

*Hammock Reserve
Community Development District*

Meeting Agenda

September 5, 2023

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

August 29, 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, September 5, 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 August 1, 2023 Board of Supervisors Meeting
4. Hearing Regarding Resident Amenity Suspension
5. Consideration of Bill(s) of Sale for Conveyance of Mailboxes from HOA to the CDD
6. Consideration of Resolution 2023-10 Amending the Fiscal Year 2024 Meeting Schedule
7. Ratification of Utility Easement between the City of Haines City, Hammock Reserve CDD, Hammock Reserve Partners, LLC, D.R. Horton, Inc. and the City of Lake Alfred
8. 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 #86 to #90
 - iv. Discussion Regarding October Meeting Date Room Availability
9. Other Business
10. Supervisors Requests and Audience Comments
11. 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, **August 1, 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
Eric Lavoie
Jessica Petrucci

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Marshall Tindall
Lauren Gentry
Chace Arrington *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 or joining via Zoom, so the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 2, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the May 2, 2023 Board of Supervisor meeting and asked if there were any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Minutes of the May 2, 2023 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

Ms. Burns stated this public hearing has been advertised in the paper. She asked for a motion to open the public hearing.

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

Ms. Burns stated there are no members of public present at this time nor joining via Zoom. Ms. Burns asked for a motion to close the public hearing.

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

i. Consideration of Resolution 2023-06 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds

Ms. Burns stated a few changes were made from the last time the Board saw this at the May meeting. She noted the lots that were assessed at the lower ERU last year the undeveloped property was sent a mailed notice at the same rate that the platted lots were paying for the current year so that way everybody has been noticed at the same amount. She noted since there were so many platted lots, there is a little bit of capacity with those paying the full rate. She stated current year platted lot rate is \$952.41 and this budget has a decrease of \$70.73 per lot so everyone is going to save a little bit. The amount per unit would be \$881.68 and that is still with a capital reserve transfer of \$125,000. She noted some of the contingencies were increased but still finalizing everything. She noted the line items increased were field expenses for additional phases of landscaping as well as street lights and things like that.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, Resolution 2023-06 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds, was approved.

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

Ms. Burns stated this has been advertised in the paper and then mailed notice was sent to just the lots that had the unplatted rate last year which were Phases 3 and 4. Since the existing phases were not getting an increase, they did not need to receive a mailed notice. She asked for a motion to open the public hearing.

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

Ms. Burns stated that there were no members of the public present, she asked for a motion to close.

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

i. Consideration of Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated this certifies the assessments for collection. She noted you will see the O&M amount based on the budget that the Board just adopted as well as the debt amounts per lot and those do vary by phase.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2024**

Ms. Burns stated the schedule in the agenda package keeps the existing schedule the same so this will be at 9:30 a.m.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, Resolution 2023-08 Designation of a Regular Monthly

Meeting Date, Time, and Location for Fiscal Year 2024, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09
Appointing an Assistant Treasurer**

Ms. Burns stated this appoints Darrin Mossing in our office as an Assistant Treasurer of the District.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, Resolution 2023-09 Appointing Darrin Mossing as Assistant Treasurer, was approved.

SEVENTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate Report
for Series 2021 Assessment Area Two
Project Bonds**

Ms. Burns stated this is a report required by the Trust Indenture. The District has to demonstrate under internal revenue code that we do not earn more interest than we pay. She noted on page four of the agenda you will see the negative arbitrage rebate amount. She asked for a motion to accept this report.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Arbitrage Rebate Report for Series 2021 Assessment Area Two Project Bonds, was approved.

EIGHTH ORDER OF BUSINESS

**Acceptance of Fiscal Year 2022 Audit
Report**

Ms. Burns stated on page 30 of the agenda is the report to management which summarizes the report. She noted it was a clean audit and there were no instances of noncompliance and no findings. It has been submitted to the state so we are just looking for a motion from the Board to accept the audit.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney**i. Memo Regarding Ethics Training for Elected Officials**

Ms. Gentry stated included in the agenda package is a memo describing the 2024 ethics training for Supervisors. She noted the requirement does not begin until calendar year 2024 and you have the whole year to complete it. She noted four hours total are required and not four per District. She noted they are working on putting together some targeted CDD materials if you would like us to provide those and there are some existing materials on the Commission of Ethics website. She stated there were talks about advertising this as a workshop for all the Boards that someone sits on and knocking it all out at once.

B. Engineer**i. Acceptance of Annual District Engineering Report**

Mr. Arrington stated he noticed an Engineer's Report was included that is from Wood & Associates. Ms. Burns stated that is included in your package as the Annual Engineers Report from Wood & Associates if anybody has any questions. This is just a required report annually.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Annual District Engineering Report, was approved.

C. Field Manager's Report**i. Consideration of Landscape Scope and Proposal from Prince and Sons, Inc. for Phases 3 and 4**

Mr. Tindall reviewed the landscape scope and proposal from Prince and Sons for Phases 3 and 4.

ii. Consideration of Landscape Maintenance Addendum from Prince & Sons, Inc. for Pond Mows in Phases 1 and 2

Mr. Tindall reviewed the addendum to the Prince and Sons proposal for mows in Phases 1 and 2. The Board moved to approve the proposal and addendum.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie with all in favor, the Landscape Scope and Proposal from Prince and Sons, Inc. for Phases 3 and 4 and Consideration of Landscape Maintenance Addendum from Prince & Sons, Inc. for Pond Mows in Phases 1 and 2, was approved.

iii. Consideration of Janitorial Proposal from CSS for Waste Emptying in Phases 3 and 4

Mr. Tindall reviewed the proposal from CSS for waste emptying in Phases 3 and 4.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Janitorial Proposal from CSS for Waste Emptying in Phases 3 & 4, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register included in your package for review. This is from April 1st through July 25th totaling \$387,716.35.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, 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 June. There was no action necessary.

iii. Ratification of:

a) Summary of Series 2020 (AA1) Requisitions #69 to #75

b) Series 2021 (AA2) Requisitions #90 and #91

c) Summary of Series 2022 (AA3 – Phase 4) Requisitions #78 to #85

Ms. Burns stated requisitions #69 to #75, #90 and #91, and #78 to #85 have all been approved by the Chair and need to be ratified by the Board.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Series 2020 (AA1) Requisitions #69 to #75, Series 2021 (AA2) #90 and #91, and Series 2022 (AA3 – Phase 4) #78 to #85, was approved.

TENTH ORDER OF BUSINESS

Other Business

Ms. Burns stated there have been a couple of reports of people jumping the fence at night and it appears to be the same guy. She noted they haven't damaged anything but are definitely in

there doing drugs. She noted this have been every night around 9:00. She noted they have gathered the information and are filing a police report for some assistance obviously after the time that security leaves but they have been there consistently over the past three nights. She noted we are aware of that situation. She noted we have also had kids there at 2 a.m. again overnight. We have told residents here if you see people jumping the fence, we do have a trespass order with the police so you should call the police when you see that.

ELEVENTH ORDER OF BUSINESS**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS**Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **PRIME COMMUNITY MANAGEMENT, LLC**, a Florida limited liability company ("Seller"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, which has been or will be paid to it by the **HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("District"), has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to wit:

Those improvements set forth in Exhibit A, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF Seller has caused this Bill of Sale to be signed in its name this 1st day of October 2023. Signed, sealed and delivered.

Signed, sealed and delivered
in the presence of:

**PRIME COMMUNITY MANAGEMENT,
LLC**, a Florida limited liability company

By:

Print Name: _____

Lauren O. Schwenk
Its: Manager

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of September 2023, by Lauren O. Schwenk, as Manager of Prime Community Management, LLC, a Florida limited liability company.

(Official Notary Signature & Seal)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

Exhibit A - Description of Improvements

SECTION VI

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE AMENDED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the amended Fiscal Year 2023/2024 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The amended Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of September 2023.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2023/2024 Annual Meeting Schedule

Exhibit A: Amended Fiscal Year 2023/2024 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024**

The Board of Supervisors of the Hammock Reserve Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the Holiday-Inn, Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880, on the 1st Thursday of every month, at 9:30 a.m., unless otherwise indicated as follows:

**October 5, 2023
November 2, 2023
December 7, 2023
January 4, 2024
February 1, 2024
March 7, 2024
April 4, 2024
May 2, 2024
June 6, 2024
July 4, 2024
August 1, 2024
September 5, 2024**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VII

Prepared by:
City of Lake Alfred
Community Development
120 E. Pomelo Street
Lake Alfred, FL 33850

Return to:
City Clerk's Office
City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL 33850

PARCEL ID. # (See Exhibit "A")

UTILITY EASEMENT

THIS UTILITY EASEMENT (hereinafter the "Easement") made this _____ day of _____, 2023, between the **CITY OF HAINES CITY**, a municipal corporation under the laws of the State of Florida, with an address of 600 E. Main Street, Haines City, FL 33845, **HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing pursuant to Section 190 of the Florida Statutes, with an address of 219 E. Livingston St. Orlando, Florida 32801, **HAMMOCK RESERVE PARTNERS, LLC**, an active Florida limited liability company, with an address of 346 E. Central Avenue, Winter Haven, FL 33830, **D.R. HORTON, INC.**, a Delaware corporation authorized to transact business in the State of Florida corporation, with an address of 10192 Dowden Road, Orlando, Florida 32832 (hereinafter collectively referred to as the "Grantor"), and the **CITY OF LAKE ALFRED**, a municipal corporation under the laws of the State of Florida, with an address of 120 E. Pomelo Street, Lake Alfred, FL 33850 (hereinafter the "Grantee").

WITNESSETH: That the Grantor, in consideration of the sum of Ten Dollars; and other valuable considerations paid, the receipt of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a **perpetual Utility Easement**, to access, operate, repair, replace and/or maintain water, waste water, and all of the constructed utility line(s) and related infrastructure and/or facilities in, under, over, upon and through the property and for the purposes of ingress, egress, construction, maintenance, use, and/or repair(s) of and/or for water, waste water, and all utility services infrastructure and/or facilities, including doing such work and repair as may be necessary in, under, over, under, upon and/or through the following described land in Polk County, Florida, as shown on Exhibit "B" attached hereto and incorporated herein by reference.

**See Legal Description and Sketch as
Composite Exhibit "B" attached hereto and
incorporated herein by reference,**

(hereinafter the "Easement Area").

The Easement includes and reserves unto the Grantee ingress and egress in, over, under, upon and through the Easement Area and any tract(s), easement(s), private drainage easement(s), and the private utility easement(s) dedicated to the Grantor by that certain plat entitled *Hammock Reserve Phase 4* and recorded in Plat Book 197, Page(s) 46-50, Public Records of Polk County, Florida, as may be necessary for the purposes set forth herein and specifically set forth in that certain *Interlocal Agreement For Utility Services & Municipal Boundaries* and recorded in Official Records Book 12232, Page(s) 578-589, Public Records of Polk County, Florida, which includes, but shall not be limited to, the consent of the Grantor, City of Haines City, a Florida municipal corporation, for the Grantee's provision of water,

waste water, and water utility services within the Easement Area.

The Easement includes and reserves unto the Grantee ingress and egress in, over, under, upon and through the Easement Area in order to perform any such work and repair as may be necessary underground and under the surface of the Easement, provided that the Grantee shall not be obligated to replace or restore any surface improvements on the Easement which the Grantee does not own and which may have been damaged or removed as a result of such work, and the Grantee shall only be obligated to replace or restore the surface of the Easement (other than where the Grantee's infrastructure and facilities are above grade) to its natural or improved state. The Grantor shall have the right and duty to replace and restore any surface improvements located on and/or within the Easement and to maintain the surface of the Easement, excepting only the above-grade Grantee infrastructure and facilities.

Grantor shall not place any landscaping, fences, structures or other obstructions, albeit temporary or permanent, within this Easement Area that would in any way hinder, delay, or impair the access and/or operation and maintenance of the utilities within the Easement Area.

This Easement shall be perpetual.

The Grantor covenants with the Grantee that it is lawfully seized and/or is a duly authorized representative of said lands and that it has good, right, and lawful authority to grant this Easement.

The Grantor and Grantee acknowledge and represent that, in the event of a mistake by one or both parties to this easement as to the identity, situation, boundary, title, amount, or value of the easement set forth herein and conveyed, any such mistake shall be considered mutual and equity will reform this easement in order to conform to the intent of Grantor and Grantee as if the mistake did not occur.

