

*Hammock Reserve
Community Development District*

Meeting Agenda

May 2, 2023

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 25, 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, May 2, 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 April 4, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-05 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 1, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2023/2024 Budget and Imposition of Operations and Maintenance Assessments
5. 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. Presentation of Number of Registered Voters—214
6. Other Business
7. Supervisors Requests and Audience Comments
8. 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, **April 4, 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 *by Zoom*
Emily Cassidy
Eric Lavoie
Jessica Petrucci

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

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

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present at the meeting, so the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 3,
2023 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the January 3, 2023 Board of Supervisor meeting and asked if there were any questions, comments, or corrections to them. The Board had no changes to the minutes.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Minutes of the January 3, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Ratification of Towing Services Agreement with S&S Towing & Recovery, LLC**

Ms. Burns noted that S&S Towing & Recovering is the vendor that will be providing towing services for the community and will patrol the community at random to enforce the towing policy. She reported that the fees are set by the vendor and the District receives no funds from this towing agreement. This agreement has already been executed and Ms. Burns asked for the Board to ratify the agreement.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Towing Services Agreement with S&S Towing & Recovery, LLC, was ratified.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-04 Authorization of Bank Account Signatories**

Ms. Burns stated that Resolution 2023-04 was included in the package for Board review and noted that this resolution authorizes officers to be bank account signatories. She noted that the bank will not just take the resolution for a change in person, this will provide the information that they need for anyone that is appointed to the office of treasurer, assistant treasurer, or secretary to be named as a signer for the account and it will provide the resolution for who that person is if it changes over time.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Resolution 2023-04 Authorization of Bank Account Signatories, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Gentry had nothing further to report.

B. Engineer

Ms. Banfield had nothing further to report.

C. Field Manager's Report

Mr. Tindall presented the field manager's report to the Board that can be found in the agenda package. Completed items include:

- Amenity review –
 - Vendors' maintenance of the facility has been satisfactory.
 - A shield was added to the pool entry gate's panic bar.
 - Playground shade installed behind the pool.
 - Pool shade was adjusted.
- Landscape review –
 - Grass mowing has been consistent, and planters have been kept neat and clean.
 - New trees near intersection of Pardo Grande Ave and Old Polk City Rd have done well.
- General Maintenance –
 - Trail sidewalk repaired.
 - Pool area retaining wall was cleaned.
 - Pothole repair on Yarian Dr.
 - Parking signs were installed as approved.
 - Clogged backflow at pool equipment was cleaned under warranty.

Mr. Tindall reported on in progress items in Phase 3 and 4. They are monitoring new phases for maintenance needs and working with the contractor to prepare contract proposals. He offered to answer any questions the Board may have.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register totaling \$139,913.49 from December 1 – February 28, 2023.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials were included in the packet for review and were through February 28th. There was no action necessary. The Board had no questions on the financials.

iii. Ratification of Summary of Series 2022 (AA3 – Phase 4) Requisitions #71-#77

Ms. Burns presented the summary of the Series 2022 Assessment Area 3, Phase 4 requisitions #71-#77. They have already been approved by the District engineer and the Chair and Ms. Burns was seeking ratification from the Board.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Series 2022 (AA3 – Phase 4) Requisitions #71 to #77, were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

Ms. Burns stated that they will be presenting a preliminary budget for the Board at the May meeting and will send it out with the agenda a week before the meeting for Board review.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

NINTH 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.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hammock Reserve Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC – 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida

Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, August 1, 2023

HOUR: 9:30 a.m.

LOCATION: Holiday Inn—Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, FL 33880

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 2ND DAY OF MAY 2023.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Hammock Reserve
Community Development District

Proposed Budget
FY2024



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Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
<u>Revenues</u>					
Assessments - Tax Roll	\$ 387,067	\$ 368,200	\$ 18,867	\$ 387,067	\$ 910,542
Assessments - Direct Bill	\$ 147,336	\$ 62,885	\$ 78,511	\$ 141,396	\$ -
Assessments - Lot Closings	\$ -	\$ 5,940	\$ -	\$ 5,940	\$ -
Other Income	\$ -	\$ 14,400	\$ -	\$ 14,400	\$ -
Boundary Amendment Contributions	\$ -	\$ 10,785	\$ -	\$ 10,785	\$ -
Total Revenues	\$ 534,403	\$ 462,210	\$ 97,378	\$ 559,588	\$ 910,542
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 6,000	\$ 7,600	\$ 12,000
Engineering	\$ 15,000	\$ 340	\$ 7,500	\$ 7,840	\$ 15,000
Attorney	\$ 30,000	\$ 4,890	\$ 15,000	\$ 19,890	\$ 30,000
Annual Audit	\$ 6,000	\$ -	\$ 7,000	\$ 7,000	\$ 7,100
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Arbitrage	\$ 1,800	\$ 450	\$ 900	\$ 1,350	\$ 1,350
Dissemination	\$ 8,000	\$ 3,500	\$ 3,500	\$ 7,000	\$ 7,000
Trustee Fees	\$ 14,200	\$ 7,408	\$ 4,715	\$ 12,123	\$ 12,123
Management Fees	\$ 37,853	\$ 18,927	\$ 18,927	\$ 37,853	\$ 40,124
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 339	\$ 500	\$ 839	\$ 1,000
Insurance	\$ 6,210	\$ 5,563	\$ -	\$ 5,563	\$ 6,397
Copies	\$ 500	\$ 33	\$ 250	\$ 283	\$ 500
Legal Advertising	\$ 7,500	\$ 2,039	\$ 5,461	\$ 7,500	\$ 7,500
Other Current Charges	\$ 1,550	\$ 283	\$ 775	\$ 1,058	\$ 1,550
Office Supplies	\$ 625	\$ 15	\$ 313	\$ 327	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 150,413	\$ 52,060	\$ 72,341	\$ 124,401	\$ 150,744

