

*Hammock Reserve
Community Development District*

Meeting Agenda

April 4, 2023

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

March 28, 2023

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

Dear Board Members:

A **Board of Supervisors Meeting** of the **Hammock Reserve Community Development District** will be held **Tuesday, April 4, 2023, at 9:30 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/85337681854>

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

Meeting ID: 853 3768 1854

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the January 3, 2023 Board of Supervisors Meetings
4. Ratification of Towing Services Agreement with S&S Towing & Recovery, LLC
5. Consideration of Resolution 2023-04 Authorization of Bank Account Signatories
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Summary of Series 2022 (AA3—Phase 4) Requisitions #71 to #77
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

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, **January 3, 2023** at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Emily Cassidy
Eric Lavoie
Jessica Petrucci

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Marshall Tindall
Molly Banfield *by Zoom*
Lauren Gentry

District Manager, GMS
Field Manager, GMS
District Engineer, Dewberry
District Counsel, KVV Law

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no public comments at the time.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the November 1,
2022 Landowners' and Board of
Supervisors Meetings**

Ms. Burns asked if there were any questions, comments, or corrections to the November 1, 2022 Landowners' meeting or Board of Supervisor meeting minutes. The Board had no changes.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Minutes of the November 1, 2022 Board of Supervisors Meetings, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Towing Policies and Rules for Overnight Parking within the District

Ms. Burns asked for a motion to open the public hearing.

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

Ms. Burns noted that there were no members of the public present and asked for a motion to close the public hearing.

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

i. Consideration of Resolution 2023-03 Adopting Towing Policies and Rules for Overnight Parking Within the District

Ms. Burns presented the resolution, stating that the two parking maps that were previously requested were included in the agenda packet for review. She noted that the blue map reflected the “no parking” on the odd side of the street, and that the red map reflected the “no parking” on the even side of the street. Discussion ensued as to whether or not, on the blue map, parking on the opposite side of the homes on Terran Drive would block access to the tract. It was concluded that they could have “no parking” signs in certain areas for access and extend it on the roundabout.

Ms. Burns noted that the parking policy would still include no overnight parking of commercial vehicles, vessels, or trailers, as well as no overnight parking at amenities. Ms. Burns asked for a motion to approve no parking on the odd side of the road (blue map) and parking allowed on the even.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Resolution 2023-03 Adopting Towing Policies and Rules for Overnight Parking Within the District, With No Parking on the Odd Side, and Parking Allowed on the Even, was approved.

FIFTH ORDER OF BUSINESS

A. Consideration of Contract Agreement with Polk County Property Appraiser

Ms. Burns stated that the contract agreement was just the annual renewal to be able to collect on the tax bill in November.

B. Consideration of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated that the Data Sharing and Usage Agreement was for her office regarding not disclosing exempt parcels that we marked confidential. She asked for a motion to approve both contracts.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Contract Agreement with Polk County Property Appraiser and the 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser, were approved.

SIXTH ORDER OF BUSINESS

Presentation and Approval of Arbitrage Rebate Report for Series 2020 AA1 Project

Ms. Burns stated that under the Internal Revenue Code, the District was required to demonstrate that they do not earn more interest than they pay, and she noted the negative arbitrage amount on page 4. She asked for a motion to approve.

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

SEVENTH ORDER OF BUSINESS

CLOSED SESSION of Board Discussion Regarding Security

Ms. Burns stated that certain security procedures were exempt from public records request, and therefore they would hold a closed session for Board discussion. She presented a proposal from Securitas Security, noting that it was the only company they found that would staff facilities for under 40 hours a week. She stated that if the Board decided that they would want to proceed, it would take approximately one month for them to hire and staff someone, therefore the Board decided that the services would start between early and mid-March. She asked for a motion to approve.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Proposal from Securitas Security with services starting Early to Mid-March, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing further to report.

B. Engineer

Ms. Banfield noted that Mr. Malave wanted to make note that he had multiple requisitions that he needed to sign off on, so he would take a look at them soon to have them completed.

C. Field Manager's Report

Mr. Tindall presented the Field Manager's Report, noting that the facilities in the area had been monitored with nothing significant to report other than a few minor trees leaning. He also noted that they were trying to find a resolution to recreational smoking that was occurring in restrooms in the amenities, as well as that they were looking into adding air fresheners in the facilities to combat the odor. He also noted that they added signage to the dog facilities, including signage regarding not leaving the gates open to the dog area. He stated that the pest control company had started their services, as well as that landscaping was doing well across the community.

Mr. Tindall also made note of hurricane cleanup, including that an onsite vendor would be continuing to repair the damaged fences. He stated that there was also a wall that was hit by a car on the south side of the entrance, and it would be repaired through the District's insurance.

i. Consideration of Proposal for Cameras at the Amenity from Current Demands

Mr. Tindall presented the proposal for the security cameras, noting that it was a 5-camera system that would cover the main entrance, the foyer, the restrooms, and a panoramic view of the pool area. He added that they had good experience with Current Demands in past transactions, and the total for the proposal was \$4,165.85, which was within budget.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Proposal for Cameras at the Amenity from Current Demands, was approved.

ii. Consideration of Proposal for Playground Shade Equipment from ProPlaygrounds

Mr. Tindall presented the proposal for the replacement of the shade structure at the playground due to the damage from the hurricane for \$6,346.43. He noted that they had the vendor look into it, but they were not able to repair it due to the amount of damage. Ms. Burns asked for a motion to approve.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Proposal for Playground Shade Equipment from ProPlaygrounds, was approved.