D.R. Horton, Inc. ("Horton"), a Delaware Corporation authorized to transact business in the State of Florida, is the owner and holder of that certain Mortgage and Security Agreement recorded in OR Book 12027, Page 1374, as subsequently modified by that Modification of Mortgage and Security Agreement recorded in OR Book 12627, Page 261, of the Public Records of Polk County, Florida (collectively referred to as "Mortgage"). Horton represents and agrees that the Mortgage is subordinate to this Easement; and, upon and as of the recording of this Easement, this Easement shall be senior and superior to the lien of the Mortgage and any financing statements or other related documents, and any modification or spreader of or future advance under the Horton's Mortgage.

[Rest of page intentionally left blank]

IN WITNESS WHEREOF the Grantor hereunto set his/her/their hand and seal
this_____ day of _____ 2023.

Signed, sealed, and delivered
in the presence of:

CITY OF HAINES CITY,
a Florida municipal corporation

Sharon Lauther, City Clerk

H. L. "Roy" Tyler
Mayor-Commissioner

Approved as to form:

Fred Reilly, City Attorney

Signed, sealed, and delivered
in the presence of:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Bobbie Henley
↑ Witness signature ↑
Print witness name: Bobbie Henley

Warren K. Heath
By: Warren K. Heath
As: Chairman

Kristin Cassidy
↑ Witness signature ↑
Print witness name: Kristin Cassidy

Note: Two (2) witness signatures required, notary on reverse side may sign as a witness above.

STATE OF FLORIDA

COUNTY OF POLK

Before me, the undersigned authority, this day personally appeared, by means of ☒ physical presence or ☐ online notarization, Warren K. Heath, as Chairman of Hammock Reserve CDD, a Florida , who is ☒ personally known to me or ☐ who produced a driver's license as identification, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 8th day of August, 2023.

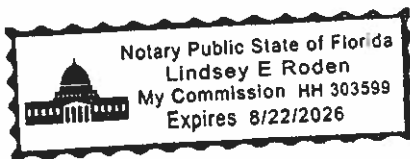
My Commission expires:

8/22/2026

Lindsey E Roden

Notary Public in and for the State of Florida at Large

(AFFIX NOTARY SEAL)



Signed, sealed, and delivered
in the presence of:

HAMMOCK RESERVE PARTNERS, LLC
an active Florida limited liability company.

↑ Witness signature ↑

Print witness name:

Bobbie Henley

Bobbie Henley

By: Albert S. Cassidy

As: Manager

Albert S. Cassidy

↑ Witness signature ↑

Print witness name:

Kristin Cassidy

Kristin Cassidy

Note: Two (2) witness signatures required, notary on reverse side may sign as a witness above.

STATE OF FLORIDA

COUNTY OF POLK

Before me, the undersigned authority, this day personally appeared, by means of ☒ physical presence or ☐ online notarization, Albert S. Cassidy, as Manager of Hammock Reserve Partners, LLC, a Florida limited liability company, who is ☒ personally known to me or ☐ who produced a driver's license as identification, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 8th day of August, 2023.

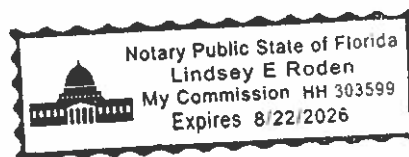
My Commission expires:

8/22/2026

Lindsey E Roden

Notary Public in and for the State of Florida at Large

(AFFIX NOTARY SEAL)



Signed, sealed, and delivered
in the presence of:

D.R. HORTON, INC
a Delaware Corporation

↑ Witness signature ↑
Print witness name:_____

By: _____
As: _____

↑ Witness signature ↑
Print witness name:_____

Note: Two (2) **witness** signatures required, notary on reverse side may sign as a witness above.

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, this day personally appeared, by means of ☐ physical presence or ☐ online notarization, _____, as _____ of D.R. Horton, Inc., a Delaware corporation, who is ☐ personally known to me or ☐ who produced a driver's license as identification, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this _____ day of _____, 2023.

My Commission expires:

Notary Public in and for the State of Florida at Large

(AFFIX NOTARY SEAL)

POLK PA PARCEL ID #[illegible]

26-27-25-490010-008430
26-27-25-490010-008440
26-27-25-490010-009010
26-27-25-490010-009020
26-27-25-490010-009030
26-27-25-490010-009040
26-27-25-490010-009050
26-27-25-490010-009060
26-27-25-490010-009070
26-27-25-490010-010010
26-27-25-490010-010020
26-27-25-490010-010030
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26-27-25-490010-010050
26-27-25-490010-010060
26-27-25-490010-010070
26-27-25-490010-010080
26-27-25-490010-010090
26-27-25-490010-010110
26-27-25-490010-010120
26-27-25-490010-010130
26-27-25-490010-010100

COMPOSITE EXHIBIT “B”

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 25; THENCE RUN N 00°01'44" W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1057.49 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN HAMMOCK RESERVE PHASE 4, RECORDED IN PLAT BOOK 197, PAGES 46 THROUGH 50 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N 89°54'06" E ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 555.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00°01'44" W, A DISTANCE OF 38.61 FEET; THENCE RUN N 16°14'02" W, A DISTANCE OF 201.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 61°14'02" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY, POINT ALSO BEING REFERENCE POINT "A"; THENCE RUN S 73°45'58" W, A DISTANCE OF 395.00 FEET; THENCE RUN N 16°14'02" W, A DISTANCE OF 60.00 FEET; THENCE RUN N 73°45'58" E, A DISTANCE OF 85.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 28°45'58" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 73°45'58" W, A DISTANCE OF 40.00 FEET; THENCE RUN N 16°14'02" W, A DISTANCE OF 60.00 FEET; THENCE RUN N 73°45'58" E, A DISTANCE OF 350.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 28°45'58" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 61°14'02" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 10.00 FEET; THENCE RUN N 73°45'58" E, A DISTANCE OF 90.00 FEET; THENCE RUN S 16°14'02" E, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 28°45'58" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 16°14'02" E, A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 61°14'02" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 89°54'01" E, A DISTANCE OF 88.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 44°54'01" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N 89°54'01" E, A DISTANCE OF 10.00 FEET; THENCE RUN S 00°05'59" E, A DISTANCE OF 90.00 FEET; THENCE RUN S 89°54'01" W, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 44°05'59" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 85.08 FEET..... CONTINUED ON SHEET 2

Abbreviation Legend:

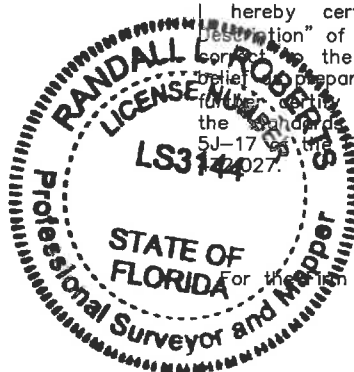
(A) - APPROXIMATE	Δ - DELTA	GOVT - GOVERNMENT	PC - POINT OF CURVATURE	R26E - RANGE 26 EAST
AVG - AVERAGE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND	R - RADIUS
BBG - BEARING BASIS	(DE) - DEED EXCEPTION	IR - IRON ROD	PCV - POINT OF CURVATURE	RAD - RADIAL
BLD - BUILDING	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PCP - PERMANENT CONTROL POINT	REC - RECOVERED
BM - BENCH MARK	D/U - DRAINAGE AND UTILITY	L - ARC LENGTH	PG - PAGE	REV - REVISION
(C) - CALCULATED	ELEV - EASEMENT	LB# - LICENSED BUSINESS NUMBER	PGS - PAGES	RP - RADIUS POINT
C - CHORD	EOP - ELEVATION	(M) - MEASURED	POAC - POINT ON A CURVE	R/W - RIGHT-OF-WAY
CB - CHORD BEARING	ESMT - EDGE OF PAVEMENT	N & D - NAIL AND DISK	PGB - POINT OF BEGINNING	SEC 25 - SECTION 25
CCR # - CERTIFIED CORNER RECORD NUMBER	ESMT - EASEMENT	NR - NON-RADIAL	PCC - POINT OF COMMENCEMENT	SO - SQUARE
C/L - CENTERLINE	FF - FINISH FLOOR	NT - NON-TANGENT	POL - POINT ON LINE	SQ FT - SQUARE FEET
CM - CONCRETE MONUMENT	FND - FOUND	OR - OFFICIAL RECORDS	PRC - POINT OF REVERSE CURVATURE	TB - TANGENT BEARING
CMC - CONCRETE	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	PRM - PERMANENT REFERENCE MONUMENT	T27S - TOWNSHIP 27 SOUTH
CDR - CORNER	(G) - GRID (STATE PLANE)	(P) - PLAT	PT - POINT OF TANGENCY	(TYP) - TYPICAL
		PB - PLAT BOOK	FEC - FLORIDA EAST COAST RAILWAY	UE - UTILITY EASEMENT
		FS - FLORIDA STATUTE		W/ - WITH

Surveyor's Notes:

- COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM AS BEING N 00°01'44" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR. NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief, and was prepared under my direction on May 19, 2023. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS



For the State of Florida By: *Randall L. Roberts*

Randall L. Roberts, RLS
Professional Surveyor and Mapper
Florida Registration No. 3144

NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23	Job No. L2720.02
Scale: N/A	File: L2720.02 SK&D.DWG

UTILITY EASEMENT IN FAVOR OF THE
CITY OF LAKE ALFRED
SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST
HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 18



Building Better
Communities Together

500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

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Sketch and Description:

THIS IS NOT A SURVEY

Legal Description Continued: (FROM SHEET 1)

TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 36°49'59" W AND A CHORD DISTANCE OF 23.98 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°08'03" FOR AN ARC DISTANCE OF 27.79 FEET TO A POINT OF TANGENCY, POINT ALSO BEING REFERENCE POINT "B"; THENCE RUN S 16°14'02" E, A DISTANCE OF 58.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 85.00 FEET, A CHORD BEARING OF S 08°10'01" E AND A CHORD DISTANCE OF 23.86 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 23.94 FEET TO A POINT OF TANGENCY; THENCE RUN S 00°05'59" E, A DISTANCE OF 516.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 85.00 FEET, A CHORD BEARING OF S 44°54'01" W AND A CHORD DISTANCE OF 120.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 133.52 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 434.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 290.00 FEET, A CHORD BEARING OF S 81°49'59" W AND A CHORD DISTANCE OF 81.39 FEET, POINT ALSO BEING REFERENCE POINT "C"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 81.66 FEET TO A POINT OF TANGENCY; THENCE RUN S 73°45'58" W, A DISTANCE OF 438.80 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT; THENCE RUN S 89°54'06" W ALONG SAID SOUTH LINE, A DISTANCE OF 162.65 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 85.00 FEET, A CHORD BEARING OF N 43°10'51" W AND A CHORD DISTANCE OF 77.04 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°53'39" FOR AN ARC DISTANCE OF 79.95 FEET TO A POINT OF TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 391.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 61°14'02" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 73°45'58" W, A DISTANCE OF 680.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 28°45'58" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 16°14'02" E, A DISTANCE OF 235.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 58°52'19" E AND A CHORD DISTANCE OF 20.32 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°16'34" FOR AN ARC DISTANCE OF 22.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF S 16°14'02" E AND A CHORD DISTANCE OF 139.52 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 170°33'08" FOR AN ARC DISTANCE OF 208.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 26°24'12" W AND A CHORD DISTANCE OF 20.32 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°16'46" FOR AN ARC DISTANCE OF 22.33 FEET TO A POINT OF TANGENCY; THENCE RUN S 16°14'02" E, A DISTANCE OF 60.58 FEET; THENCE RUN S 73°45'58" W, A DISTANCE OF 40.17 FEET; THENCE RUN S 00°01'44" E, A DISTANCE OF 520.40 FEET TO A POINT LYING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92 WEST, POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5695.51 FEET, A CHORD BEARING OF S 83°34'59" W AND A CHORD DISTANCE OF 20.12 FEET; THENCE RUN WESTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'09" FOR AN ARC DISTANCE OF 20.12 FEET TO A POINT OF NON-TANGENCY ON THE WEST LINE OF TRACT C-3; THENCE DEPARTING SAID NORTHERLY LINE RUN N 00°01'44" W ALONG SAID WEST LINE, A DISTANCE OF 481.79 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 1,029,888 SQUARE FEET or 23.64 ACRES MORE or LESS.