Hammock Reserve

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
<u>Operations & Maintenance</u>					
Field Expenditures					
Property Insurance	\$ 12,000	\$ 9,853	\$ -	\$ 9,853	\$ 18,000
Field Management	\$ 15,750	\$ 7,500	\$ 8,250	\$ 15,750	\$ 15,900
Landscape Maintenance	\$ 114,000	\$ 35,968	\$ 39,408	\$ 75,376	\$ 190,000
Landscape Replacement	\$ 15,000	\$ 1,560	\$ 7,500	\$ 9,060	\$ 20,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Streetlights	\$ 19,800	\$ 12,659	\$ 13,800	\$ 26,459	\$ 30,360
Electric	\$ 7,920	\$ 2,659	\$ 3,300	\$ 5,959	\$ 8,000
Water & Sewer	\$ 6,970	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 945	\$ 1,418	\$ 2,363	\$ 2,500
Irrigation Repairs	\$ 8,000	\$ 1,082	\$ 6,918	\$ 8,000	\$ 8,000
General Repairs & Maintenance	\$ 15,000	\$ 14,517	\$ 7,500	\$ 22,017	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 7,500
Subtotal Field Expenditures	\$ 224,440	\$ 86,744	\$ 95,593	\$ 182,337	\$ 325,260
Amenity Expenditures					
Amenity - Electric	\$ 5,400	\$ 5,279	\$ 5,820	\$ 11,099	\$ 12,804
Amenity - Water	\$ 3,500	\$ 2,071	\$ 3,480	\$ 5,551	\$ 10,000
Playground Lease	\$ 70,830	\$ 51,996	\$ 51,996	\$ 103,993	\$ 103,993
Internet	\$ 1,500	\$ 548	\$ 438	\$ 986	\$ 1,500
Pest Control	\$ 720	\$ 160	\$ 240	\$ 400	\$ 528
Janitorial Services	\$ 6,000	\$ 3,337	\$ 3,270	\$ 6,607	\$ 17,100
Security Services	\$ 25,000	\$ 410	\$ 15,090	\$ 15,500	\$ 35,000
Pool Maintenance	\$ 21,600	\$ 8,650	\$ 8,400	\$ 17,050	\$ 19,800
Amenity Access Management	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 6,750
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,829	\$ 5,000	\$ 6,829	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Subtotal Amenity Expenditures	\$ 157,050	\$ 76,780	\$ 99,984	\$ 176,764	\$ 224,975
<u>Total Operations & Maintenance</u>	\$ 381,490	\$ 163,524	\$ 195,578	\$ 359,101	\$ 550,235
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 2,500	\$ -	\$ -	\$ -	\$ 209,563
<u>Total Other Expenditures</u>	\$ 2,500	\$ -	\$ -	\$ -	\$ 209,563
Total Expenditures	\$ 534,403	\$ 215,584	\$ 267,918	\$ 483,502	\$ 910,542
Excess Revenues/(Expenditures)	\$ -	\$ 246,626	\$ (170,540)	\$ 76,086	\$ -

Product	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	1028	1.00	\$910,542.06	\$885.74	\$952.41
	1028		\$910,542.06		

Hammock Reserve

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

The District's legal counsel, Kilinski/Van WYK, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Hammock Reserve

Community Development District

General Fund Budget

Trustee Fees

The District will pay annual fees for Series 2020, 2021 and 2022 bonds that are deposited with a Trustee at US Bank.

Management Fees

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

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

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

Hammock Reserve

Community Development District

General Fund Budget

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Pond Maintenance

Represents the estimated maintenance of the pond within the common areas of the District.

Streetlights

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

Electric

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

Hammock Reserve

Community Development District

General Fund Budget

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Lease

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

Internet

Internet service is provided by Spectrum for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities. Services are provided by Massey Services.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities. Services are provided by CSS of Central Florida.

Hammock Reserve

Community Development District

General Fund Budget

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities, as well as maintaining security systems installed. Current Demands Electrical, INC provides these services.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool. Services are provided by Resort Pool Services.

Amenity Access Management

Represents the cost of management and monitoring access to the District's amenity facilities, contracted with Governmental Management Services – Central Florida, LLC.

Amenity Repairs & Maintenance

The District will incur costs related to the repair and maintenance of the amenities not limited to: the chain link and steel fencing and gates, the dog park stations, soccer field area, playground, pool and cabana areas.

