revenues over Expenditures	\$ (31,213)	\$ 3,549	\$ 51,739	\$ (11,381)	\$ 44,582	\$ (5,552)	\$ 10,947	\$ 1,269	\$ (14,538)	\$ (14,802)	\$ -	\$ -	\$ 34,601
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (31,213)	\$ 3,549	\$ 51,739	\$ (11,381)	\$ 44,582	\$ (5,552)	\$ 10,947	\$ 1,269	\$ (14,538)	\$ (14,802)	\$ -	\$ -	\$ 34,601

Hammock Reserve

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Interest Rate:	2.625%, 3.250%, 4.000%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$154,000	
Reserve Fund Balance	\$154,000	
Bonds Outstanding - 10/22/20		\$5,380,000
Principal - 5/1/22		(\$100,000)
Current Bonds Outstanding		\$5,280,000

Series 2021, Special Assessment Revenue Bonds		
Interest Rate:	2.375%, 3.000%, 3.375%, 4.000%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50 % Maximum Annual Debt Service	
Reserve Fund Requirement	\$138,345	
Reserve Fund Balance	\$138,345	
Bonds Outstanding - 5/18/21		\$4,990,000
Principal - 5/1/22		(\$100,000)
Special Call - 5/1/22		(\$20,000)
Current Bonds Outstanding		\$4,870,000

Series 2022, Special Assessment Revenue Bonds		
Interest Rate:	4.200%, 4.400%, 4.700%, 5.000%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$904,500	
Reserve Fund Balance	\$904,500	
Bonds Outstanding - 4/22/22		\$14,235,000
Current Bonds Outstanding		\$14,235,000

Hammock Reserve

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2022

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

ON ROLL ASSESSMENTS

30.97%	69.03%	100.00%
--------	--------	---------

Date	Distribution	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	O&M Portion	2020 Debt Service	Total
12/14/21	ACH	\$37,680.66	(\$1,507.14)	(\$723.47)	\$0.00	\$35,450.05	\$10,980.06	\$24,469.99	\$35,450.05
12/27/21	1% Fee Adj	(\$4,798.27)	\$0.00	\$0.00	\$0.00	(\$4,798.27)	(\$1,486.18)	(\$3,312.09)	(\$4,798.27)
12/31/21	ACH	\$195,215.15	(\$7,724.47)	(\$3,749.81)	\$0.00	\$183,740.87	\$56,910.64	\$126,830.23	\$183,740.87
01/18/22	ACH	\$23,027.07	(\$690.91)	(\$446.72)	\$0.00	\$21,889.44	\$6,779.89	\$15,109.55	\$21,889.44
02/18/22	ACH	\$198,827.15	(\$7,032.20)	(\$3,835.90)	\$0.00	\$187,959.05	\$58,217.15	\$129,741.90	\$187,959.05
03/16/22	ACH	\$6,280.11	(\$83.75)	(\$123.93)	\$0.00	\$6,072.43	\$1,880.83	\$4,191.60	\$6,072.43
04/19/22	ACH	\$10,466.85	\$0.00	(\$209.34)	\$0.00	\$10,257.51	\$3,177.09	\$7,080.42	\$10,257.51
05/17/22	ACH	\$2,156.18	\$0.00	(\$43.12)	\$0.00	\$2,113.06	\$654.48	\$1,458.58	\$2,113.06
06/14/22	ACH	\$4,312.36	\$0.00	(\$86.25)	\$0.00	\$4,226.11	\$1,308.97	\$2,917.14	\$4,226.11
07/01/22	ACH	\$2,142.63	\$0.00	(\$42.85)	\$0.00	\$2,099.78	\$650.37	\$1,449.41	\$2,099.78
TOTAL		\$ 475,309.89	\$ (17,038.47)	\$ (9,261.39)	\$ -	\$ 449,010.03	\$ 139,073.30	\$ 309,936.73	\$ 449,010.03

101%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

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

* to be Collected at Lot Closing

SECTION 3

SECTION (a)

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: 69
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Wood & Associates Engineering
- (D) Amount Payable: \$337.50
- (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 # 1372 - Area I billing 12/1/21-2/28/22
- (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: 
Responsible Officer

Date: 4-4-22

**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.


Consulting Engineer

Date: 3-31-22

#69
Wood & ASSC
\$1,337.50
(Area 1 billing)

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: 70
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Wood & Associates Engineering
- (D) Amount Payable: \$1,062.50
- (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 # 1394 - Amenity Center 11/29/21 - 2/27/22
- (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.

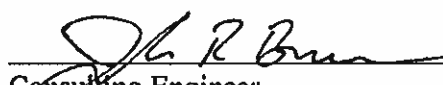
HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: _____

**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.


Consulting Engineer

Date: 4-11-22

#70
Wood & Assoc.
\$1,062.50
(Ameyly Center)

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: 71
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Wood & Associates Engineering
- (D) Amount Payable: \$2,040.00
- (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 # 1453 & 1451 - Amenity Center billing for 2/28/22 - 4/30/22
- (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: 
Responsible Officer

Date: 6/7/22

**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.


Consulting Engineer

Date: 6-3-22

#71
Woodk Assoc.
\$ 2,040.00
(Amenity Cont Billing)
2/28/22 - 4/30/22

SECTION (b)