LESS OUT NO. 1

FROM REFERENCE POINT "A" RUN N 16°14'02" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 73°45'58" W, A DISTANCE OF 220.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 61°14'02" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 28°45'58" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 73°45'58" E, A DISTANCE OF 220.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 61°14'02" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 16°14'02" E, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 28°45'58" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 49,807 SQUARE FEET or 1.14 ACRE MORE or LESS.

LESS OUT NO. 2

FROM REFERENCE POINT "B" RUN S 74°55'14" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 16°14'02" E, A DISTANCE OF 59.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 08°10'01" E AND A CHORD DISTANCE OF 7.02 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 7.04 FEET TO A POINT OF TANGENCY; THENCE RUN S 00°05'59" E, A DISTANCE OF 516.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 44°54'01" W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 160.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 45°05'59" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 00°05'59" W, A DISTANCE OF 406.72 FEET; THENCE RUN S 89°54'01" W, A DISTANCE OF 60.00 FEET; THENCE RUN S 00°05'59" E, A DISTANCE OF 95.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 44°54'01" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 80.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 85.00 FEET, A CHORD BEARING OF S 81°49'59" W AND A CHORD DISTANCE OF 23.86 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 23.94 FEET TO A POINT OF TANGENCY; THENCE RUN S 73°45'58" W, A DISTANCE OF 815.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 61°14'02" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 28°45'58" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF..... CONTINUED ON SHEET 3

NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: N/A

File: L2720.02 SK&D.DWG



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UTILITY EASEMENT IN FAVOR OF THE
CITY OF LAKE ALFRED
SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST
HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

2

2 of 18

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description Continued: (FROM SHEET 2)

90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 73°45'58" E, A DISTANCE OF 1230.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 61°14'02" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 324,707 SQUARE FEET or 7.45 ACRES MORE or LESS.

LESS OUT NO. 3

FROM REFERENCE POINT "C" RUN N 00°06'00" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING OF S 81°49'59" W AND A CHORD DISTANCE OF 98.23 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 98.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 73°45'58" W, A DISTANCE OF 445.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 81°49'59" W AND A CHORD DISTANCE OF 7.02 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 7.04 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 103.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 53°10'01" W AND A CHORD DISTANCE OF 30.04 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°51'57" FOR AN ARC DISTANCE OF 32.23 FEET TO A POINT OF TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 131.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 28°45'58" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 73°45'58" E, A DISTANCE OF 815.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 81°49'59" E AND A CHORD DISTANCE OF 7.02 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 7.04 FEET TO A POINT OF TANGENCY; THENCE RUN N 89°54'01" E, A DISTANCE OF 80.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 45°05'59" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 00°05'59" E, A DISTANCE OF 221.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 44°54'01" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 184.41 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 186,882 SQUARE FEET or 4.29 ACRES MORE or LESS.

PROPOSED EASEMENT AREA (MINUS LESS OUTS 1, 2 & 3):

ENCOMPASSING 468,492 SQUARE FEET or 10.76 ACRES MORE or LESS.

NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Date: 5/19/23 Job No. L2720.02

Drawn by: JAB Scale: N/A File: L2720.02 SK&D.DWG



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UTILITY EASEMENT IN FAVOR OF THE
CITY OF LAKE ALFRED
SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST
HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

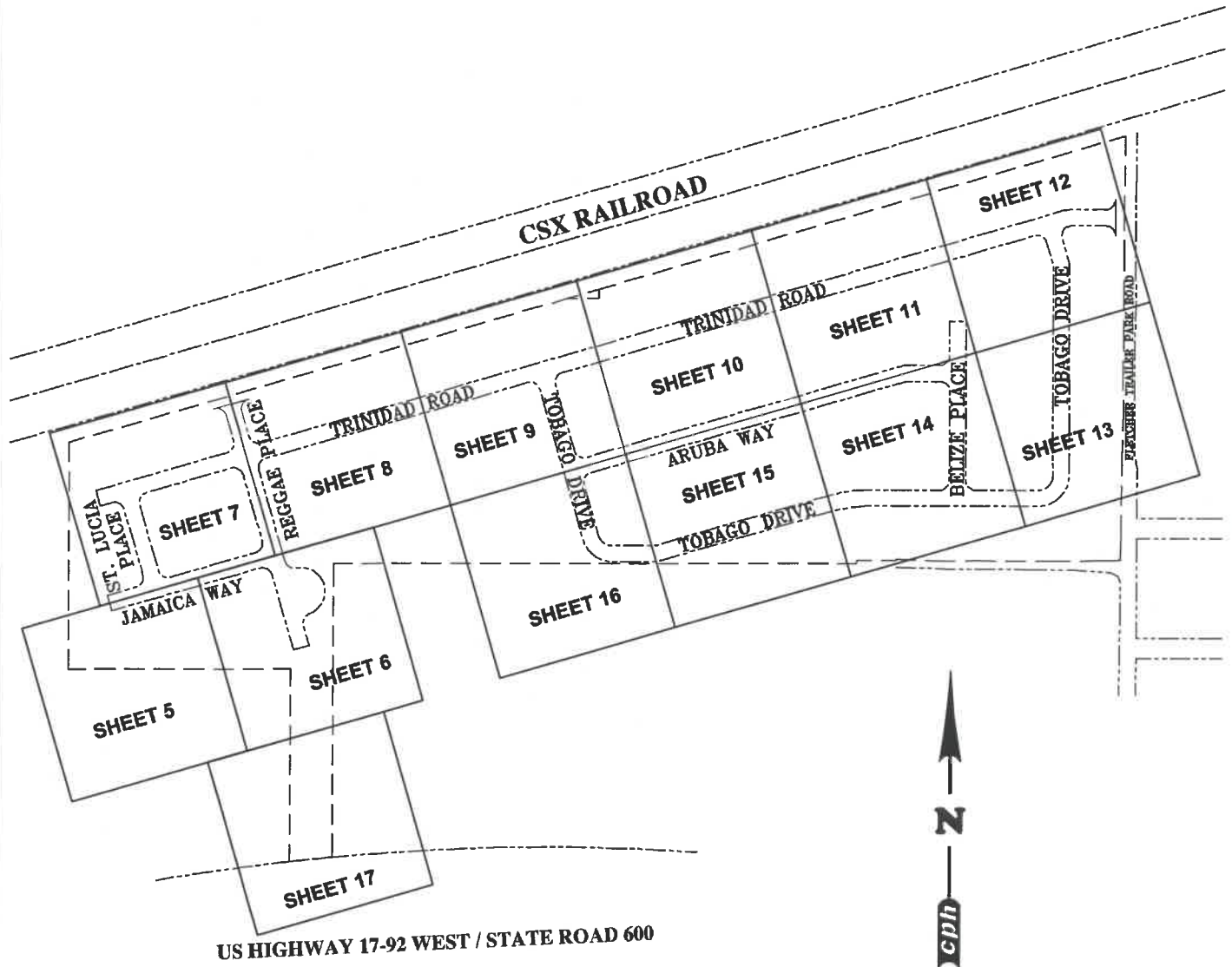
Sheet

3

3 of 18

Sketch and Description:

THIS IS NOT A SURVEY



KEY MAP

NOT TO SCALE

NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: NTS

File: L2720.02 SK&D.DWG



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CITY OF LAKE ALFRED
SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST
HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

4

4 of 18

Sketch and Description:

THIS IS NOT A SURVEY

UNPLATTED

N 16°14'02" W
60.00'

TRACT C-3
COMMON AREA AND
DRAINAGE AREA
PB 197, PGS 46-50

MATCHLINE "A" - SEE SHEET 7 OF 18

JAMAICA WAY

(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

S 73°45'58" W 395.00'

10

9

8

7

6

BLOCK 1

WEST LINE OF THE NORTHWEST 1/4
OF SECTION 25

SOUTHWESTERLY CORNER
OF HAMMOCK RESERVE PHASE 4
PB 197, PGS 46-50

N 89°54'06" E
555.00'

SOUTHERLY LINE OF HAMMOCK
RESERVE PHASE 4
PB 197, PGS 46-50

TRACT C-3
COMMON AREA AND
DRAINAGE AREA
PB 197, PGS 46-50

(BEARING BASIS)
N 00°01'44" W
1057.49'

POC

4"x4" CONCRETE MONUMENT W/1/2"
CENTER IRON ROD (NO ID)
SOUTHWEST CORNER OF THE NORTHWEST
1/4 OF SECTION 25. NO CCR ON FILE

26
25
26
25

UNPLATTED



Scale: 1" = 60'

MATCHLINE "B" - SEE SHEET 6 OF 18

NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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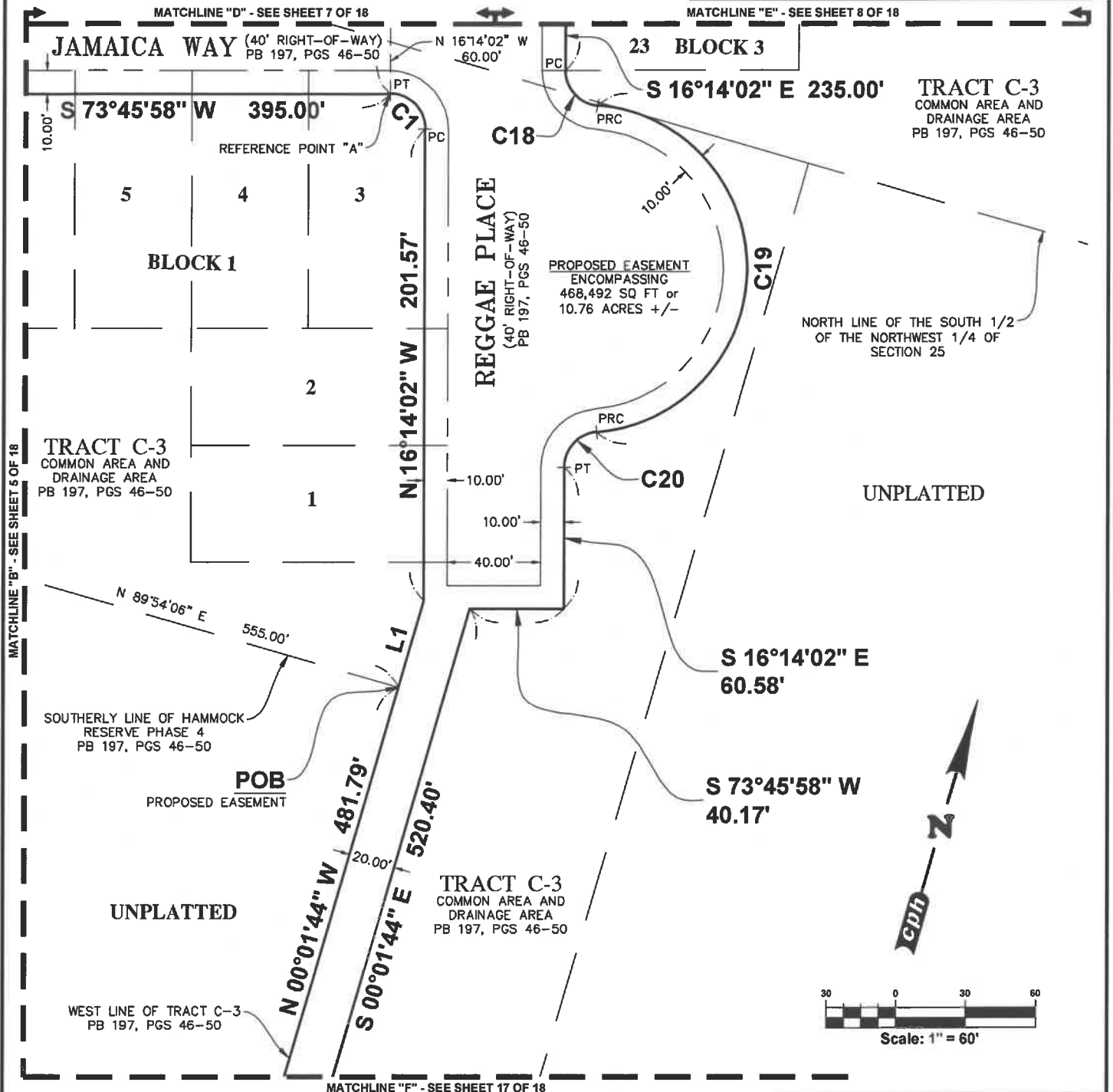
Sheet