Contingency

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

Other Expenditures:

Capital Reserves - Transfer

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

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ 308,327	\$ 293,681	\$ 14,646	\$ 308,327	\$ 308,327
Interest	\$ -	\$ 3,046	\$ -	\$ 3,046	\$ -
Carry Forward Surplus	\$ 106,125	\$ 108,543	\$ -	\$ 108,543	\$ 110,237
Total Revenues	\$ 414,452	\$ 405,270	\$ 14,646	\$ 419,916	\$ 418,564
Expenditures					
Interest Expense - 11/1	\$ 101,078	\$ 101,078	\$ -	\$ 101,078	\$ 99,700
Principal Expense - 5/1	\$ 105,000	\$ -	\$ 105,000	\$ 105,000	\$ 110,000
Interest Expense - 5/1	\$ 101,078	\$ -	\$ 101,078	\$ 101,078	\$ 99,700
Total Expenditures	\$ 307,156	\$ 101,078	\$ 206,078	\$ 307,156	\$ 309,400
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (2,522)	\$ -	\$ (2,522)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (2,522)	\$ -	\$ (2,522)	\$ -
Excess Revenues/(Expenditures)	\$ 107,296	\$ 301,669	\$ (191,432)	\$ 110,237	\$ 109,164

Interest Expense 11/1/24	\$ 98,256
Total	\$ 98,256

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

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

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

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

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

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ 278,100	\$ 263,933	\$ 14,167	\$ 278,100	\$ 278,100
Interest	\$ -	\$ 2,707	\$ -	\$ 2,707	\$ -
Carry Forward Surplus	\$ 94,393	\$ 94,551	\$ -	\$ 94,551	\$ 93,511
Total Revenues	\$ 372,493	\$ 361,191	\$ 14,167	\$ 375,358	\$ 371,611
Expenditures					
Interest Expense - 11/1	\$ 85,966	\$ 85,966	\$ -	\$ 85,966	\$ 84,634
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal Expense - 5/1	\$ 105,000	\$ -	\$ 105,000	\$ 105,000	\$ 105,000
Interest Expense - 5/1	\$ 85,966	\$ -	\$ 85,881	\$ 85,881	\$ 84,634
Total Expenditures	\$ 276,931	\$ 90,966	\$ 190,881	\$ 281,847	\$ 274,269
Excess Revenues/(Expenditures)	\$ 95,562	\$ 270,226	\$ (176,715)	\$ 93,511	\$ 97,342

Interest Expense 11/1/24	\$ 83,388
Total	\$ 83,388

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

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

Date		Balance	Principal		Interest		Total
11/01/23	\$	4,760,000.00	\$	-	\$	84,634.38	\$ 275,515.63
05/01/24	\$	4,760,000.00	\$	105,000.00	\$	84,634.38	\$ -
11/01/24	\$	4,655,000.00	\$	-	\$	83,387.50	\$ 273,021.88
05/01/25	\$	4,655,000.00	\$	110,000.00	\$	83,387.50	\$ -
11/01/25	\$	4,435,000.00	\$	-	\$	82,081.25	\$ 275,468.75
05/01/26	\$	4,435,000.00	\$	110,000.00	\$	82,081.25	\$ -
11/01/26	\$	4,435,000.00	\$	-	\$	80,775.00	\$ 272,856.25
05/01/27	\$	4,435,000.00	\$	115,000.00	\$	80,775.00	\$ -
11/01/27	\$	4,320,000.00	\$	-	\$	79,050.00	\$ 274,825.00
05/01/28	\$	4,320,000.00	\$	120,000.00	\$	79,050.00	\$ -
11/01/28	\$	4,200,000.00	\$	-	\$	77,250.00	\$ 276,300.00
05/01/29	\$	4,200,000.00	\$	120,000.00	\$	77,250.00	\$ -
11/01/29	\$	4,080,000.00	\$	-	\$	75,450.00	\$ 272,700.00
05/01/30	\$	4,080,000.00	\$	125,000.00	\$	75,450.00	\$ -
11/01/30	\$	3,955,000.00	\$	-	\$	73,575.00	\$ 274,025.00
05/01/31	\$	3,825,000.00	\$	130,000.00	\$	73,575.00	\$ -
11/01/31	\$	3,825,000.00	\$	-	\$	71,625.00	\$ 275,200.00
05/01/32	\$	3,825,000.00	\$	135,000.00	\$	71,625.00	\$ -
11/01/32	\$	3,690,000.00	\$	-	\$	69,346.88	\$ 275,971.88
05/01/33	\$	3,690,000.00	\$	140,000.00	\$	69,346.88	\$ -
11/01/33	\$	3,550,000.00	\$	-	\$	66,984.38	\$ 276,331.25
05/01/34	\$	3,550,000.00	\$	145,000.00	\$	66,984.38	\$ -
11/01/34	\$	3,405,000.00	\$	-	\$	64,537.50	\$ 276,521.88
05/01/35	\$	3,405,000.00	\$	145,000.00	\$	64,537.50	\$ -
11/01/35	\$	3,260,000.00	\$	-	\$	62,090.63	\$ 271,628.13
05/01/36	\$	3,260,000.00	\$	150,000.00	\$	62,090.63	\$ -
11/01/36	\$	3,110,000.00	\$	-	\$	59,559.38	\$ 271,650.00
05/01/37	\$	3,110,000.00	\$	155,000.00	\$	59,559.38	\$ -
11/01/37	\$	2,955,000.00	\$	-	\$	56,943.75	\$ 271,503.13
05/01/38	\$	2,955,000.00	\$	165,000.00	\$	56,943.75	\$ -
11/01/38	\$	2,790,000.00	\$	-	\$	54,159.38	\$ 276,103.13
05/01/39	\$	2,790,000.00	\$	170,000.00	\$	54,159.38	\$ -
11/01/39	\$	2,620,000.00	\$	-	\$	51,290.63	\$ 275,450.00
05/01/40	\$	2,620,000.00	\$	175,000.00	\$	51,290.63	\$ -
11/01/40	\$	2,265,000.00	\$	-	\$	48,337.50	\$ 274,628.13
05/01/41	\$	2,265,000.00	\$	180,000.00	\$	48,337.50	\$ -
11/01/41	\$	2,265,000.00	\$	-	\$	45,300.00	\$ 273,637.50
05/01/42	\$	2,265,000.00	\$	185,000.00	\$	45,300.00	\$ -
11/01/42	\$	2,080,000.00	\$	-	\$	41,600.00	\$ 271,900.00
05/01/43	\$	2,080,000.00	\$	195,000.00	\$	41,600.00	\$ -
11/01/43	\$	1,885,000.00	\$	-	\$	37,700.00	\$ 274,300.00
05/01/44	\$	1,885,000.00	\$	205,000.00	\$	37,700.00	\$ -
11/01/44	\$	1,680,000.00	\$	-	\$	33,600.00	\$ 276,300.00
05/01/45	\$	1,680,000.00	\$	210,000.00	\$	33,600.00	\$ -