D. District Manager's Report

i. Approval of Check Register *(to be provided under separate cover)*

Ms. Burns presented the check register totaling \$163,218.46 through November 30, 2022. She asked for a motion to approve.

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

ii. Balance Sheet & Income Statement *(to be provided under separate cover)*

Ms. Burns stated that the financials were included in the packet for review and were through November 30th. There was no action necessary. The Board had no questions on the financials.

iii. Ratification of:

a) Summary of Series 2022 (AA3 – Phase 3) Requisitions #55 to #59

b) Summary of Series 2022 (AA3 – Phase 4) Requisitions #57 to #70

Ms. Burns presented the requisitions to the Board and stated that they had already been approved. She asked for a motion to ratify.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Series 2022 (AA3 – Phase 3) Requisitions #55 to #59, and Series 2022 (AA3 – Phase 4) Requisitions #57 to #70, were ratified.
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NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**AGREEMENT BETWEEN THE HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT AND S&S TOWING & RECOVERY, LLC
FOR TOWING SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 22nd day of March, 2023 by and between:

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

S&S TOWING & RECOVERY, LLC, a Florida limited liability company, with a principal address of 29350 U.S. 27, Unit A, Dundee, Florida 33838 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District has adopted that certain *Rules Relating to Overnight Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Policies**”); and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Policies (“**Services**”);

WHEREAS, the Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes the Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District's designated representatives, who shall be the District Manager (currently Jill Burns), or his or her designee ("**District Representatives**"). All such Services shall be performed only at the times specified in the Parking Policies. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Policies, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

- A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal services by the Contractor.
- B. Upon towing/removal of a vehicle, such vehicle shall be stored by the Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

SECTION 3. COMPENSATION. The Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

- A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$3,000,000
<i>Property Damage (including contractual)</i>	\$3,000,000

Automobile Liability (if applicable)
Bodily Injury and Property Damage

\$3,000,000

- B.** The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

- A.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Hammock Reserve Community
Development District
c/o Governmental Management Services –
Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: Jill Burns

With a copy to: KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: Lauren Gentry

B. If to Contractor: S&S Towing & Recovery, LLC
29350 U.S. 27, Unit A
Dundee, Florida 33838
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

SECTION 12. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jill Burns (“Public Records Custodian”)**. Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service;

2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, Jburns@GMSFCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

SECTION 13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

SECTION 14. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District as a result of the termination. In the event that the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The

Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

SECTION 15. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, Florida Statutes, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 17. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 20. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

{SIGNATURE PAGE FOLLOWS}

DocuSign Envelope ID: 60BE3D43-3660-4D17-B232-306CA9E0743E

IN WITNESS WHEREOF, the Parties execute this Agreement effective as of the day and year first written above.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Jill Burns

Print Name: Jill Burns

Rennie Heath

Chairperson, Board of Supervisors

WITNESS:

S&S TOWING & RECOVERY, LLC

Rebecca Raymond
Print Name: Rebecca Raymond

David Santos
By: David Santos
Its: Owner

Exhibit A: Parking Policies

EXHIBIT A

Parking Policies

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING AND PARKING ENFORCEMENT**

In accordance with Chapter 190, *Florida Statutes*, and on January 3, 2023, at a duly noticed public meeting, the Board of Supervisors of the Hammock Reserve Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted in designated parking areas, as indicated by asphalt markings for parking spaces. On-street parking is only authorized on the even-numbered side of the street (as indicated by address numbers). On-street parking is expressly prohibited on the odd-numbered side of the street (as indicated by address numbers). **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The odd-numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein ("**Tow-Away Zone**").

SECTION 5. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.
- B. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- C. PARKING AT MAILBOXES.** Vehicles may park at the mailboxes for a maximum of five (5) minutes.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set

forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow-Away Zones.