5

5 of 18

Sketch and Description:

THIS IS NOT A SURVEY



NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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SKETCH AND DESCRIPTION

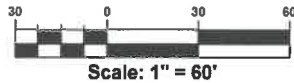
Sheet

6

6 of 18

Sketch and Description:

THIS IS NOT A SURVEY



OLD HAINES CITY / LAKE ALFRED ROAD

(±40' MAINTAINED RIGHT-OF-WAY)

SOUTHERLY RIGHT-OF-WAY LINE OF OLD HAINES CITY LAKE ALFRED ROAD

BLOCK 9

TRACT L-1

LANDSCAPE BUFFER AREA
PB 197, PGS 46-50

TRACT R-1
ADDITIONAL RIGHT-OF-WAY
PB 197, PGS 46-50

TRACT C-3
COMMON AREA AND
DRAINAGE AREA
PB 197, PGS 46-50

N 73°45'58" E 350.00'

TRINIDAD ROAD

(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

TRACT L-2

LANDSCAPE BUFFER AREA
PB 197, PGS 46-50

PROPOSED EASEMENT
ENCOMPASSING
468,492 SQ FT or
10.76 ACRES +/-

N 73°45'58" E 220.00'

BLOCK 2

LESS OUT NO. 1
ENCOMPASSING
49,807 SQ FT or
1.14 ACRE +/-

ST. LUCIA PLACE
(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

BLOCK 10

N 16°14'02" W 60.00'

N 73°45'58" E 85.00'

S 73°45'58" W 220.00'

JAMAICA WAY (40' RIGHT-OF-WAY)
PB 197, PGS 46-50

N 16°14'02" W 60.00'

(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

REGGAE PLACE

MATCHLINE "A" - SEE SHEET 5 OF 18

MATCHLINE "D" - SEE SHEET 6 OF 18

NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

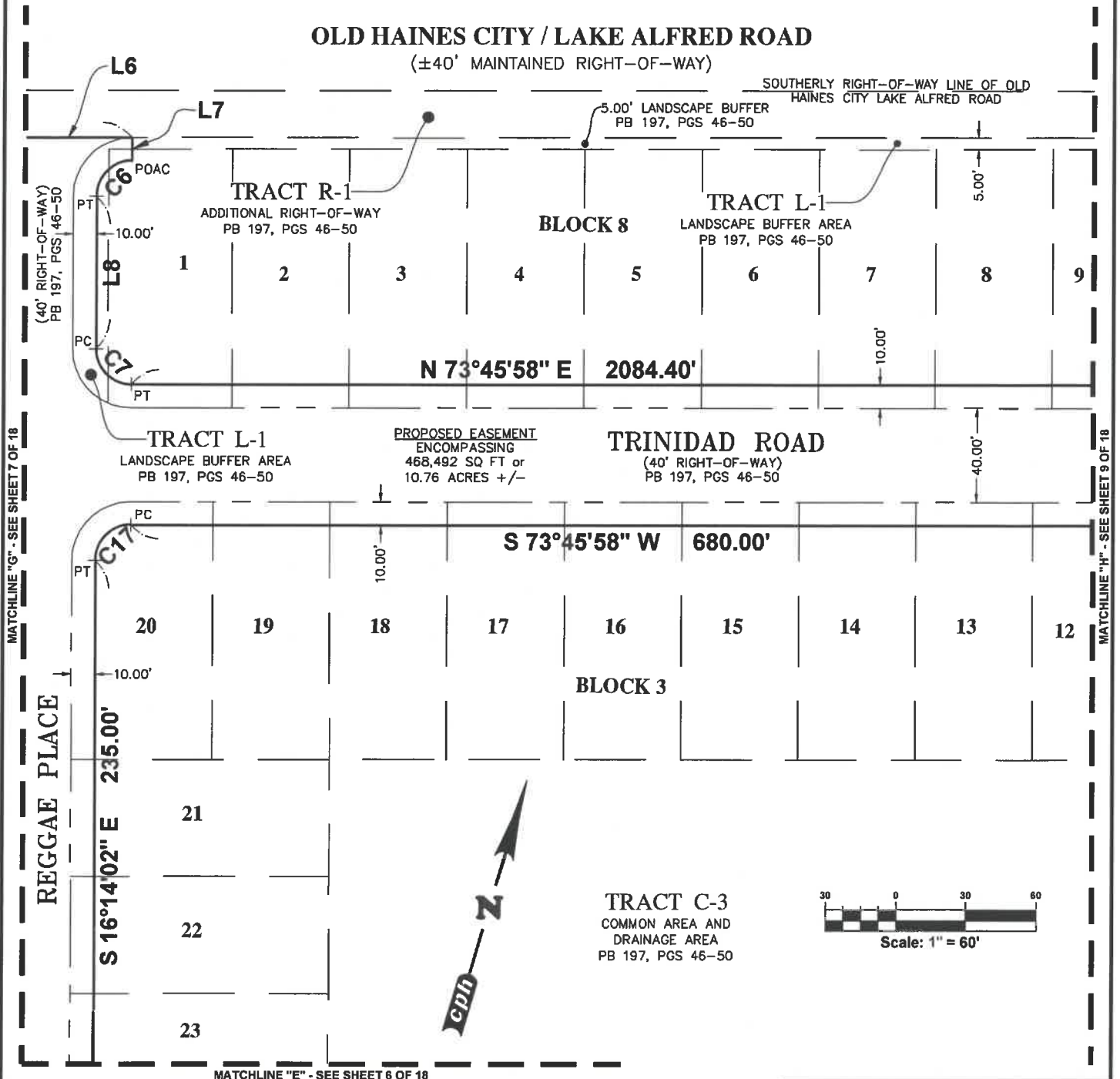
7

7 of 18

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Sketch and Description:

THIS IS NOT A SURVEY



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SHEETS 1 THROUGH 18 OF 18.

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Date: 5/19/23

Job No. L2720.02

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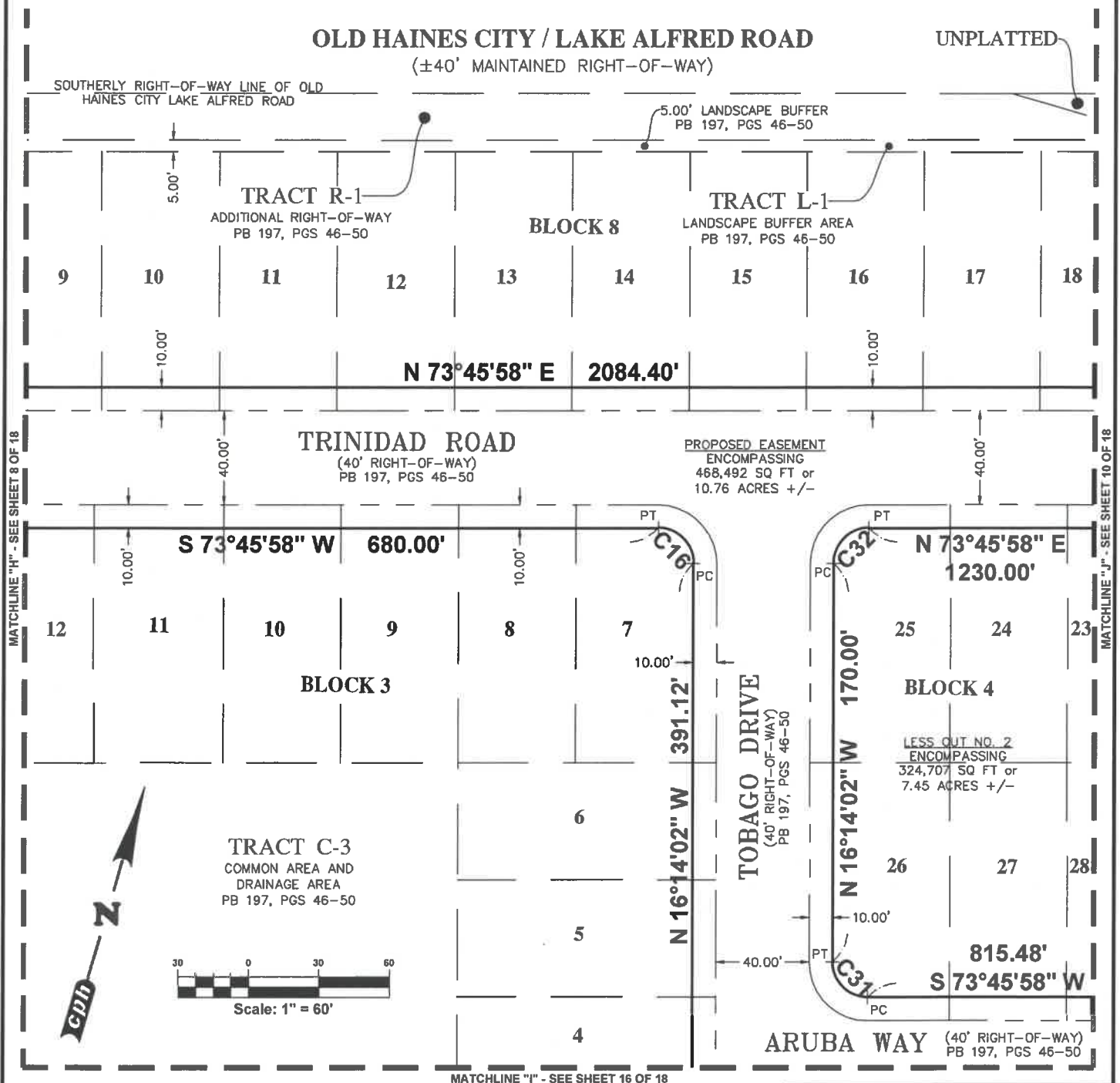
Sheet

8

8 of 18

Sketch and Description:

THIS IS NOT A SURVEY



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SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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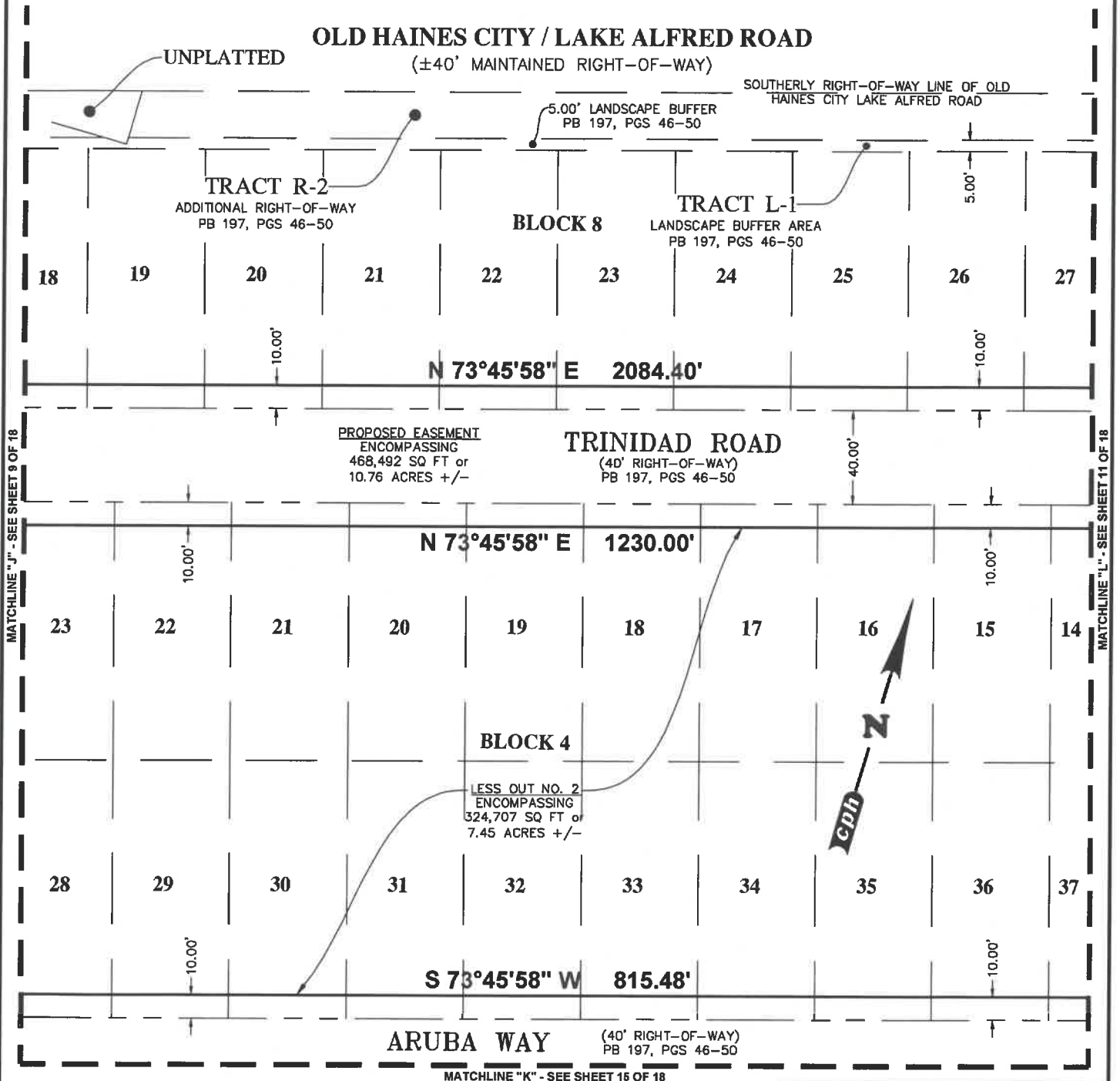
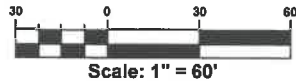
Sheet