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

Date	Balance	Prinicipal	Interest	Total
11/01/45	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 273,000.00
05/01/46	\$ 1,470,000.00	\$ 220,000.00	\$ 29,400.00	\$ -
11/01/46	\$ 1,250,000.00	\$ -	\$ 25,000.00	\$ 274,400.00
05/01/47	\$ 1,250,000.00	\$ 230,000.00	\$ 25,000.00	\$ -
11/01/47	\$ 1,020,000.00	\$ -	\$ 20,400.00	\$ 275,400.00
05/01/48	\$ 1,020,000.00	\$ 240,000.00	\$ 20,400.00	\$ -
11/01/48	\$ 780,000.00	\$ -	\$ 15,600.00	\$ 276,000.00
05/01/49	\$ 780,000.00	\$ 250,000.00	\$ 15,600.00	\$ -
11/01/49	\$ 530,000.00	\$ -	\$ 10,600.00	\$ 276,200.00
05/01/50	\$ 530,000.00	\$ 260,000.00	\$ 10,600.00	\$ -
11/1/50	\$ 270,000.00	\$ -	\$ 5,400.00	\$ 276,000.00
5/1/51	\$ 270,000.00	\$ 270,000.00	\$ 5,400.00	\$ 275,400.00
		\$ 4,865,000.00	\$ 3,097,237.50	\$ 7,962,237.50

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

Description	Proposed Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ 904,500	\$ -	\$ 706,050	\$ 706,050	\$ 904,500
Assessments - Lot Closings	\$ -	\$ 198,450	\$ -	\$ 198,450	\$ -
Interest	\$ -	\$ 16,457	\$ -	\$ 16,457	\$ -
Carry Forward Surplus	\$ 357,084	\$ 360,991	\$ -	\$ 360,991	\$ 362,848
Total Revenues	\$ 1,261,584	\$ 575,898	\$ 706,050	\$ 1,281,948	\$ 1,267,348
Expenditures					
Interest Expense - 11/1	\$ 356,764	\$ 356,764	\$ -	\$ 356,764	\$ 335,050
Principal Expense - 5/1	\$ 225,000	\$ -	\$ 225,000	\$ 225,000	\$ 235,000
Interest Expense - 5/1	\$ 339,775	\$ -	\$ 339,775	\$ 339,775	\$ 335,050
Total Expenditures	\$ 921,539	\$ 356,764	\$ 564,775	\$ 921,539	\$ 905,100
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 2,439	\$ -	\$ 2,439	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 2,439	\$ -	\$ 2,439	\$ -
Excess Revenues/(Expenditures)	\$ 340,045	\$ 221,573	\$ 141,275	\$ 362,848	\$ 362,248

Interest Expense 11/1/24	\$ 330,115
Total	\$ 330,115

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

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

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

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

Date		Balance		Prinicpal		Interest		Total
05/01/45	\$	5,945,000.00	\$	620,000.00	\$	148,625.00	\$	-
11/01/45	\$	5,325,000.00	\$	-	\$	133,125.00	\$	901,750.00
05/01/46	\$	5,325,000.00	\$	650,000.00	\$	133,125.00	\$	-
11/01/46	\$	4,675,000.00	\$	-	\$	116,875.00	\$	900,000.00
05/01/47	\$	4,675,000.00	\$	685,000.00	\$	116,875.00	\$	-
11/01/47	\$	3,990,000.00	\$	-	\$	99,750.00	\$	901,625.00
05/01/48	\$	3,990,000.00	\$	720,000.00	\$	99,750.00	\$	-
11/01/48	\$	3,270,000.00	\$	-	\$	81,750.00	\$	901,500.00
05/01/49	\$	3,270,000.00	\$	760,000.00	\$	81,750.00	\$	-
11/01/49	\$	2,510,000.00	\$	-	\$	62,750.00	\$	904,500.00
05/01/50	\$	2,510,000.00	\$	795,000.00	\$	62,750.00	\$	-
11/01/50	\$	1,715,000.00	\$	-	\$	42,875.00	\$	900,625.00
05/01/51	\$	1,715,000.00	\$	835,000.00	\$	42,875.00	\$	-
11/01/51	\$	880,000.00	\$	-	\$	22,000.00	\$	899,875.00
05/01/52	\$	880,000.00	\$	880,000.00	\$	22,000.00	\$	902,000.00
				\$ 14,235,000.00	\$	13,178,663.75	\$	27,413,663.75