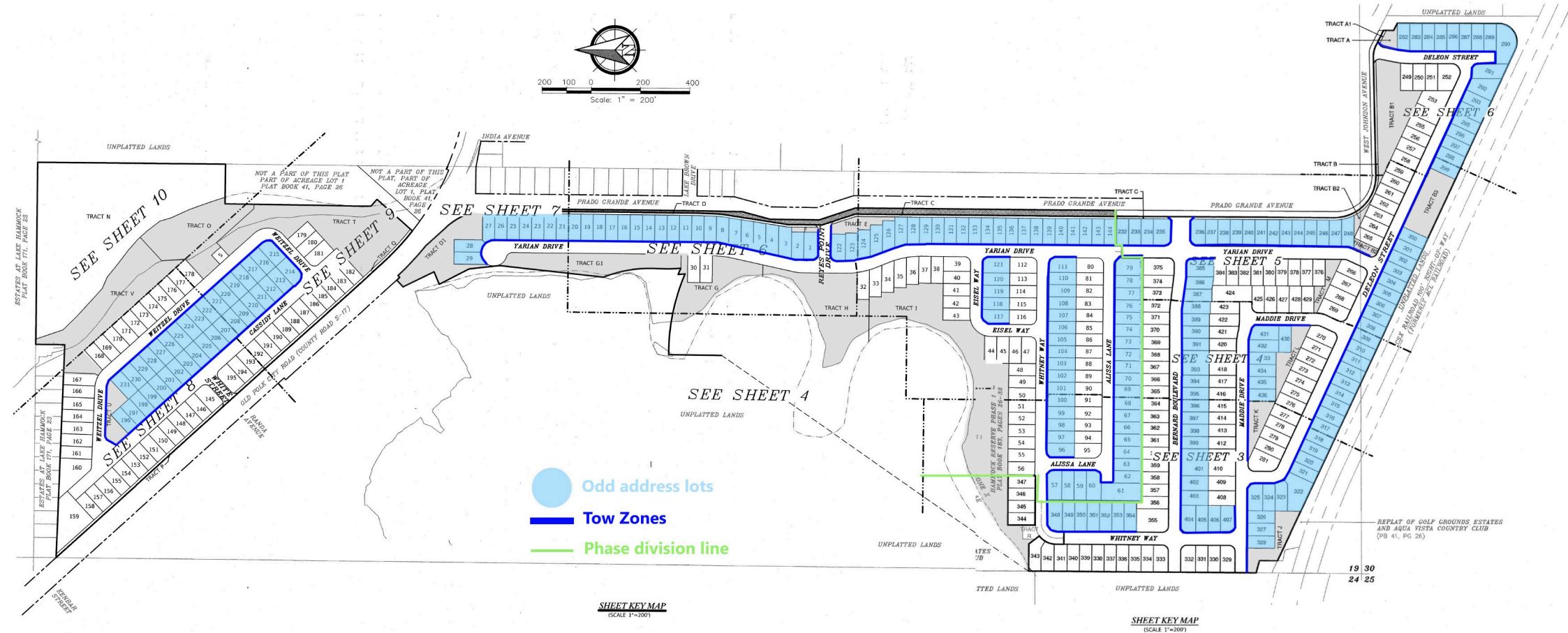
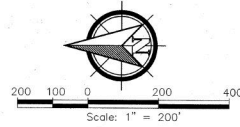
EXHIBIT A: *Tow-Away Zones (highlighted areas)*

Effective date: January 3, 2023

EXHIBIT B
Tow Away Zones

Hammock Reserve CDD

Tow Policy - No Parking on ODD address side of street



SECTION V

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 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 situated within the City of Haines City, Polk County, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 4th day of April 2023.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION C

Hammock Reserve

Field Management Report



April 04, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Added a shield to the pool entry gate's panic bar.
- ✚ New playground shade installed behind pool.
- ✚ Pool Shade Adjusted.



Complete

Landscape Review

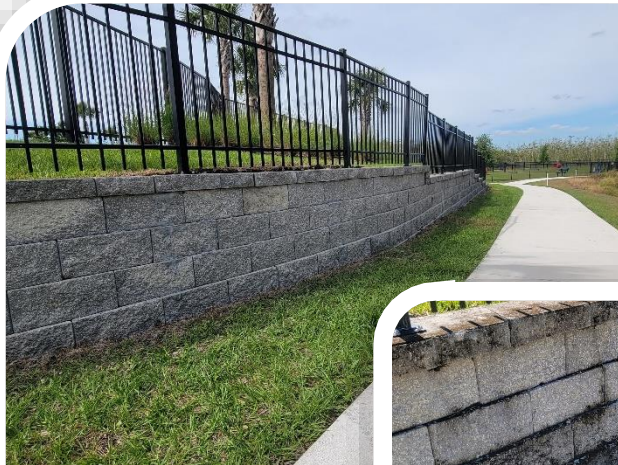
- ✚ Landscaping work is good.
- ✚ Grass mowing has been consistent, and planters have been kept neat and clean.
- ✚ New trees near intersection of Prado Grande Ave and Old Polk City Rd have done well.



Complete

General Maintenance

- ✚ Trail sidewalk repaired.
- ✚ Pool area retaining wall was cleaned.
- ✚ Repaired some potholes on Yarian Dr.
- ✚ Parking signs were installed as approved.
- ✚ Clogged backflow at pool equipment was cleaned under warranty.



In Progress

Phase 3 & 4

- ✚ Monitoring new phases for maintenance needs and working with contractor to prepare contract proposal.
- ✚ Two new playgrounds, a dog park, trails and garbage cans.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,
Marshall Tindall

SECTION D

SECTION 1

Hammock Reserve Community Development District

Summary of Check Register

December 1, 2022 through February 28, 2023

Fund	Date	Check No.'s	Amount
General Fund	12/9/22	317	\$ -
	12/16/22	318-325	\$ 31,233.26
	12/29/22	326-332	\$ 48,350.11
	1/5/23	333-335	\$ 5,327.12
	1/11/23	336-339	\$ 13,915.78
	1/23/23	340-346	\$ 9,768.04
	1/27/23	347	\$ 647.06
	2/10/23	348-354	\$ 11,513.01
	2/14/23	355-360	\$ 18,965.90
	2/22/23	361	\$ 193.19
Total Amount			\$ 139,913.47