9

9 of 18

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SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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Sheet

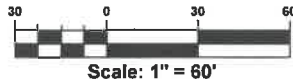
10

10 of 18

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Sketch and Description:

THIS IS NOT A SURVEY



OLD HAINES CITY / LAKE ALFRED ROAD

(±40' MAINTAINED RIGHT-OF-WAY)

SOUTHERLY RIGHT-OF-WAY LINE OF OLD
HAINES CITY LAKE ALFRED ROAD

5.00' LANDSCAPE BUFFER
PB 197, PGS 46-50

TRACT R-2

ADDITIONAL RIGHT-OF-WAY
PB 197, PGS 46-50

BLOCK 8

TRACT L-1

LANDSCAPE BUFFER AREA
PB 197, PGS 46-50

27 28 29 30 31 32 33 34 35 36

N 73°45'58" E 2084.40'

TRINIDAD ROAD

(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

PROPOSED EASEMENT
ENCOMPASSING
468,492 SQ FT or
10.76 ACRES +/-

N 73°45'58" E 1230.00'

BLOCK 4

LESS OUT NO. 2
ENCOMPASSING
324,707 SQ FT or
7.45 ACRES +/-

S 73°45'58" W 815.48'

ARUBA WAY

(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

MATCHLINE "M" - SEE SHEET 14 OF 18

Date: 5/19/23

Job No. L2720.02

NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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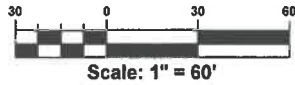
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11

11 of 18

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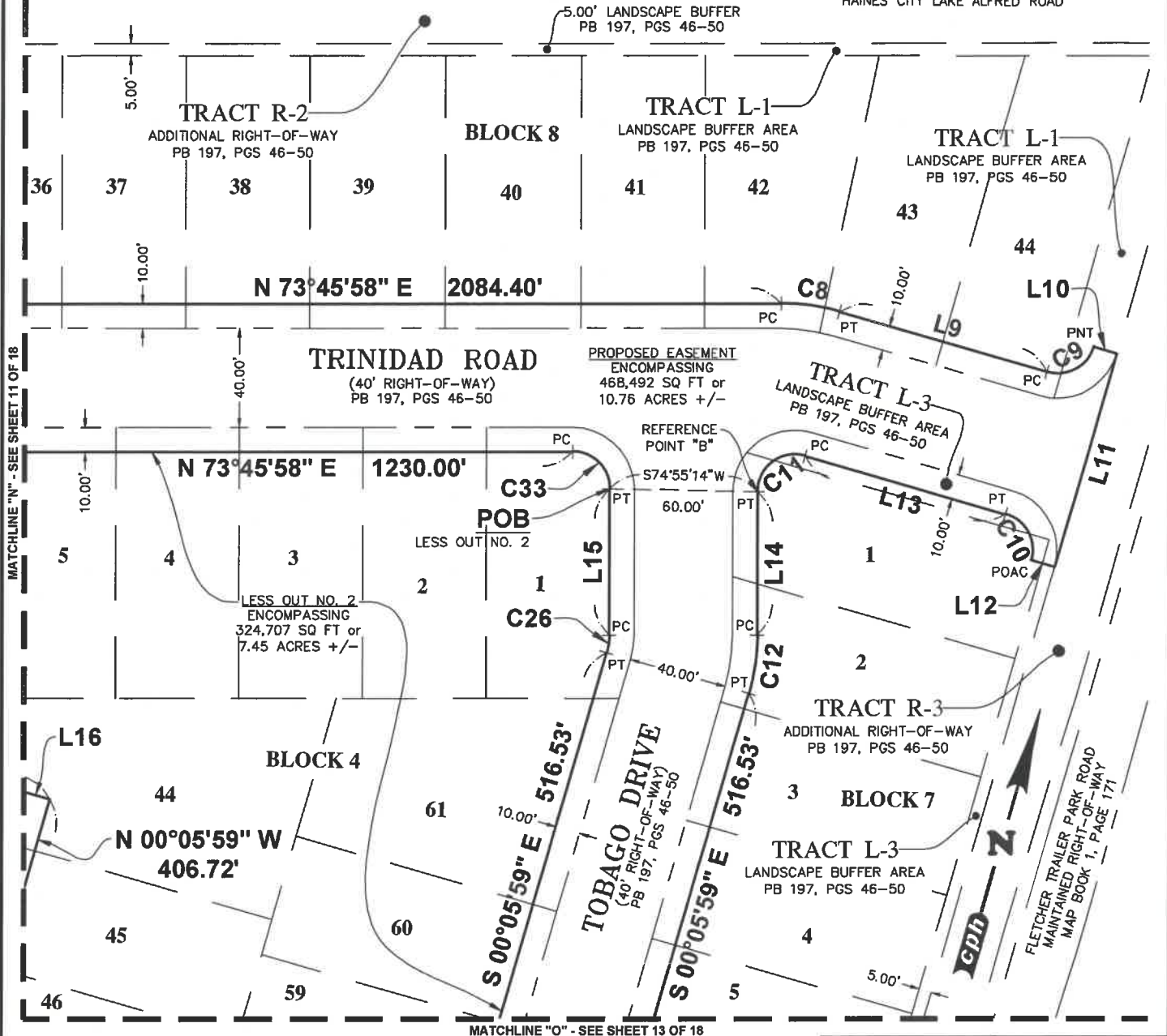
THIS IS NOT A SURVEY



OLD HAINES CITY / LAKE ALFRED ROAD

(±40' MAINTAINED RIGHT-OF-WAY)

SOUTHERLY RIGHT-OF-WAY LINE OF OLD
HAINES CITY LAKE ALFRED ROAD



NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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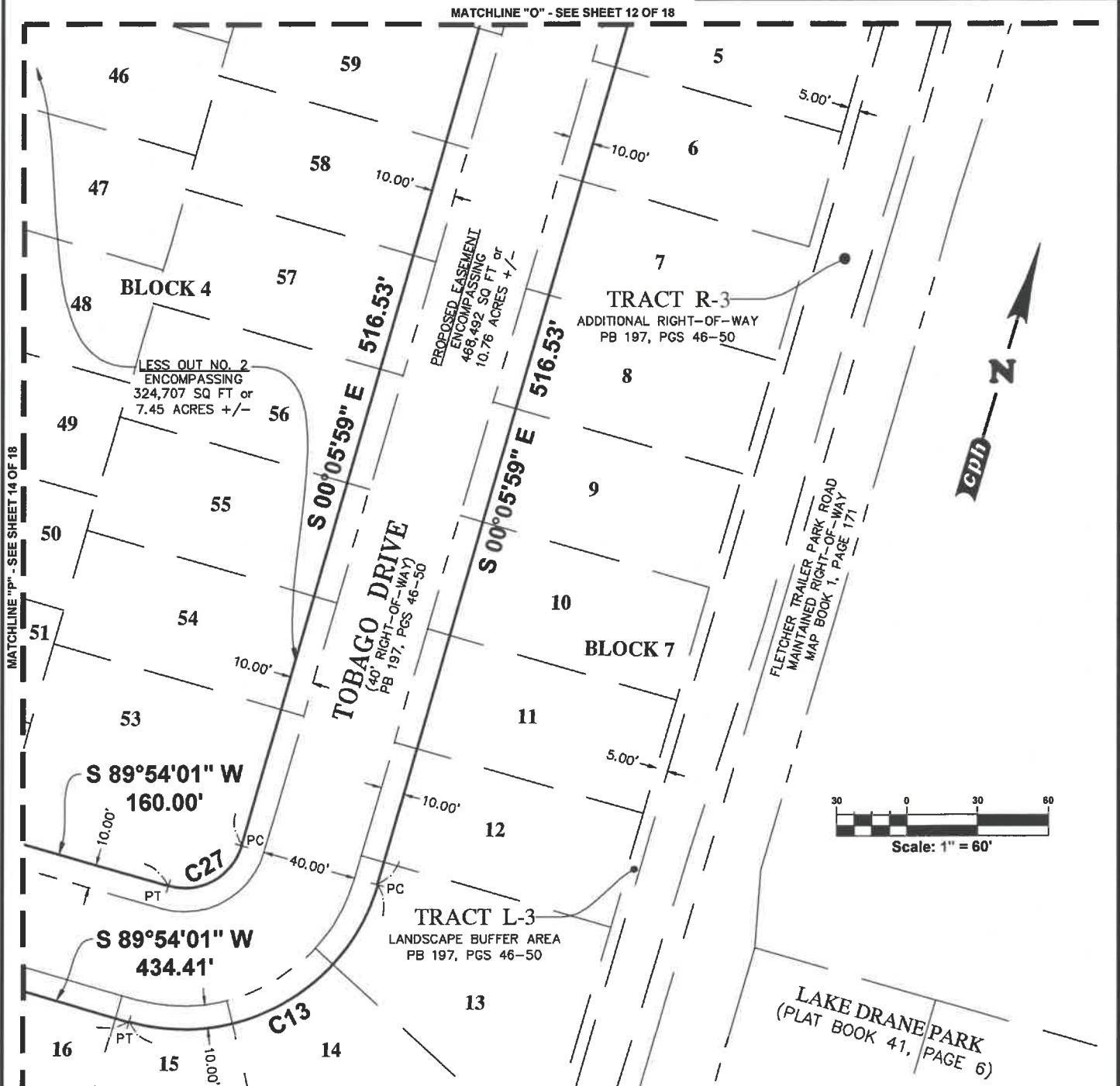
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12

12 of 18

Sketch and Description:

THIS IS NOT A SURVEY



NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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Sheet