Hammock Reserve
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY2024
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In (Out)	\$ 3,050	\$ -	\$ -	\$ -	\$ 209,563
Total Other Financing Sources/(Uses)	\$ 3,050	\$ -	\$ -	\$ -	\$ 209,563
Excess Revenues/(Expenditures)	\$ 3,050	\$ -	\$ -	\$ -	\$ 209,563

SECTION V

SECTION C

Hammock Reserve

Field Management Report



May 02, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

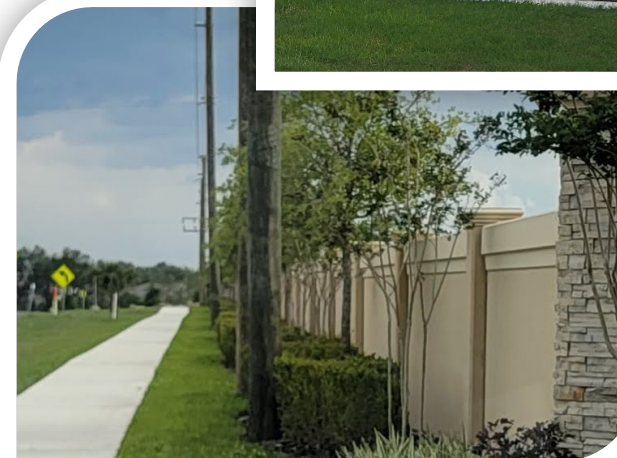
- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Landscaping stones continue to be a problem for maintenance.
- ✚ Notice sign posted at pool for issue.



Complete

Landscape Review

- ✚ Landscaping work is good.
- ✚ Plant beds, trees, and hedges are being maintained.
- ✚ Palm by amenity will be replaced under warranty



In Progress

Phase 3 & 4

- ✚ New phases are progressing.
- ✚ New playgrounds are installed.
- ✚ Dog park is substantially completed.
- ✚ Phase 4 entrances signs are in progress.



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

March 1, 2023 through March 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	3/1/23	362-365	\$ 421,618.74
	3/14/23	366-369	\$ 10,839.30
	3/16/23	370-374	\$ 15,131.27
	3/23/23	375-376	\$ 29,890.00
	3/28/23	377	\$ 40.00
Total Amount			\$ 477,519.31

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/01/23	00038	2/23/23 2241171	202301 310-51300-31500	GENERAL COUNSEL JAN 23	*	237.50	
				DEWBERRY ENGINEERS INC			237.50 000362
3/01/23	00031	2/22/23 02222023	202302 300-20700-10000	FY23 S2020 DS ASSESSMENT	*	205,826.46	
		2/22/23 02222023	202302 300-20700-10000	FY23 S2021 DS ASSESSMENT	*	184,977.78	
				HAMMOCK RESERVE CDD C/O USBANK			390,804.24 000363
3/01/23	00025	2/22/23 5988	202301 310-51300-31500	GENERAL COUNSEL JAN 23	*	783.50	
				KILINSKI/VAN WYK, PLLC			783.50 000364
3/01/23	00035	2/21/23 3370	202302 300-20700-10200	PH4 EQUIP 50% FINAL PYMT	*	29,793.50	
				PROPLAYGROUND			29,793.50 000365
3/14/23	00044	2/27/23 9228	202302 330-57200-48200	CLEANING SVCS FEB 23	*	575.00	
				CSS OF CENTRAL FLORIDA			575.00 000366
3/14/23	00006	1/30/23 113	202301 320-53800-48000	FENCE REPAIRS HURRICANE	*	2,296.38	
				GOVERNMENTAL MANAGEMENT SERVICES			2,296.38 000367
3/14/23	00027	3/01/23 8184	202303 320-53800-46200	LANDSCAPE MAINT MAR 23	*	3,128.75	
		3/01/23 8185	202303 320-53800-46200	LANDSCAPE MAINT MAR 23	*	3,439.17	
				PRINCE & SONS, INC.			6,567.92 000368
3/14/23	00041	3/01/23 18671	202303 330-57200-48500	POOL MAINTENANCE MAR 23	*	1,400.00	
				RESORT POOL SERVICES DBA			1,400.00 000369
3/16/23	00006	3/01/23 111	202303 310-51300-34000	MANAGEMENT FEES MAR 23	*	3,154.42	
		3/01/23 111	202303 310-51300-35200	WEBSITE ADMIN MAR 23	*	100.00	
		3/01/23 111	202303 310-51300-35100	INFORMATION TECH MAR 23	*	150.00	
		3/01/23 111	202303 310-51300-31400	DISSEMINATION SVCS MAR 23	*	583.33	
		3/01/23 111	202303 330-57200-48300	AMENITY ACCESS MAR 23	*	416.67	