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/29/22	00037	12/29/22 12292022	202212 300-15500-10000		*	3,733.19	
			LEASE EQUIPMENT JAN 23				
		12/29/22 12292022	202212 300-15500-10000		*	3,442.08	
			LEASE EQUIPMENT JAN 23				
				HNB PROPERTY, LLC			7,175.27 000329
12/29/22	00027	11/17/22 7414	202211 320-53800-47300		*	192.20	
			REPLACE NOZZLES/SPRAYS				
		12/01/22 7514	202212 320-53800-46200		*	3,128.75	
			LANDSCAPE MAINT DEC 22				
		12/01/22 7515	202212 320-53800-46200		*	3,439.17	
			LANDSCAPE MAINT DEC 22				
				PRINCE & SONS, INC.			6,760.12 000330
12/29/22	00033	11/25/22 6742559	202211 310-51300-32300		*	4,040.63	
			TRUSTEE FEES FY23 S2020				
				US BANK			4,040.63 000331
12/29/22	00019	12/29/22 12292022	202212 300-15500-10000		*	1,490.80	
			LEASE EQUIPMENT JAN 23				
				WHFS, LLC			1,490.80 000332
1/05/23	00026	12/31/22 00051774	202212 310-51300-48000		*	201.18	
			NOT RULE DEV 12/5/22				
		12/31/22 00051774	202212 310-51300-48000		*	426.31	
			NOT RULEMAKING 12/6/22				
		12/31/22 00051774	202212 310-51300-48000		*	445.47	
			NOT BOS MEETING 12/27/22				
				CA FLORIDA HOLDINGS, LLC			1,072.96 000333
1/05/23	00006	11/30/22 100	202211 320-53800-48000		*	2,694.16	
			HURRICANE/GEN REP NOV 22				
				GOVERNMENTAL MANAGEMENT SERVICES			2,694.16 000334
1/05/23	00027	12/20/22 7616	202212 320-53800-46300		*	1,560.00	
			REPLACE DEAD OAKS				
				PRINCE & SONS, INC.			1,560.00 000335
1/11/23	00006	1/01/23 102	202301 310-51300-34000		*	3,154.42	
			MANAGEMENT FEES JAN 23				
		1/01/23 102	202301 310-51300-35200		*	100.00	
			WEBSITE ADMIN JAN 23				
		1/01/23 102	202301 310-51300-35100		*	150.00	
			INFORMATION TECH JAN 23				
		1/01/23 102	202301 310-51300-31400		*	583.33	
			DISSEMINATION SVC JAN 23				

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/01/23 102	202301 330-57200-48300		*	416.67	
		AMENITY ACCESS JAN 23					
		1/01/23 102	202301 310-51300-51000		*	3.34	
		OFFICE SUPPLIES JAN 23					
		1/01/23 102	202301 310-51300-42000		*	15.96	
		POSTAGE JAN 23					
		1/01/23 103	202301 320-53800-34000		*	1,250.00	
		FIELD MANAGEMENT JAN 23					
		1/01/23 103	202301 320-53800-48000		*	119.43	
		GENERAL MAINTENANCE JAN23					
				GOVERNMENTAL MANAGEMENT SERVICES			5,793.15 000336
1/11/23 00045		1/02/23 01022023	202301 310-51300-42000		*	154.71	
		TAX BILL POSTAGE 2022					
				JOE G. TEDDER TAX COLLECTOR			154.71 000337
1/11/23 00027		1/01/23 7688	202301 320-53800-46200		*	3,128.75	
		LANDSCAPE MAIN JAN 23					
		1/01/23 7689	202301 320-53800-46200		*	3,439.17	
		LANDSCAPE MAIN JAN 23					
				PRINCE & SONS, INC.			6,567.92 000338
1/11/23 00041		1/01/23 18228	202301 330-57200-48500		*	1,400.00	
		POOL MAINTENANCE JAN 23					
				RESORT POOL SERVICES DBA			1,400.00 000339
1/23/23 00042		1/03/23 EC010320	202301 310-51300-11000		*	200.00	
		BOS MEETING 1/3/23					
				EMILY CASSIDY			200.00 000340
1/23/23 00039		1/03/23 EL010320	202301 310-51300-11000		*	200.00	
		BOS MEETING 1/3/23					
				ERIC LAVOIE			200.00 000341
1/23/23 00037		1/19/23 01192023	202301 300-15500-10000		*	3,733.18	
		EQUIPMENT LEASE FEB 23					
		1/20/23 01202023	202301 300-15500-10000		*	3,442.07	
		EQUIPMENT LEASE FEB 23					
				HNB PROPERTY, LLC			7,175.25 000342
1/23/23 00043		1/03/23 JP010320	202301 310-51300-11000		*	200.00	
		BOS MEETING 1/3/23					
				JESSICA PETRUCCI			200.00 000343
1/23/23 00008		1/03/23 LS010320	202301 310-51300-11000		*	200.00	
		BOS MEETING 1/3/23					
				LAUREN SCHWENK			200.00 000344
				HAMR HAMMOCK RESERV ZYAN			