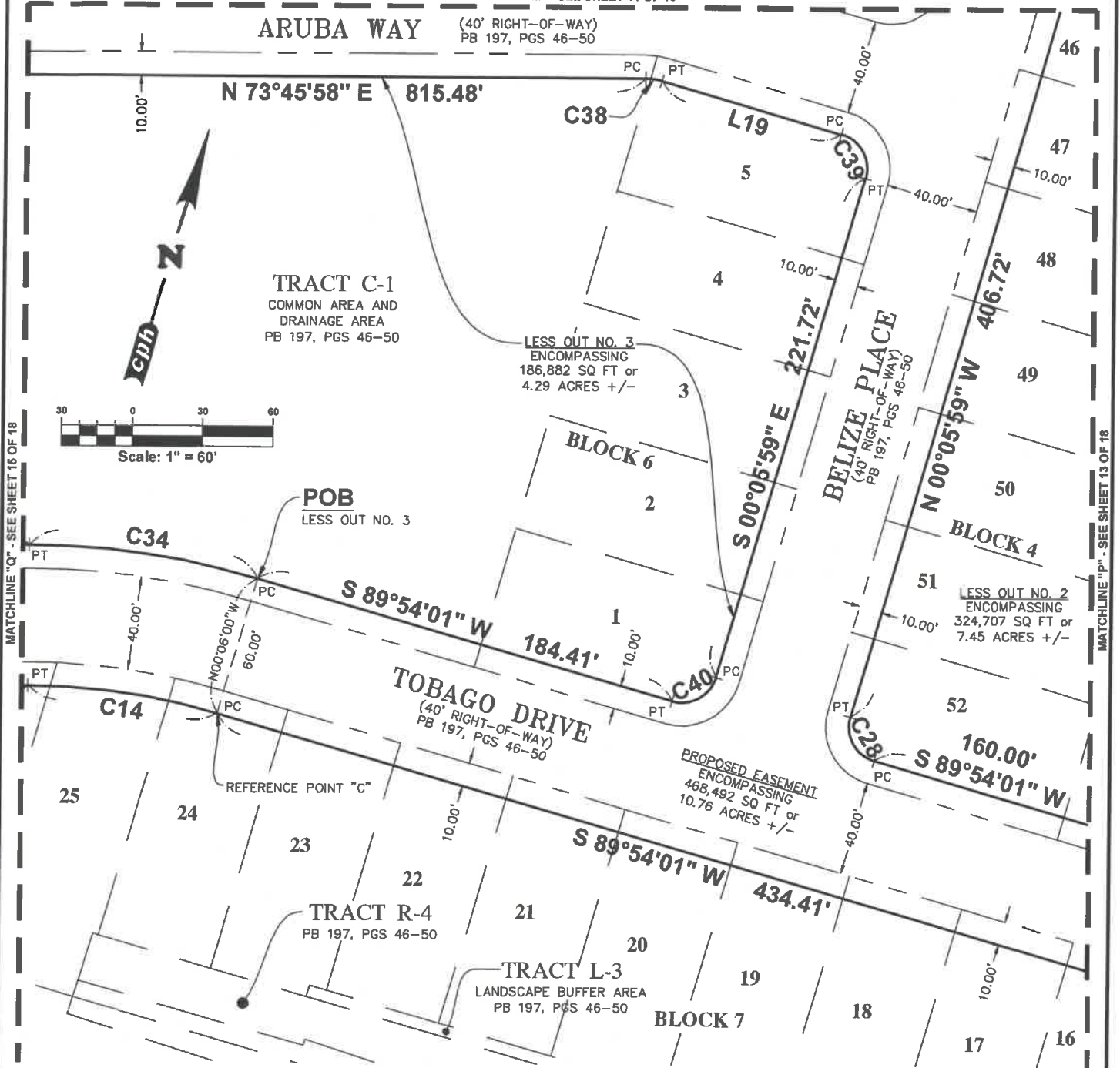
13

13 of 18

Sketch and Description:

THIS IS NOT A SURVEY

MATCHLINE "M" - SEE SHEET 11 OF 18



NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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SKETCH AND DESCRIPTION

Sheet

14

14 of 18

Sketch and Description:

THIS IS NOT A SURVEY

MATCHLINE "K" - SEE SHEET 10 OF 18

ARUBA WAY

(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

N 73°45'58" E 815.48'

BLOCK 5

LESS OUT NO. 3
ENCOMPASSING
186,882 SQ FT or
4.29 ACRES +/-

TRACT C-1
COMMON AREA AND
DRAINAGE AREA
PB 197, PGS 46-50

S 73°45'58" W 445.14'

S 89°54'06" W
162.65'

TOBAGO DRIVE
(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

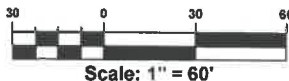
PROPOSED EASEMENT
ENCOMPASSING
468,492 SQ FT or
10.76 ACRES +/-

S 73°45'58" W 438.80'

TRACT C-2
COMMON AREA AND
DRAINAGE AREA
PB 197, PGS 46-50

NORTH LINE OF THE SOUTH 1/2
OF THE NORTHWEST 1/4 OF
SECTION 25

UNPLATTED



NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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SKETCH AND DESCRIPTION

Sheet

15

15 of 18

Sketch and Description:

THIS IS NOT A SURVEY

MATCHLINE "I" - SEE SHEET 9 OF 18

TRACT C-3
COMMON AREA AND
DRAINAGE AREA
PB 197, PGS 46-50

NORTH LINE OF THE SOUTH 1/2
OF THE NORTHWEST 1/4 OF
SECTION 25

TRACT LS
LIFT STATION
PB 197, PGS 46-50

BLOCK 3

BLOCK 5

LESS OUT NO. 3
ENCOMPASSING
186,882 SQ FT or
4.29 ACRES +/-

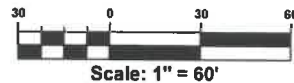
ARUBA WAY

(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

TOBAGO DRIVE
(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

TOBAGO DRIVE
(40' RIGHT-OF-WAY)
PB 197, PGS 46-50

UNPLATTED



MATCHLINE "R" - SEE SHEET 16 OF 18

NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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SKETCH AND DESCRIPTION

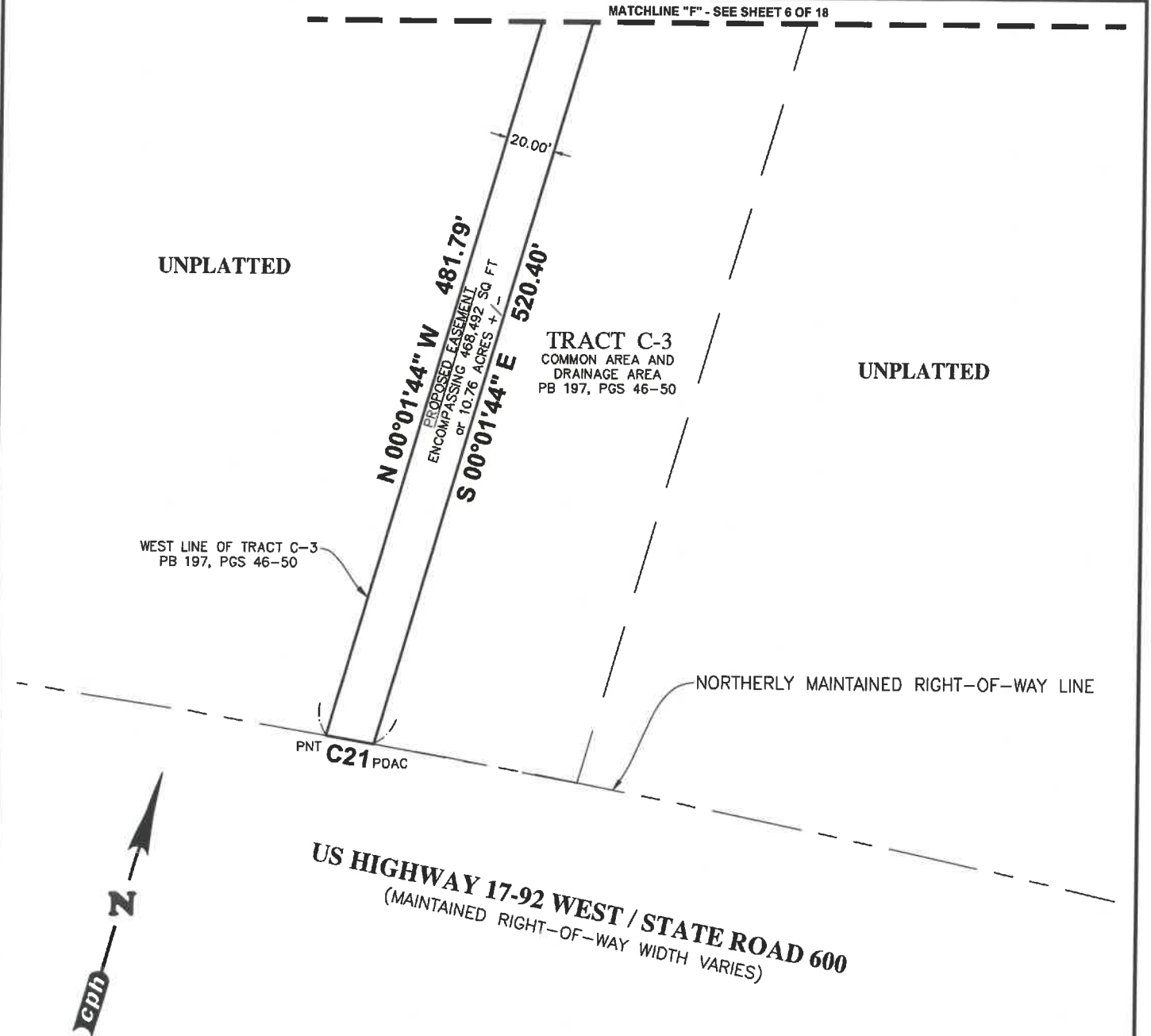
Sheet

16

16 of 18

Sketch and Description:

THIS IS NOT A SURVEY



Scale: 1" = 60'

NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

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SKETCH AND DESCRIPTION

Sheet

17

17 of 18

Sketch and Description:

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°01'44" W	38.61'
L2	S 73°45'58" W	40.00'
L3	N 16°14'02" W	60.00'
L4	N 16°14'02" W	65.00'
L5	N 16°14'02" W	10.00'
L6	N 73°45'58" E	90.00'
L7	S 16°14'02" E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L8	S 16°14'02" E	65.00'
L9	N 89°54'01" E	88.02'
L10	N 89°54'01" E	10.00'
L11	S 00°05'59" E	90.00'
L12	S 89°54'01" W	10.00'
L13	S 89°54'01" W	85.08'
L14	S 16°14'02" E	58.09'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S 16°14'02" E	59.30'
L16	S 89°54'01" W	60.00'
L17	S 00°05'59" E	95.00'
L18	S 89°54'01" W	80.04'
L19	N 89°54'01" E	80.04'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	90°00'00"	23.56'	15.00'	21.21'	N 61°14'02" W
C2	90°00'00"	23.56'	15.00'	21.21'	N 28°45'58" E
C3	90°00'00"	23.56'	15.00'	21.21'	N 61°14'02" W
C4	90°00'00"	23.56'	15.00'	21.21'	N 28°45'58" E
C5	90°00'01"	23.56'	15.00'	21.21'	N 61°14'02" W
C6	90°00'00"	23.56'	15.00'	21.21'	S 28°45'58" W
C7	90°00'00"	23.56'	15.00'	21.21'	S 61°14'02" E
C8	16°08'03"	23.94'	85.00'	23.86'	N 81°49'59" E
C9	90°00'00"	23.56'	15.00'	21.21'	N 44°54'01" E
C10	90°00'00"	23.56'	15.00'	21.21'	N 45°05'59" W
C11	106°08'03"	27.79'	15.00'	23.98'	S 36°49'59" W
C12	16°08'03"	23.94'	85.00'	23.86'	S 08°10'01" E
C13	90°00'00"	133.52'	85.00'	120.21'	S 44°54'01" W
C14	16°08'03"	81.66'	290.00'	81.39'	S 81°49'59" W
C15	53°53'39"	79.95'	85.00'	77.04'	N 43°10'51" W
C16	90°00'00"	23.56'	15.00'	21.21'	N 61°14'02" W
C17	90°00'00"	23.56'	15.00'	21.21'	S 28°45'58" W
C18	85°16'34"	22.33'	15.00'	20.32'	S 58°52'19" E
C19	170°33'08"	208.37'	70.00'	139.52'	S 16°14'02" E
C20	85°16'46"	22.33'	15.00'	20.32'	S 26°24'12" W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C21	0°12'09"	20.12'	5,695.51'	20.12'	S 83°34'59" W
C22	90°00'00"	23.56'	15.00'	21.21'	N 61°14'02" W
C23	90°00'00"	23.56'	15.00'	21.21'	N 28°45'58" E
C24	90°00'00"	23.56'	15.00'	21.21'	S 61°14'02" E
C25	90°00'00"	23.56'	15.00'	21.21'	S 28°45'58" W
C26	16°08'03"	7.04'	25.00'	7.02'	S 08°10'01" E
C27	90°00'00"	39.27'	25.00'	35.36'	S 44°54'01" W
C28	90°00'00"	23.56'	15.00'	21.21'	N 45°05'59" W
C29	90°00'00"	23.56'	15.00'	21.21'	S 44°54'01" W
C30	16°08'03"	23.94'	85.00'	23.86'	S 81°49'59" W
C31	90°00'00"	23.56'	15.00'	21.21'	N 61°14'02" W
C32	90°00'00"	23.56'	15.00'	21.21'	N 28°45'58" E
C33	90°00'00"	23.56'	15.00'	21.21'	S 61°14'02" E
C34	16°08'03"	98.56'	350.00'	98.23'	S 81°49'59" W
C35	16°08'03"	7.04'	25.00'	7.02'	S 81°49'59" W
C36	73°51'57"	32.23'	25.00'	30.04'	N 53°10'01" W
C37	90°00'00"	23.56'	15.00'	21.21'	N 28°45'58" E
C38	16°08'03"	7.04'	25.00'	7.02'	N 81°49'59" E
C39	90°00'00"	23.56'	15.00'	21.21'	S 45°05'59" E
C40	90°00'00"	23.56'	15.00'	21.21'	S 44°54'01" W

NOT VALID WITHOUT
SHEETS 1 THROUGH 18 OF 18.