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT	#
		3/01/23	111	202303	310-51300	51000				*	1.23		
			OFFICE SUPPLIES MAR 23										
		3/01/23	111	202303	310-51300	42000				*	22.95		
			POSTAGE MAR 23										
		3/01/23	111	202303	310-51300	42500				*	24.60		
			COPIES MAR 23										
		3/01/23	112	202303	320-53800	34000				*	1,250.00		
			FIELD MANAGEMENT MAR 23										
									GOVERNMENTAL MANAGEMENT SERVICES			5,703.20	000370
3/16/23	00037	3/15/23	03152023	202303	300-15500	10000				*	3,442.08		
			PLAYGROUND LEASE APR 23										
		3/15/23	03152023	202303	300-15500	10000				*	3,733.19		
			PLAYGROUND LEASE APR 23										
									HNB PROPERTY, LLC			7,175.27	000371
3/16/23	00048	12/29/22	52966363	202212	330-57200	48100				*	40.00		
			PEST CONTROL 12/29/22										
		1/24/23	52966364	202301	330-57200	48100				*	40.00		
			PEST CONTROL 1/24/23										
									MASSEY SERVICES			80.00	000372
3/16/23	00035	11/15/22	3224	202211	300-20700	10200				*	682.00		
			REMAINING BALANCE										
									PROPLAYGROUND			682.00	000373
3/16/23	00019	3/15/23	03152023	202303	300-15500	10000				*	1,490.80		
			PLAYGROUND LEASE APR 23										
									WHFS,LLC			1,490.80	000374
3/23/23	00031	3/16/23	03162023	202303	300-20700	10000				*	29,700.00		
			FY23 SER22 LOT CLOSING										
									HAMMOCK RESERVE CDD C/O USBANK			29,700.00	000375
3/23/23	00025	3/10/23	6010	202302	310-51300	31500				*	190.00		
			GENERAL COUNSEL FEB 23										
									KILINSKI/VAN WYK, PLLC			190.00	000376
3/28/23	00048	2/25/23	52966365	202302	330-57200	48100				*	40.00		
			PEST CONTROL 2/25/23										
									MASSEY SERVICES			40.00	000377
									TOTAL FOR BANK A		477,519.31		
									TOTAL FOR REGISTER		477,519.31		

HAMR HAMMOCK RESERV ZYAN

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
March 31, 2023



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Hammock Reserve
Community Development District
Combined Balance Sheet
March 31, 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	\$ 464,567	\$ -	\$ -	\$ 464,567
Capital Projects Account	\$ -	\$ -	\$ 1,000	\$ 1,000
<u>Investments:</u>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 213,815	\$ -	\$ 213,815
Construction	\$ -	\$ -	\$ 2,659	\$ 2,659
<u>Series 2021</u>				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 191,173	\$ -	\$ 191,173
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 97	\$ -	\$ 97
Construction	\$ -	\$ -	\$ 165	\$ 165
Cost of Issuance	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2022</u>				
Reserve	\$ -	\$ 904,500	\$ -	\$ 904,500
Revenue	\$ -	\$ 219,135	\$ -	\$ 219,135
Interest	\$ -	\$ 2,439	\$ -	\$ 2,439
Construction	\$ -	\$ -	\$ 5,750	\$ 5,750
Due from Developer	\$ -	\$ -	\$ 159,737	\$ 159,737
Due from General Fund	\$ -	\$ 166,810	\$ -	\$ 166,810
Prepaid Expenses	\$ 8,666	\$ -	\$ -	\$ 8,666
Total Assets	\$ 473,915	\$ 1,990,229	\$ 169,313	\$ 2,633,457
Liabilities:				
Accounts Payable	\$ 54,507	\$ -	\$ -	\$ 54,507
Contracts Payable	\$ -	\$ -	\$ 153,737	\$ 153,737
Due to Debt Service	\$ 166,810	\$ -	\$ -	\$ 166,810
Due to Other	\$ 1	\$ -	\$ -	\$ 1
Retainage Payable	\$ -	\$ -	\$ 23,154	\$ 23,154
Total Liabilities	\$ 221,318	\$ -	\$ 176,892	\$ 398,209
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 8,666	\$ -	\$ -	\$ 8,666
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 455,669	\$ -	\$ 455,669
Debt Service - Series 2021	\$ -	\$ 408,487	\$ -	\$ 408,487
Debt Service - Series 2022	\$ -	\$ 1,126,073	\$ -	\$ 1,126,073
Capital Projects - Series 2020	\$ -	\$ -	\$ 3,659	\$ 3,659
Capital Projects - Series 2021	\$ -	\$ -	\$ 166	\$ 166
Capital Projects - Series 2022	\$ -	\$ -	\$ (11,404)	\$ (11,404)
Unassigned	\$ 243,932	\$ -	\$ -	\$ 243,932
Total Fund Balances	\$ 252,598	\$ 1,990,229	\$ (7,579)	\$ 2,235,248
Total Liabilities & Fund Balance	\$ 473,915	\$ 1,990,229	\$ 169,313	\$ 2,633,457

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 387,067	\$ 368,200	\$ 368,200	\$ -
Assessments - Direct Bill	\$ 147,336	\$ 62,885	\$ 62,885	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 5,940	\$ 5,940
Other Income	\$ -	\$ -	\$ 14,400	\$ 14,400
Boundary Amendment Contributions	\$ -	\$ -	\$ 10,785	\$ 10,785
Total Revenues	\$ 534,403	\$ 431,085	\$ 462,210	\$ 31,125