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO..... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
1/23/23	00027	1/05/23	7775	202301	320-53800-47300					*	107.02		
			REPLACE BROKEN NOZZLES										
		1/05/23	7776	202301	320-53800-47300					*	194.97		
			REPLACE BROKEN NOZZLES										
									PRINCE & SONS, INC.			301.99	000345
1/23/23	00019	1/19/23	01192023	202301	300-15500-10000					*	1,490.80		
			EQUIPMENT LEASE FEB 23										
									WHFS,LLC			1,490.80	000346
1/27/23	00031	1/26/23	01262023	202301	300-20700-10000					*	647.06		
			FY22 DEBT SERVICE ASSESS										
									HAMMOCK RESERVE CDD C/O USBANK			647.06	000347
2/10/23	00044	12/22/22	8828	202212	330-57200-48200					*	575.00		
			CLEANING SERVICES DEC 22										
		1/27/23	9037	202301	330-57200-48200					*	575.00		
			CLEANING JAN 23										
									CSS OF CENTRAL FLORIDA			1,150.00	000348
2/10/23	00006	12/31/22	106	202212	320-53800-48000					*	312.62		
			GENERAL MAINTENANCE DEC22										
									GOVERNMENTAL MANAGEMENT SERVICES			312.62	000349
2/10/23	00047	1/24/23	01242023	202301	320-53800-43200					*	459.46		
			WATER SETUP DEPOSIT REIMB										
									HENKELMAN CONSTRUCTION			459.46	000350
2/10/23	00046	1/09/23	INV-0008	202301	320-53800-48000					*	7,563.00		
			FENCE REP HURRICAN DAMAGE										
		1/25/23	INV-0009	202301	320-53800-48000					*	631.61		
			FENCE REP HURRICAN DAMAGE										
									HILLCREST FENCE LLC			8,194.61	000351
2/10/23	00025	1/12/23	5403	202212	310-51300-31500					*	976.00		
			GENERAL COUNSEL DEC 22										
									KILINSKI/VAN WYK, PLLC			976.00	000352
2/10/23	00027	12/19/22	7621	202212	320-53800-47300					*	95.95		
			REPLACE BROKEN NOZZLES										
		12/19/22	7622	202212	320-53800-47300					*	94.37		
			REPAIR LATERAL BREAK										
									PRINCE & SONS, INC.			190.32	000353
2/10/23	00021	1/18/23	1617	202301	310-51300-31100					*	230.00		
			MAINTENANCE BOND ESTIMATE										
									WOOD & ASSOCIATES ENGINEERING LLC			230.00	000354
									HAMR HAMMOCK RESERV ZYAN				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						139,913.47	

HAMR HAMMOCK RESERV ZYAN

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
February 28, 2023



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund Series 2020
5	Debt Service Fund Series 2021
6	Debt Service Fund Series 2022
7	Capital Projects Fund Series 2020
8	Capital Projects Fund Series 2021
9	Capital Projects Fund Series 2022
10	Capital Reserve Fund
11-12	Month to Month
13	Long Term Debt Report
14	Assessment Receipt Schedule

Hammock Reserve
Community Development District
Combined Balance Sheet
February 28, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 732,386	\$ -	\$ -	\$ 732,386
Capital Projects Account	\$ -	\$ -	\$ 36,767	\$ 36,767
<u>Investments:</u>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 7,963	\$ -	\$ 7,963
Construction	\$ -	\$ -	\$ 2,162	\$ 2,162
<u>Series 2021</u>				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 5,737	\$ -	\$ 5,737
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 97	\$ -	\$ 97
Construction	\$ -	\$ -	\$ 165	\$ 165
Cost of Issuance	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2022</u>				
Reserve	\$ -	\$ 904,500	\$ -	\$ 904,500
Revenue	\$ -	\$ 17,742	\$ -	\$ 17,742
Interest	\$ -	\$ 2,439	\$ -	\$ 2,439
Construction	\$ -	\$ -	\$ 237	\$ 237
Due from Developer	\$ -	\$ -	\$ 206,175	\$ 206,175
Due from General Fund	\$ -	\$ 450,204	\$ -	\$ 450,204
Prepaid Expenses	\$ 8,666	\$ -	\$ -	\$ 8,666
Total Assets	\$ 741,053	\$ 1,680,942	\$ 245,507	\$ 2,667,501
Liabilities:				
Accounts Payable	\$ 34,487	\$ -	\$ 35,767	\$ 70,254
Contracts Payable	\$ -	\$ -	\$ 206,175	\$ 206,175
Due to Debt Service	\$ 450,204	\$ -	\$ -	\$ 450,204
Due to Other	\$ 50,844	\$ -	\$ -	\$ 50,844
Retainage Payable	\$ -	\$ -	\$ 294,682	\$ 294,682
Total Liabilities	\$ 535,536	\$ -	\$ 536,624	\$ 1,072,159
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 8,666	\$ -	\$ -	\$ 8,666
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 399,074	\$ -	\$ 399,074
Debt Service - Series 2021	\$ -	\$ 357,188	\$ -	\$ 357,188
Debt Service - Series 2022	\$ -	\$ 924,681	\$ -	\$ 924,681
Capital Projects - Series 2020	\$ -	\$ -	\$ 3,162	\$ 3,162
Capital Projects - Series 2021	\$ -	\$ -	\$ 165	\$ 165
Capital Projects - Series 2022	\$ -	\$ -	\$ (294,445)	\$ (294,445)
Unassigned	\$ 196,851	\$ -	\$ -	\$ 196,851
Total Fund Balances	\$ 205,517	\$ 1,680,942	\$ (291,117)	\$ 1,595,342
Total Liabilities & Fund Balance	\$ 741,053	\$ 1,680,942	\$ 245,507	\$ 2,667,501

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance

Revenues:

Assessments - Tax Roll	\$ 387,067	\$ 297,276	\$ 297,276	\$ -
Assessments - Direct Bill	\$ 147,336	\$ 62,885	\$ 62,885	\$ -
Other Income	\$ -	\$ -	\$ 14,400	\$ 14,400
Boundary Amendment Contributions	\$ -	\$ -	\$ 10,785	\$ 10,785
Total Revenues	\$ 534,403	\$ 360,160	\$ 385,346	\$ 25,185

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,600	\$ 3,400
Engineering	\$ 15,000	\$ 6,250	\$ 340	\$ 5,910
Attorney	\$ 30,000	\$ 12,500	\$ 4,700	\$ 7,800
Annual Audit	\$ 6,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,800	\$ 450	\$ 450	\$ -
Dissemination	\$ 8,000	\$ 2,917	\$ 3,017	\$ (100)
Trustee Fees	\$ 14,200	\$ 7,408	\$ 7,408	\$ -
Management Fees	\$ 37,853	\$ 15,772	\$ 15,772	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 317	\$ 100
Insurance	\$ 6,210	\$ 6,210	\$ 5,563	\$ 647
Copies	\$ 500	\$ 208	\$ 8	\$ 200
Legal Advertising	\$ 7,500	\$ 3,125	\$ 2,039	\$ 1,086
Other Current Charges	\$ 1,550	\$ 646	\$ 244	\$ 402
Office Supplies	\$ 625	\$ 260	\$ 13	\$ 247
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 150,413	\$ 67,588	\$ 47,895	\$ 19,693

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 12,000	\$ 12,000	\$ 9,853	\$ 2,147
Field Management	\$ 15,750	\$ 6,563	\$ 6,250	\$ 313
Landscape Maintenance	\$ 114,000	\$ 47,500	\$ 29,400	\$ 18,100
Landscape Replacement	\$ 15,000	\$ 6,250	\$ 1,560	\$ 4,690
Streetlights	\$ 19,800	\$ 8,250	\$ 4,061	\$ 4,189
Electric	\$ 7,920	\$ 3,300	\$ 12,835	\$ (9,535)
Water & Sewer	\$ 6,970	\$ 2,904	\$ 1,509	\$ 1,396
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 8,000	\$ 3,333	\$ 878	\$ 2,456
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 13,507	\$ (7,257)
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Field Expenditures	\$ 224,440	\$ 100,517	\$ 79,853	\$ 20,664
Amenity Expenditures				
Amenity - Electric	\$ 5,400	\$ 2,250	\$ -	\$ 2,250
Amenity - Water	\$ 3,500	\$ 1,458	\$ -	\$ 1,458
Playground Lease	\$ 70,830	\$ 29,513	\$ 43,330	\$ (13,818)
Internet	\$ 1,500	\$ 625	\$ 475	\$ 150
Pest Control	\$ 720	\$ 300	\$ 120	\$ 180
Janitorial Services	\$ 6,000	\$ 2,500	\$ 2,556	\$ (56)
Security Services	\$ 25,000	\$ 10,417	\$ 410	\$ 10,007
Pool Maintenance	\$ 21,600	\$ 9,000	\$ 7,250	\$ 1,750
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 1,829	\$ 2,338
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 157,050	\$ 65,438	\$ 58,053	\$ 7,385
Total Operations & Maintenance	\$ 381,490	\$ 165,954	\$ 137,906	\$ 28,049
Total Expenditures	\$ 531,903	\$ 233,542	\$ 185,800	\$ 47,741
Excess (Deficiency) of Revenues over Expenditures	\$ 2,500		\$ 199,545	
Fund Balance - Beginning	\$ -		\$ 5,972	
Fund Balance - Ending	\$ -		\$ 205,517	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 237,111	\$ 237,111	\$ -
Interest	\$ -	\$ -	\$ 2,530	\$ 2,530
Total Revenues	\$ 308,327	\$ 237,111	\$ 239,641	\$ 2,530
Expenditures:				
Interest - 11/1	\$ 101,078	\$ 101,078	\$ 101,078	\$ -
Principal - 5/1	\$ 105,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 101,078	\$ -	\$ -	\$ -
Total Expenditures	\$ 307,156	\$ 101,078	\$ 101,078	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,171		\$ 138,563	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,032)	\$ (2,032)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,032)	\$ (2,032)
Net Change in Fund Balance	\$ 1,171		\$ 136,531	
Fund Balance - Beginning	\$ 106,125		\$ 262,543	
Fund Balance - Ending	\$ 107,296		\$ 399,074	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 278,100	\$ 213,093	\$ 213,093	\$ -
Interest	\$ -	\$ -	\$ 2,248	\$ 2,248
Total Revenues	\$ 278,100	\$ 213,093	\$ 215,341	\$ 2,248
Expenditures:				
Interest - 11/1	\$ 85,966	\$ 85,966	\$ 85,966	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 105,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 85,966	\$ -	\$ -	\$ -
Total Expenditures	\$ 276,931	\$ 85,966	\$ 90,966	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 1,169		\$ 124,376	
Fund Balance - Beginning	\$ 94,393		\$ 232,812	
Fund Balance - Ending	\$ 95,562		\$ 357,188	