Date: 5/19/23 Job No. L2720.02

Drawn by: JAB Scale: N/A File: L2720.02 SK&D.DWG



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SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST
HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

18

18 of 18

SECTION VIII

SECTION C

Hammock Reserve

Field Management Report



September 05, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Post Storm Assessment

- ✚ Staff monitored the storm throughout its track to assess potential impact.
- ✚ Pool was closed Wednesday.
- ✚ Facilities were promptly assessed after the storm and reopened Thursday.
- ✚ Fences seem to have fared well overall. Only a few panels found blown out.
- ✚ No other issues of note were found.



Complete

Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Facility is neat and clean.
- ✚ Pool was shut down for maintenance early in the month. A bad breaker in the main panel supplying the pool equipment was identified as the issue and promptly replaced.
- ✚ GFCI cover by pool was repaired.



Complete

Landscape Review

- ✚ Landscaping maintenance has been satisfactory.
- ✚ Planters are neat and clean and free from weeds.
- ✚ Initial cleanups were done in phases 3 & 4, and they have since been added to the regular schedule as approved.
- ✚ Typical irrigation repairs were done, especially in construction adjacent tracts.



In Progress

Site Items

- ✚ Repaired letter C on phase 4 sign.
- ✚ Phase 4 well electrical box was repaired after it was discovered damaged.
- ✚ Ph3 landscaping is being closely monitored after incident where an unidentified party shut it off. Trees will be assessed later after they have had time to respond to increased watering schedule.
- ✚ Phase 3 shade repair and delivery were delayed at manufacturer. They have been received and will be installed asap.



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

July 26, 2023 through August 22, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	8/1/23	435-437	\$ 7,612.92
	8/8/23	438-444	\$ 15,444.93
	8/15/23	445-449	\$ 31,533.82
Total Amount			\$ 54,591.67

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
8/15/23	00040	8/04/23 105230	202308 330-57200-49000		*	4,165.85	
			ACCESS/CAMERA LABOR				
		8/07/23 105931	202308 330-57200-34500		*	674.49	
			TROUBLSHT ELECTRIC STRIKE				
CURRENT DEMANDS ELECTRICAL, INC							4,840.34 000446
8/15/23	00006	8/01/23 140	202308 310-51300-34000		*	3,154.42	
			MANAGEMENT FEES AUG23				
		8/01/23 140	202308 310-51300-35200		*	100.00	
			WEBSITE ADMIN AUG23				
		8/01/23 140	202308 310-51300-35100		*	150.00	
			INFORMATION TECH AUG23				
		8/01/23 140	202308 310-51300-31400		*	583.33	
			DISSEMINATION SVCS AUG23				
		8/01/23 140	202308 330-57200-48300		*	416.67	
			AMENITY ACCESS AUG23				
		8/01/23 140	202308 310-51300-51000		*	3.10	
			OFFICE SUPPLIES AUG23				
		8/01/23 140	202308 310-51300-42000		*	109.04	
			POSTAGE AUG23				
		8/01/23 141	202308 320-53800-34000		*	1,250.00	
			FIELD MANAGEMENT AUG23				
GOVERNMENTAL MANAGEMENT SERVICES							5,766.56 000447
8/15/23	00027	7/08/23 9479	202307 320-53800-46200		*	1,750.00	
			1X MOW PHASE 3/4 AREAS				
		7/08/23 9480	202307 320-53800-46200		*	800.00	
			1X MOW PHASE 3/4 AREAS				
		7/22/23 9540	202307 320-53800-46200		*	925.00	
			1X MOW PHASE 3/4 AREAS				
		8/01/23 9613	202308 320-53800-46200		*	15,201.92	
			LANDSCAPE MAINT AUG23				
PRINCE & SONS, INC.							18,676.92 000448
8/15/23	00041	8/01/23 20061	202308 330-57200-48500		*	1,400.00	
			POOL MAINTENANCE AUG23				
		8/07/23 20083	202308 330-57200-48500		*	125.00	
			NEW 16 FT POLE				
MCDONNELL CORPORATION DBA RESORT							1,525.00 000449
TOTAL FOR BANK A						54,591.67	
TOTAL FOR REGISTER						54,591.67	

HAMR HAMMOCK RESERV ZYAN

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
July 31, 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
July 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 135,094	\$ -	\$ -	\$ 135,094
Capital Projects Account	\$ -	\$ -	\$ 962	\$ 962
Investments:				
Series 2020				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 113,466	\$ -	\$ 113,466
Construction	\$ -	\$ -	\$ 4,624	\$ 4,624
Series 2021				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 97,344	\$ -	\$ 97,344
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 99	\$ -	\$ 99
Construction	\$ -	\$ -	\$ 0	\$ 0
Cost of Issuance	\$ -	\$ -	\$ 1	\$ 1
Series 2022				
Reserve	\$ -	\$ 904,500	\$ -	\$ 904,500
Revenue	\$ -	\$ 43,504	\$ -	\$ 43,504
Prepayment	\$ -	\$ 785,514	\$ -	\$ 785,514
Construction	\$ -	\$ -	\$ 20,213	\$ 20,213
Due from Developer	\$ -	\$ -	\$ 96,645	\$ 96,645
Due from General Fund	\$ -	\$ 1,503	\$ -	\$ 1,503
Prepaid Expenses	\$ 13,717	\$ -	\$ -	\$ 13,717
Total Assets	\$ 148,811	\$ 2,238,191	\$ 122,445	\$ 2,509,447
Liabilities:				
Accounts Payable	\$ 21,554	\$ -	\$ -	\$ 21,554
Contracts Payable	\$ -	\$ -	\$ 90,645	\$ 90,645
Due to Debt Service	\$ 1,503	\$ -	\$ -	\$ 1,503
Total Liabilities	\$ 23,057	\$ -	\$ 90,645	\$ 113,702
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 13,717	\$ -	\$ -	\$ 13,717
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 268,258	\$ -	\$ 268,258
Debt Service - Series 2021	\$ -	\$ 236,415	\$ -	\$ 236,415
Debt Service - Series 2022	\$ -	\$ 1,733,518	\$ -	\$ 1,733,518
Capital Projects - Series 2020	\$ -	\$ -	\$ 5,586	\$ 5,586
Capital Projects - Series 2021	\$ -	\$ -	\$ 1	\$ 1
Capital Projects - Series 2022	\$ -	\$ -	\$ 26,213	\$ 26,213
Unassigned	\$ 112,037	\$ -	\$ -	\$ 112,037
Total Fund Balances	\$ 125,754	\$ 2,238,191	\$ 31,800	\$ 2,395,745
Total Liabilities & Fund Balance	\$ 148,811	\$ 2,238,191	\$ 122,445	\$ 2,509,447

Hammock Reserve
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance

Revenues:

Assessments - Tax Roll	\$ 387,067	\$ 387,067	\$ 388,721	\$ 1,654
Assessments - Direct Bill	\$ 147,336	\$ 62,885	\$ 62,885	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 30,926	\$ 30,926
Other Income	\$ -	\$ -	\$ 14,400	\$ 14,400
Boundary Amendment Contributions	\$ -	\$ -	\$ 10,785	\$ 10,785
Total Revenues	\$ 534,403	\$ 449,952	\$ 507,717	\$ 57,765

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 3,000	\$ 7,000
Engineering	\$ 15,000	\$ 12,500	\$ 1,250	\$ 11,250
Attorney	\$ 30,000	\$ 25,000	\$ 9,099	\$ 15,901
Annual Audit	\$ 6,000	\$ 9,000	\$ 9,000	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,800	\$ 900	\$ 900	\$ -
Dissemination	\$ 8,000	\$ 5,833	\$ 6,333	\$ (500)
Trustee Fees	\$ 14,200	\$ 10,438	\$ 10,438	\$ -
Management Fees	\$ 37,853	\$ 31,544	\$ 31,544	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 1,000	\$ 833	\$ 823	\$ 10
Insurance	\$ 6,210	\$ 6,210	\$ 5,563	\$ 647
Copies	\$ 500	\$ 417	\$ 43	\$ 374
Legal Advertising	\$ 7,500	\$ 6,250	\$ 4,593	\$ 1,657
Other Current Charges	\$ 1,550	\$ 1,292	\$ 365	\$ 926
Office Supplies	\$ 625	\$ 521	\$ 25	\$ 496
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 150,413	\$ 128,413	\$ 90,651	\$ 37,762