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,600	\$ 4,400
Engineering	\$ 15,000	\$ 7,500	\$ 340	\$ 7,160
Attorney	\$ 30,000	\$ 15,000	\$ 4,890	\$ 10,110
Annual Audit	\$ 6,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,800	\$ 450	\$ 450	\$ -
Dissemination	\$ 8,000	\$ 3,500	\$ 3,500	\$ 0
Trustee Fees	\$ 14,200	\$ 7,408	\$ 7,408	\$ -
Management Fees	\$ 37,853	\$ 18,926	\$ 18,927	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 339	\$ 161
Insurance	\$ 6,210	\$ 6,210	\$ 5,563	\$ 647
Copies	\$ 500	\$ 250	\$ 33	\$ 217
Legal Advertising	\$ 7,500	\$ 3,750	\$ 2,039	\$ 1,711
Other Current Charges	\$ 1,550	\$ 775	\$ 283	\$ 492
Office Supplies	\$ 625	\$ 313	\$ 15	\$ 298
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 150,413	\$ 77,257	\$ 52,060	\$ 25,196

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 12,000	\$ 12,000	\$ 9,853	\$ 2,147
Field Management	\$ 15,750	\$ 7,875	\$ 7,500	\$ 375
Landscape Maintenance	\$ 114,000	\$ 57,000	\$ 35,968	\$ 21,032
Landscape Replacement	\$ 15,000	\$ 7,500	\$ 1,560	\$ 5,940
Streetlights	\$ 19,800	\$ 9,900	\$ 4,886	\$ 5,014
Electric	\$ 7,920	\$ 3,960	\$ 15,711	\$ (11,751)
Water & Sewer	\$ 6,970	\$ 3,485	\$ 2,071	\$ 1,414
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ 945	\$ 305
Irrigation Repairs	\$ 8,000	\$ 4,000	\$ 1,082	\$ 2,918
General Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 14,517	\$ (7,017)
Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Subtotal Field Expenditures	\$ 224,440	\$ 118,220	\$ 94,094	\$ 24,126
Amenity Expenditures				
Amenity - Electric	\$ 5,400	\$ 2,700	\$ -	\$ 2,700
Amenity - Water	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Playground Lease	\$ 70,830	\$ 35,415	\$ 51,996	\$ (16,581)
Internet	\$ 1,500	\$ 750	\$ 548	\$ 202
Pest Control	\$ 720	\$ 360	\$ 160	\$ 200
Janitorial Services	\$ 6,000	\$ 3,000	\$ 3,337	\$ (337)
Security Services	\$ 25,000	\$ 12,500	\$ 410	\$ 12,090
Pool Maintenance	\$ 21,600	\$ 10,800	\$ 8,650	\$ 2,150
Amenity Access Management	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 1,829	\$ 3,171
Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Subtotal Amenity Expenditures	\$ 157,050	\$ 78,525	\$ 69,430	\$ 9,095
Total Operations & Maintenance	\$ 381,490	\$ 196,745	\$ 163,524	\$ 33,221
Total Expenditures	\$ 531,903	\$ 274,002	\$ 215,585	\$ 58,417
Excess (Deficiency) of Revenues over Expenditures	\$ 2,500		\$ 246,626	
Fund Balance - Beginning	\$ -		\$ 5,972	
Fund Balance - Ending	\$ -		\$ 252,598	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 293,681	\$ 293,681	\$ -
Interest	\$ -	\$ -	\$ 3,046	\$ 3,046
Total Revenues	\$ 308,327	\$ 293,681	\$ 296,727	\$ 3,046
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		\$ 195,649	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,522)	\$ (2,522)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,522)	\$ (2,522)
Net Change in Fund Balance	\$ 1,171		\$ 193,127	
Fund Balance - Beginning	\$ 106,125		\$ 262,543	
Fund Balance - Ending	\$ 107,296		\$ 455,669	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 278,100	\$ 263,933	\$ 263,933	\$ -
Interest	\$ -	\$ -	\$ 2,707	\$ 2,707
Total Revenues	\$ 278,100	\$ 263,933	\$ 266,640	\$ 2,707
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		\$ 175,674	
Fund Balance - Beginning	\$ 94,393		\$ 232,812	
Fund Balance - Ending	\$ 95,562		\$ 408,487	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues:				
Assessments - Direct Bill	\$ 904,500	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 198,450	\$ 198,450
Interest	\$ -	\$ -	\$ 16,457	\$ 16,457
Total Revenues	\$ 904,500	\$ -	\$ 214,907	\$ 214,907
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)		\$ (141,857)	
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)		\$ (139,418)	
Fund Balance - Beginning	\$ 357,084		\$ 1,265,491	
Fund Balance - Ending	\$ 340,045		\$ 1,126,073	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 45,301	\$ 45,301
Interest	\$ -	\$ -	\$ 21	\$ 21
Total Revenues	\$ -	\$ -	\$ 45,322	\$ 45,322
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 750	\$ (750)
Total Expenditures	\$ -	\$ -	\$ 750	\$ (750)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 44,572	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,522	\$ 2,522
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,522	\$ 2,522
Net Change in Fund Balance	\$ -		\$ 47,095	
Fund Balance - Beginning	\$ -		\$ (43,435)	
Fund Balance - Ending	\$ -		\$ 3,659	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 10,571	\$ 10,571
Interest	\$ -	\$ -	\$ 166	\$ 166
Total Revenues	\$ -	\$ -	\$ 10,737	\$ 10,737
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 10,571	\$ (10,571)
Total Expenditures	\$ -	\$ -	\$ 10,571	\$ (10,571)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 166	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 166	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 2,215,870	\$ 2,215,870
Interest	\$ -	\$ -	\$ 16,956	\$ 16,956
Total Revenues	\$ -	\$ -	\$ 2,232,827	\$ 2,232,827
<u>Expenditures:</u>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 1,748,655	\$ (1,748,655)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 1,934,832	\$ (1,934,832)
Total Expenditures	\$ -	\$ -	\$ 3,683,488	\$ (3,683,488)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,450,661)	
<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	\$ -		\$ (1,453,099)	
Fund Balance - Beginning	\$ -		\$ 1,441,695	
Fund Balance - Ending	\$ -		\$ (11,404)	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	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	\$ 70,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 368,200
Assessments - Direct Bill	\$ 23,808	\$ 13,026	\$ 13,026	\$ -	\$ 13,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,885
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,940
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	\$ 76,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 462,210
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Engineering	\$ -	\$ 110	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340
Attorney	\$ 565	\$ 2,138	\$ 976	\$ 1,021	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,890
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 683	\$ 583	\$ 583	\$ 583	\$ 583	\$ 483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ 3,367	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,408
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,927
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 6	\$ 17	\$ 89	\$ 171	\$ 35	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Copies	\$ 6	\$ 2	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33
Legal Advertising	\$ 966	\$ -	\$ 1,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,039
Other Current Charges	\$ 39	\$ 44	\$ 39	\$ 39	\$ 83	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 3	\$ 3	\$ 2	\$ 3	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,377	\$ 10,792	\$ 6,167	\$ 5,452	\$ 4,297	\$ 3,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,060