Hammock Reserve
Community Development District
Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 13,514	\$ 13,514
Total Revenues	\$ 904,500	\$ -	\$ 13,514	\$ 13,514
Expenditures:				
Interest - 11/1	\$ 356,764	\$ 356,764	\$ 356,764	\$ -
Principal - 5/1	\$ 225,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 339,775	\$ -	\$ -	\$ -
Total Expenditures	\$ 921,539	\$ 356,764	\$ 356,764	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (17,039)		\$ (343,249)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 2,439	\$ 2,439
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,439	\$ 2,439
Net Change in Fund Balance	\$ (17,039)		\$ (340,811)	
Fund Balance - Beginning	\$ 357,084		\$ 1,265,491	
Fund Balance - Ending	\$ 340,045		\$ 924,681	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 45,301	\$ 45,301
Interest	\$ -	\$ -	\$ 14	\$ 14
Total Revenues	\$ -	\$ -	\$ 45,316	\$ 45,316
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 750	\$ (750)
Total Expenditures	\$ -	\$ -	\$ 750	\$ (750)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 44,566	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,032	\$ 2,032
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,032	\$ 2,032
Net Change in Fund Balance	\$ -		\$ 46,598	
Fund Balance - Beginning	\$ -		\$ (43,435)	
Fund Balance - Ending	\$ -		\$ 3,162	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 165	\$ 165
Total Revenues	\$ -	\$ -	\$ 165	\$ 165
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 165	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 165	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 1,943,926	\$ 1,943,926
Interest	\$ -	\$ -	\$ 16,954	\$ 16,954
Total Revenues	\$ -	\$ -	\$ 1,960,881	\$ 1,960,881
<u>Expenditures:</u>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 1,756,463	\$ (1,756,463)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 1,938,120	\$ (1,938,120)
Total Expenditures	\$ -	\$ -	\$ 3,694,583	\$ (3,694,583)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,733,702)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,439)	\$ (2,439)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (2,439)	\$ (2,439)
Net Change in Fund Balance	\$ -		\$ (1,736,140)	
Fund Balance - Beginning	\$ -		\$ 1,441,695	
Fund Balance - Ending	\$ -		\$ (294,445)	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 3,050	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 3,050	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,050.00		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 3,050		\$ -	

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	\$ -	\$ 11,618	\$ 246,435	\$ 10,789	\$ 28,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	297,276
Assessments - Direct Bill	\$ 23,808	\$ 13,026	\$ 13,026	\$ -	\$ 13,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	62,885
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Boundary Amendment Contributions	\$ 8,282	\$ 2,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,785
Other Income	\$ -	\$ -	\$ -	\$ 14,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,400
Total Revenues	\$ 32,090	\$ 27,147	\$ 259,461	\$ 25,189	\$ 41,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	385,346
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,600
Engineering	\$ -	\$ 110	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	340
Attorney	\$ 565	\$ 2,138	\$ 976	\$ 1,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,700
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 683	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,017
Trustee Fees	\$ 3,367	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,408
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,772
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 6	\$ 17	\$ 89	\$ 171	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	317
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,563
Copies	\$ 6	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8
Legal Advertising	\$ 966	\$ -	\$ 1,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,039
Other Current Charges	\$ 39	\$ 44	\$ 39	\$ 39	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	244
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 3	\$ 3	\$ 2	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 21,377	\$ 10,792	\$ 6,167	\$ 5,452	\$ 4,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	47,895

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	\$ 9,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,853
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,250
Landscape Maintenance	\$ 6,568	\$ 6,568	\$ 6,568	\$ 6,568	\$ 3,129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,400
Landscape Replacement	\$ -	\$ -	\$ 1,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,560
Streetlights	\$ 809	\$ 809	\$ 809	\$ 809	\$ 825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,061
Electric	\$ 2,886	\$ 2,526	\$ 2,349	\$ 2,346	\$ 2,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,835
Water & Sewer	\$ 230	\$ -	\$ -	\$ 1,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,509
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 192	\$ 190	\$ 302	\$ 193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	878
General Repairs & Maintenance	\$ -	\$ 2,703	\$ 313	\$ 10,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,507
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 21,596	\$ 14,048	\$ 13,038	\$ 23,044	\$ 8,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	79,853
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43,330
Internet	\$ -	\$ 179	\$ 150	\$ 73	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	475
Pest Control	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120
Janitorial Services	\$ 256	\$ 575	\$ 575	\$ 575	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,556
Security Services	\$ 410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	410
Pool Maintenance	\$ 1,650	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,250
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,083
Amenity Repairs & Maintenance	\$ 1,829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,829
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 13,227	\$ 11,237	\$ 11,248	\$ 11,171	\$ 11,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58,053
Total Operations & Maintenance	\$ 34,823	\$ 25,285	\$ 24,286	\$ 34,215	\$ 19,297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	137,906
Total Expenditures	\$ 56,200	\$ 36,077	\$ 30,453	\$ 39,667	\$ 23,403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	185,800
Excess (Deficiency) of Revenues over Expenditures	\$ (24,110)	\$ (8,930)	\$ 229,008	\$ (14,478)	\$ 18,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	199,545
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (24,110)	\$ (8,930)	\$ 229,008	\$ (14,478)	\$ 18,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	199,545

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	\$138,261	
Bonds Outstanding - 5/18/21		\$4,990,000
Principal - 5/1/22		(\$100,000)
Special Call - 5/1/22		(\$20,000)
Special Call - 11/1/22		(\$5,000)
Current Bonds Outstanding		\$4,865,000