Requisition	Payee/Vendor	Amount
75	Wood & Associates Engineering	\$ 10,332.50
76	Tucker Paving, Inc.	\$ 6,866.37
77	Danielle Fence Mfg Co., Inc.	\$ 2,658.00
78	Tucker Paving, Inc.	\$ 119,426.54
79	KE Law Group	\$ 2,044.00
80	Wood & Associates Engineering	\$ 3,340.00
81	JMBI Real Estate, LLC	\$ 12,000.00
82	JMBI Real Estate, LLC	\$ 218,407.72
83	Greenland Services, LLC	\$ 800.00
84	KE Law Group	\$ 298.45
85	Wood & Associates Engineering	\$ 3,737.50
86	Leading Edge Land Services, Inc.	\$ 1,236.25
87	Wood & Associates Engineering	\$ 112.50
88	Greenland Services, LLC	\$ 1,000.00
TOTAL		\$ 382,259.83

SECTION (c)

Requisition	Payee/Vendor	Amount
1	CH Dev Hammock, LLC	\$ 2,424.00
2	CH Dev Hammock, LLC	\$ 2,424.00
3	Averett Septic Tanks	\$ 2,075.00
4	Hammock Reserve CDD Ph. 2 Transfer	\$ 10,107.00
5	Core & Main	\$ 154,080.06
6	County Materials	\$ 200,432.70
7	Ullrich's Pitcher Pump	\$ 26,960.00
8	Absolute Engineering, Inc.	\$ 18,762.09
9	CH Dev Hammock, LLC	\$ 2,424.00
10	Absolute Engineering, Inc.	\$ 9,049.79
11	Tucker Paving, Inc.	\$ 256,882.69
12	Atlantic TNG, LLC	\$ 105,021.00
13	CH Dev Hammock, LLC	\$ 2,424.00
14	County Materials	\$ 208,821.60
15	Tucker Paving, Inc.	\$ 526,425.39
16	Wood & Associates Engineering	\$ 300.00
17	Core & Main	\$ 399,385.68
18	CH Dev Hammock, LLC	\$ 2,424.00
19	Duke Energy	\$ 3,600.00
20	Stacy's Printing	\$ 7.15
21	Absolute Engineering, Inc.	\$ 8,216.47
22	KE Law Group	\$ 57.00
23	KE Law Group	\$ 109.50
24	CH Dev Hammock, LLC	\$ 2,424.00
25	Atlantic TNG, LLC	\$ 54,342.00
26	Tucker Paving, Inc.	\$ 544,412.13
27	County Materials	\$ 35,048.00
28	Core & Main	\$ 145,456.25
29	CH Dev Hammock, LLC	\$ 1,407,537.50
30	Cassidy Holdings Group, Inc.	\$ 38,662.25
31	GLK Real Estate	\$ 229,763.58
32	Absolute Engineering, Inc.	\$ 18,364.00
33	CH Dev Hammock, LLC	\$ 4,848.00
34	Atlantic TNG, LLC	\$ 26,235.00
35	Tucker Paving, Inc.	\$ 791,656.50
36	Danielle Fence	\$ 43,085.00
37	Core & Main	\$ 8,590.21
38	CH Dev Hammock, LLC	\$ 2,424.00
39	Wood & Associates Engineering	\$ 660.00
40	Absolute Engineering, Inc.	\$ 32,980.98
TOTAL		\$ 5,328,902.52

SECTION (d)

Requisition	Payee/Vendor	Amount
1	Tucker Paving, Inc.	\$ 134,991.16
2	KE Law Group	\$ 865.64
3	Absolute Engineering, Inc.	\$ 2,529.84
4	Raysor Transportation Consulting	\$ 406.68
5	Hammock Reserve Partners	\$ 675,841.86
6	Hammock Reserve Partners	\$ 1,326.00
7	Absolute Engineering, Inc.	\$ 10,474.29
8	Horner Environmental Professionals	\$ 2,445.00
9	Horner Environmental Professionals	\$ 1,360.50
10	Hammock Reserve Partners	\$ 1,326.00
11	Absolute Engineering, Inc.	\$ 367.30
12	Tucker Paving, Inc.	\$ 93,852.33
13	County Materials	\$ 38,476.80
14	Core & Main	\$ 122,166.38
15	Atlantic TNG, LLC	\$ 15,604.00
16	Tucker Paving, Inc.	\$ 34,181.72
17	KE Law Group	\$ 393.20
18	Hammock Reserve Partners	\$ 1,326.00
19	Greenland Services, LLC	\$ 36,022.00
20	Hammock Reserve Partners	\$ 3,978.00
21	KE Law Group	\$ 57.00
22	Stacy's Printing	\$ 6.50
23	Absolute Engineering, Inc.	\$ 489.43
24	Hammock Reserve Ph. 3 Transfer	\$ 26,960.00
25	Absolute Engineering, Inc.	\$ 1,425.00
26	KE Law Group	\$ 109.50
27	Hammock Reserve Partners	\$ 1,326.00
28	Atlantic TNG, LLC	\$ 17,958.00
29	Tucker Paving, Inc.	\$ 363,956.76
30	County Materials	\$ 72,374.80
31	Core & Main	\$ 567,827.19
32	HUB International Midwest West	\$ 69,485.00
33	Hammock Reserve Partners	\$ 1,326.00
34	Hammock Reserve Partners	\$ 1,326.00
35	Tucker Paving, Inc.	\$ 447,031.77
36	Core & Main	\$ 21,339.49
37	Atlantic TNG, LLC	\$ 38,386.00
38	Absolute Engineering, Inc.	\$ 482.50
39	Hammock Reserve Partners	\$ 1,326.00
40	Absolute Engineering, Inc.	\$ 11,839.98
	TOTAL	\$ 2,822,967.62