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	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Landscape Maintenance	\$ 6,568	\$ 6,568	\$ 6,568	\$ 6,568	\$ 3,129	\$ 6,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35,968
Landscape Replacement	\$ -	\$ -	\$ 1,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,560
Streetlights	\$ 809	\$ 809	\$ 809	\$ 809	\$ 825	\$ 825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,886
Electric	\$ 2,886	\$ 2,526	\$ 2,349	\$ 2,346	\$ 2,729	\$ 2,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,711
Water & Sewer	\$ 230	\$ -	\$ -	\$ 1,279	\$ -	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,071
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	945
Irrigation Repairs	\$ -	\$ 192	\$ 190	\$ 302	\$ 193	\$ 205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,082
General Repairs & Maintenance	\$ -	\$ 2,703	\$ 313	\$ 10,610	\$ 891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,517
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 21,596	\$ 14,048	\$ 13,038	\$ 23,164	\$ 9,961	\$ 12,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	94,094
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	51,996
Internet	\$ -	\$ 179	\$ 150	\$ 73	\$ 73	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	548
Pest Control	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	160
Janitorial Services	\$ 256	\$ 575	\$ 575	\$ 575	\$ 575	\$ 781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,337
Security Services	\$ 410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	410
Pool Maintenance	\$ 1,650	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,650
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Amenity Repairs & Maintenance	\$ 1,829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,829
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 13,227	\$ 11,237	\$ 11,248	\$ 11,171	\$ 11,171	\$ 11,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	69,430
Total Operations & Maintenance	\$ 34,823	\$ 25,285	\$ 24,286	\$ 34,335	\$ 21,132	\$ 23,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	163,524
Total Expenditures	\$ 56,200	\$ 36,077	\$ 30,453	\$ 39,787	\$ 25,429	\$ 27,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	215,585
Excess (Deficiency) of Revenues over Expenditures	\$ (24,110)	\$ (8,930)	\$ 229,008	\$ (14,598)	\$ 16,030	\$ 49,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	246,626
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (24,110)	\$ (8,930)	\$ 229,008	\$ (14,598)	\$ 16,030	\$ 49,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	246,626

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
03/17/23	2/01/23-02/28/23	\$185,002.57	(\$3,027.50)	(\$3,639.50)	\$0.00	\$178,335.57	\$70,924.80	\$56,570.47	\$50,840.30	\$178,335.57
TOTAL		\$ 978,538.13	\$ (33,649.41)	\$ (19,106.59)	\$ 32.57	\$ 925,814.70	\$ 368,200.35	\$ 293,681.02	\$ 263,933.33	\$ 925,814.70

95%	Net Percent Collected
\$45,216.68	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, 1067	\$18,099.59	\$13,025.70	\$13,798.64	
	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	\$ 31,898.23	\$ -

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	
	2/9/23	1067	\$6,126.38	\$6,126.38	\$6,126.38	
	2/9/23	1067	\$6,126.38	\$6,126.38	\$6,126.38	
	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				\$ 18,379.14	\$ 18,379.14	\$ -

SECTION 3



April 21, 2023

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

RE: Hammock Reserve Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **214** voters within the Hammock Reserve Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

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

Sincerely,

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

Lori Edwards
Supervisor of Elections
Polk County, Florida