Hammock Reserve
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 12,000	\$ 12,000	\$ 9,853	\$ 2,147
Field Management	\$ 15,750	\$ 13,125	\$ 12,500	\$ 625
Landscape Maintenance	\$ 114,000	\$ 95,000	\$ 70,054	\$ 24,946
Landscape Replacement	\$ 15,000	\$ 12,500	\$ 1,560	\$ 10,940
Streetlights	\$ 19,800	\$ 16,500	\$ 21,221	\$ (4,721)
Electric	\$ 7,920	\$ 6,600	\$ 5,690	\$ 910
Water & Sewer	\$ 6,970	\$ 5,809	\$ -	\$ 5,809
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ 1,440	\$ 643
Irrigation Repairs	\$ 8,000	\$ 6,667	\$ 1,753	\$ 4,914
General Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 14,517	\$ (2,017)
Contingency	\$ 7,500	\$ 6,250	\$ 7,048	\$ (798)
Subtotal Field Expenditures	\$ 224,440	\$ 189,034	\$ 145,636	\$ 43,398
Amenity Expenditures				
Amenity - Electric	\$ 5,400	\$ 4,500	\$ 9,093	\$ (4,593)
Amenity - Water	\$ 3,500	\$ 2,917	\$ 4,631	\$ (1,714)
Playground Lease	\$ 70,830	\$ 59,025	\$ 86,661	\$ (27,636)
Internet	\$ 1,500	\$ 1,250	\$ 840	\$ 410
Pest Control	\$ 720	\$ 600	\$ 320	\$ 280
Janitorial Services	\$ 6,000	\$ 5,000	\$ 6,237	\$ (1,237)
Security Services	\$ 25,000	\$ 20,833	\$ 16,006	\$ 4,827
Pool Maintenance	\$ 21,600	\$ 18,000	\$ 14,250	\$ 3,750
Amenity Access Management	\$ 5,000	\$ 4,167	\$ 4,167	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 8,333	\$ 8,028	\$ 306
Contingency	\$ 7,500	\$ 6,250	\$ 1,417	\$ 4,833
Subtotal Amenity Expenditures	\$ 157,050	\$ 130,875	\$ 151,648	\$ (20,773)
Total Operations & Maintenance	\$ 381,490	\$ 319,909	\$ 297,284	\$ 22,625
Total Expenditures	\$ 531,903	\$ 448,321	\$ 387,935	\$ 60,386
Excess (Deficiency) of Revenues over Expenditures	\$ 2,500		\$ 119,782	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (2,500)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (2,500)		\$ -	
Net Change in Fund Balance	\$ -		\$ 119,782	
Fund Balance - Beginning	\$ -		\$ 5,972	
Fund Balance - Ending	\$ -		\$ 125,754	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 308,327	\$ 310,049	\$ 1,722
Interest	\$ -	\$ -	\$ 7,662	\$ 7,662
Total Revenues	\$ 308,327	\$ 308,327	\$ 317,711	\$ 9,384
Expenditures:				
Interest - 11/1	\$ 101,078	\$ 101,078	\$ 101,078	\$ -
Principal - 5/1	\$ 105,000	\$ 105,000	\$ 105,000	\$ -
Interest - 5/1	\$ 101,078	\$ 101,078	\$ 101,078	\$ -
Total Expenditures	\$ 307,156	\$ 307,156	\$ 307,156	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,171		\$ 10,555	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,840)	\$ (4,840)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,840)	\$ (4,840)
Net Change in Fund Balance	\$ 1,171		\$ 5,715	
Fund Balance - Beginning	\$ 106,125		\$ 262,543	
Fund Balance - Ending	\$ 107,296		\$ 268,258	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 278,100	\$ 278,100	\$ 278,643	\$ 543
Interest	\$ -	\$ -	\$ 6,807	\$ 6,807
Total Revenues	\$ 278,100	\$ 278,100	\$ 285,450	\$ 7,350
Expenditures:				
Interest - 11/1	\$ 85,966	\$ 85,966	\$ 85,966	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	\$ 105,000	\$ 105,000	\$ 105,000	\$ -
Interest - 5/1	\$ 85,966	\$ 85,966	\$ 85,881	\$ 84
Total Expenditures	\$ 276,931	\$ 276,931	\$ 281,847	\$ (4,916)
Excess (Deficiency) of Revenues over Expenditures	\$ 1,169		\$ 3,603	
Fund Balance - Beginning	\$ 94,393		\$ 232,812	
Fund Balance - Ending	\$ 95,562		\$ 236,415	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
Revenues:				
Assessments - Direct Bill	\$ 904,500	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 782,941	\$ 782,941
Assessments - Lot Closings	\$ -	\$ -	\$ 569,827	\$ 569,827
Interest	\$ -	\$ -	\$ 34,359	\$ 34,359
Total Revenues	\$ 904,500	\$ -	\$ 1,387,127	\$ 1,387,127
Expenditures:				
Interest - 11/1	\$ 356,764	\$ 356,764	\$ 356,764	\$ -
Principal - 5/1	\$ 225,000	\$ 225,000	\$ 225,000	\$ -
Interest - 5/1	\$ 339,775	\$ 339,775	\$ 339,775	\$ -
Total Expenditures	\$ 921,539	\$ 921,539	\$ 921,539	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (17,039)		\$ 465,588	
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)		\$ 468,027	
Fund Balance - Beginning	\$ 357,084		\$ 1,265,491	
Fund Balance - Ending	\$ 340,045		\$ 1,733,518	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 45,301	\$ 45,301
Interest	\$ -	\$ -	\$ 73	\$ 73
Total Revenues	\$ -	\$ -	\$ 45,374	\$ 45,374
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 1,155	\$ (1,155)
Contingency	\$ -	\$ -	\$ 38	\$ (38)
Total Expenditures	\$ -	\$ -	\$ 1,193	\$ (1,193)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 44,181	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,840	\$ 4,840
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,840	\$ 4,840
Net Change in Fund Balance	\$ -		\$ 49,021	
Fund Balance - Beginning	\$ -		\$ (43,435)	
Fund Balance - Ending	\$ -		\$ 5,586	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 11,399	\$ 11,399
Interest	\$ -	\$ -	\$ 168	\$ 168
Total Revenues	\$ -	\$ -	\$ 11,566	\$ 11,566
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 11,565	\$ (11,565)
Total Expenditures	\$ -	\$ -	\$ 11,565	\$ (11,565)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 1	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/23	Thru 07/31/23	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 2,988,061	\$ 2,988,061
Interest	\$ -	\$ -	\$ 17,184	\$ 17,184
Total Revenues	\$ -	\$ -	\$ 3,005,245	\$ 3,005,245
<u>Expenditures:</u>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 2,164,507	\$ (2,164,507)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 2,253,781	\$ (2,253,781)
Total Expenditures	\$ -	\$ -	\$ 4,418,289	\$ (4,418,289)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,413,044)	
<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	\$ -		\$ (1,415,482)	
Fund Balance - Beginning	\$ -		\$ 1,441,695	
Fund Balance - Ending	\$ -		\$ 26,213	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 2,500	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 2,500	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,500		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 2,500		\$ -	

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	\$ 10,275	\$ 9,253	\$ 965	\$ 27	\$ -	\$ -	\$ 388,721
Assessments - Direct Bill	\$ 23,808	\$ 13,026	\$ 13,026	\$ -	\$ 13,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,885
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,940	\$ 17,202	\$ 1,247	\$ 6,538	\$ -	\$ -	\$ -	\$ 30,926
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	\$ 27,477	\$ 10,500	\$ 7,503	\$ 27	\$ -	\$ -	\$ 507,717
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Engineering	\$ -	\$ 110	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ 910	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Attorney	\$ 565	\$ 2,138	\$ 976	\$ 1,021	\$ 190	\$ 76	\$ 983	\$ 2,543	\$ 300	\$ 308	\$ -	\$ -	\$ 9,099
Annual Audit	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 683	\$ 583	\$ 583	\$ 583	\$ 583	\$ 483	\$ 583	\$ 583	\$ 583	\$ 1,083	\$ -	\$ -	\$ 6,333
Trustee Fees	\$ 3,367	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,684	\$ -	\$ 1,347	\$ -	\$ -	\$ 10,438
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ 31,544
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 6	\$ 17	\$ 89	\$ 171	\$ 35	\$ 23	\$ 165	\$ 52	\$ 178	\$ 89	\$ -	\$ -	\$ 823
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Copies	\$ 6	\$ 2	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ 43
Legal Advertising	\$ 966	\$ -	\$ 1,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,554	\$ -	\$ -	\$ 4,593
Other Current Charges	\$ 39	\$ 44	\$ 39	\$ 39	\$ 83	\$ 39	\$ 40	\$ (35)	\$ 39	\$ 39	\$ -	\$ -	\$ 365
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 3	\$ 3	\$ 2	\$ 3	\$ 1	\$ 1	\$ 1	\$ 6	\$ 1	\$ 1	\$ -	\$ -	\$ 25
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 31,777	\$ 10,792	\$ 6,167	\$ 5,452	\$ 4,297	\$ 4,051	\$ 5,177	\$ 9,608	\$ 4,505	\$ 8,824	\$ -	\$ -	\$ 90,651

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	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	12,500
Landscape Maintenance	\$ 6,568	\$ 6,568	\$ 6,568	\$ 6,568	\$ 6,568	\$ 6,568	\$ 7,468	\$ 6,568	\$ 6,568	\$ 10,043	\$ -	\$ -	70,054
Landscape Replacement	\$ -	\$ -	\$ 1,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,560
Streetlights	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,129	\$ 2,129	\$ 2,128	\$ 2,138	\$ 2,138	\$ 2,157	\$ -	\$ -	21,221
Electric	\$ 436	\$ 326	\$ 427	\$ 368	\$ 444	\$ 658	\$ 478	\$ 902	\$ 443	\$ 1,209	\$ -	\$ -	5,690
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 945	\$ 495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,440
Irrigation Repairs	\$ -	\$ 192	\$ 190	\$ 302	\$ 193	\$ 205	\$ 97	\$ 333	\$ 241	\$ -	\$ -	\$ -	1,753
General Repairs & Maintenance	\$ -	\$ 2,703	\$ 313	\$ 10,610	\$ 891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,517
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,346	\$ -	\$ -	\$ 701	\$ -	\$ -	7,048
Subtotal Field Expenditures	\$ 20,208	\$ 13,140	\$ 12,408	\$ 21,199	\$ 12,419	\$ 11,304	\$ 17,768	\$ 11,191	\$ 10,640	\$ 15,359	\$ -	\$ -	145,636
Amenity Expenditures													
Amenity - Electric	\$ 1,158	\$ 908	\$ 631	\$ 686	\$ 981	\$ 915	\$ 917	\$ 967	\$ 888	\$ 1,042	\$ -	\$ -	9,093
Amenity - Water	\$ 230	\$ -	\$ -	\$ 1,279	\$ -	\$ 563	\$ 970	\$ 573	\$ 513	\$ 503	\$ -	\$ -	4,631
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ -	\$ -	86,661
Internet	\$ -	\$ 179	\$ 150	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ -	\$ -	840
Pest Control	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	320
Janitorial Services	\$ 256	\$ 575	\$ 575	\$ 575	\$ 575	\$ 781	\$ 725	\$ 725	\$ 725	\$ 725	\$ -	\$ -	6,237
Security Services	\$ 410	\$ -	\$ -	\$ -	\$ -	\$ 2,528	\$ 3,016	\$ 2,894	\$ 2,528	\$ 4,630	\$ -	\$ -	16,006
Pool Maintenance	\$ 1,650	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -	14,250
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	4,167
Amenity Repairs & Maintenance	\$ 1,829	\$ -	\$ -	\$ -	\$ -	\$ 2,944	\$ -	\$ -	\$ 3,255	\$ -	\$ -	\$ -	8,028
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,417	\$ -	\$ -	\$ -	\$ -	1,417
Subtotal Amenity Expenditures	\$ 14,615	\$ 12,145	\$ 11,878	\$ 13,136	\$ 12,152	\$ 18,327	\$ 16,223	\$ 17,171	\$ 18,505	\$ 17,496	\$ -	\$ -	151,648
Total Operations & Maintenance	\$ 34,823	\$ 25,285	\$ 24,286	\$ 34,335	\$ 24,571	\$ 29,631	\$ 33,991	\$ 28,362	\$ 29,145	\$ 32,855	\$ -	\$ -	297,284
Total Expenditures	\$ 66,600	\$ 36,077	\$ 30,453	\$ 39,787	\$ 28,868	\$ 33,682	\$ 39,168	\$ 37,970	\$ 33,651	\$ 41,679	\$ -	\$ -	387,935
Excess (Deficiency) of Revenues over Expenditures	\$ (34,510)	\$ (8,930)	\$ 229,008	\$ (14,598)	\$ 12,591	\$ 43,182	\$ (11,691)	\$ (27,470)	\$ (26,147)	\$ (41,652)	\$ -	\$ -	119,782
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (34,510)	\$ (8,930)	\$ 229,008	\$ (14,598)	\$ 12,591	\$ 43,182	\$ (11,691)	\$ (27,470)	\$ (26,147)	\$ (41,652)	\$ -	\$ -	119,782

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)
Principal - 5/1/23		(\$105,000)
Current Bonds Outstanding		\$5,175,000

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	\$138,261	
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)
Principal - 5/1/23		(\$105,000)
Current Bonds Outstanding		\$4,760,000

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
Principal - 5/1/23		(\$225,000)
Current Bonds Outstanding		\$14,010,000

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
04/11/23	3/01/23-03/31/23	\$26,387.51	(\$24.03)	(\$527.27)	\$0.00	\$25,836.21	\$10,275.17	\$8,195.60	\$7,365.44	\$25,836.21
05/11/23	/01/23-4/30/2023	\$22,047.13	\$0.00	(\$440.94)	\$0.00	\$21,606.19	\$8,592.87	\$6,853.78	\$6,159.54	\$21,606.19
05/24/23	interest	\$0.00	\$0.00	\$0.00	\$1,660.77	\$1,660.77	\$660.49	\$526.82	\$473.46	\$1,660.77
06/16/23	5/1/23-5/31/23	\$2,476.54	\$0.00	(\$49.53)	\$0.00	\$2,427.01	\$965.23	\$769.88	\$691.90	\$2,427.01
07/31/23	4/1/23-6/30/23	\$0.00	\$0.00	\$0.00	\$68.16	\$68.16	\$27.11	\$21.62	\$19.43	\$68.16
TOTAL		\$ 1,029,449.31	\$ (33,673.44)	\$ (20,124.33)	\$ 1,761.50	\$ 977,413.04	\$ 388,721.22	\$ 310,048.72	\$ 278,643.10	\$ 977,413.04

101%	Net Percent Collected
0	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	
	2/1/23		\$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				\$ 12,252.76	\$ 12,252.76	\$ -

* Direct Bills are being collected at closings

SECTION 3

Requisition	Payee/Vendor	Amount
86	Wood & Associates Engineering	\$ 381.93
87	Tucker Paving, Inc.	\$ 50,611.73
88	Absolute Engineering, Inc.	\$ 3,834.94
89	City of Lake Alfred	\$ 1,727.84
90	Kilinski Van Wyk, PLLC	\$ 255.50
TOTAL		\$ 56,811.94