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 2023

Gross Assessments	\$	415,250.76	\$	331,209.00	\$	297,660.00	\$	1,044,119.76
Net Assessments	\$	386,183.21	\$	308,024.37	\$	276,823.80	\$	971,031.38

ON ROLL ASSESSMENTS

							39.77%	31.72%	28.51%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commissions	Interest	Net Receipts	O&M Portion	2020 Debt Service	2021 Debt Service	Total
11/16/22	10/1-10/31/22	\$2,359.41	(\$94.37)	(\$45.30)	\$0.00	\$2,219.74	\$882.80	\$704.13	\$632.81	\$2,219.74
11/21/22	11/1-11/6/22	\$9,523.64	(\$380.92)	(\$182.85)	\$0.00	\$8,959.87	\$3,563.38	\$2,842.19	\$2,554.30	\$8,959.87
11/25/22	Interest	\$0.00	\$0.00	\$0.00	\$32.57	\$32.57	\$12.95	\$10.33	\$9.29	\$32.57
11/25/22	11/7-11/13/22	\$19,133.28	(\$765.28)	(\$367.36)	\$0.00	\$18,000.64	\$7,158.93	\$5,710.05	\$5,131.66	\$18,000.64
12/12/22	11-14-11/23/22	\$28,613.92	(\$1,144.50)	(\$549.39)	\$0.00	\$26,920.03	\$10,706.21	\$8,539.40	\$7,674.42	\$26,920.03
12/21/22	11/24-11/30/22	\$334,402.40	(\$13,375.70)	(\$6,420.53)	\$0.00	\$314,606.17	\$125,120.18	\$99,797.36	\$89,688.63	\$314,606.17
12/23/22	12/1-12/15/22	\$306,668.48	(\$12,219.73)	(\$5,888.98)	\$0.00	\$288,559.77	\$114,761.41	\$91,535.09	\$82,263.27	\$288,559.77
12/31/22	1% Fee Adj	(\$10,441.20)	\$0.00	\$0.00	\$0.00	(\$10,441.20)	(\$4,152.51)	(\$3,312.09)	(\$2,976.60)	(\$10,441.20)
01/13/23	12/16-12/31/22	\$28,785.92	(\$1,103.77)	(\$553.64)	\$0.00	\$27,128.51	\$10,789.12	\$8,605.53	\$7,733.86	\$27,128.51
02/16/23	1/1/23-1/31/23	\$74,489.71	(\$1,537.64)	(\$1,459.04)	\$0.00	\$71,493.03	\$28,433.08	\$22,678.56	\$20,381.39	\$71,493.03
TOTAL		\$ 793,535.56	\$ (30,621.91)	\$ (15,467.09)	\$ 32.57	\$ 747,479.13	\$ 297,275.55	\$ 237,110.55	\$ 213,093.03	\$ 747,479.13

77%	Net Percent Collected
\$223,552.25	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

CH DEV Hammock LLC						
Net Assessments				\$514,563.47	\$72,398.36	\$442,165.11
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
10/18/2022, 11/8/22	10/1/22	1036, 1053	\$18,099.59	\$18,099.59	\$18,099.59	
	12/13/22	1058	\$18,099.59	\$13,025.70	\$0.00	
	2/1/23		\$18,099.59		\$0.00	
	4/1/23		\$277,524.85			\$0.00
	5/1/23		\$18,099.59		\$0.00	
	10/1/23		\$164,640.26			\$0.00
\$ 514,563.47				\$ 31,125.29	\$ 18,099.59	\$ -

EKK Venture I LLC						
Net Assessments				\$358,425.01	\$50,429.92	\$307,995.09
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
10/18/2022, 11/8/22	10/1/22	1036, 1053	\$12,607.48	\$12,607.48	\$12,607.48	
	12/1/22		\$12,607.48		\$0.00	
	2/1/23		\$12,607.48		\$0.00	
	4/1/23		\$193,313.06			\$0.00
	5/1/23		\$12,607.48		\$0.00	
	10/1/23		\$114,682.03			\$0.00
\$ 358,425.01				\$ 12,607.48	\$ 12,607.48	\$ -

Hammock Reserve Partners LLC						
Net Assessments				\$174,170.33	\$24,505.52	\$149,664.81
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2022 Debt Service
10/18/2022, 11/8/22	10/1/22	1036, 1053	\$6,126.38	\$6,126.38	\$6,126.38	
	12/1/22		\$6,126.38		\$0.00	
	2/1/23		\$6,126.38		\$0.00	
	4/1/23		\$93,937.09			\$0.00
	5/1/23		\$6,126.38		\$0.00	
	10/1/23		\$55,727.72			\$0.00
\$ 174,170.33				\$ 6,126.38	\$ 6,126.38	\$ -

SECTION 3

Requisition	Payee/Vendor		Amount
71	Hammock Reserve Partners	\$	1,326.00
72	Tucker Paving, Inc.	\$	398,307.70
73	Raysor Transportation Consulting	\$	6,000.00
74	Duke Energy	\$	14,918.88
75	Hammock Reserve Partners	\$	1,326.00
76	Wood & Associates Engineering	\$	862.50
77	Danielle Fence	\$	79,107.50
TOTAL		\$	501,848.58