

*Hammock Reserve
Community Development District*

Meeting Agenda

November 2, 2023

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 26, 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 **Thursday, November 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. Organizational Matters
 - A. Acceptance of Letter of Resignation from Lauren Schwenk
 - B. Appointment to Fill Board Seat #2
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-01 Electing Officers
4. Approval of Minutes of the September 5, 2023 Board of Supervisors Meeting
5. Consideration of Resolution 2024-02 Ratifying Amendment to Fiscal Year 2024 Budget and Assessments
6. Consideration of Audit Services Engagement Letter for Fiscal Year 2023 Audit from Grau & Associates
7. Presentation of Arbitrage Rebate Report for Series 2022 Assessment Area Three Project Bonds
8. Ratification of Bills of Sale
 - A. Water & Wastewater Collection Systems
 - B. Lift Station
9. Ratification of Special Warranty Deed for Utilities with City of Lake Alfred
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report

¹ Comments will be limited to three (3) minutes

- i. Consideration of Proposal for Renewal of Pool Maintenance Services Contract
- ii. Consideration of Proposals for Pond Maintenance Services (*to be provided under separate cover*)

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement

11. Other Business

12. Supervisors Requests and Audience Comments

13. Adjournment

SECTION III

SECTION A

From: Lauren Oakley
Subject: Hammock Reserve
Date: September 5, 2023 at 12:03:27 PM EDT
To: Jill Burns

Please accept my resignation from the Hammock Reserve CDD Board of Supervisors.

Thank you,

Lauren Schwenk

SECTION D

RESOLUTION 2024-01

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

WHEREAS, the Hammock Reserve Community Development District (hereinafter 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 Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

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

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>
Assistant Secretary	_____

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

PASSED AND ADOPTED this 2nd day of November 2023.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the Hammock Reserve Community Development District was held Tuesday, **September 5, 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*
Eric Lavoie
Jessica Petrucci
Emily Cassidy

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Marshall Tindall *by Zoom*
Meredith Hammock
Chace Arrington *by Zoom*
Lisa Kelly *by Zoom*
Rey Malave *by Zoom*

District Manager, GMS
Field Manager, GMS
District Counsel, KVV Law
District Engineer, Dewberry
District Engineer, Dewberry
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 and one Board member joining via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present at the meeting, but there were members of the public joining via Zoom. She asked the members of the public joining via Zoom if they had any public comments on any of the agenda items. Seeing no hands raised on the Zoom line, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 1, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the August 1, 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 Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Minutes of the August 1, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Hearing Regarding Resident Amenity Suspension**

Ms. Burns explained that the amenity rules allow the District Manager to suspend for up to 30 days and anything longer than that must come before the Board. She stated that about a month ago they had incidences where there were several people breaking into the facility overnight and were said to be doing drugs and illegal activity. She added that they also had scooters on the pool deck and were swimming in the pool after hours. She pointed out that because they came in earlier with an access card, they were able to determine who they were. She explained that they sent a letter regarding a 90-day amenity suspension. She further explained that since they want to suspend it for more than 90-days, they would have an opportunity to come to a hearing at the Board meeting, which was today. They did not anticipate the resident would show today because they had not had any correspondence from the people with the violation. She added that the person who had the registered card was the landlord, and these were the tenants of the property. She stated that they spoke to the landlord because she didn't recognize the people and they discovered that these were guests of the tenants, but the tenants were still responsible for those guests. She noted that they should not have been using the card assigned to the landlord and that they needed to get their own cards. She added that the card had been turned off because they were still in their suspension period. She explained that based on the circumstances and the fact that the people did not live in the home, their recommendation was that the 90-day suspension stay in effect or if the resident that still lives there wants to come back and reapply, then they would turn it on for him at that time. The Board decided to keep the 90-day suspension unless the resident comes forward and reapplies for amenity access.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Keeping Suspension but Authorizing Issuance of Card should Resident Reach Out Prior to the 90 Days, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Bill of Sale for Conveyance of Mailboxes from HOA to CDD as of 10/1**

Ms. Burns stated that they had a request from the HOA, and she spoke with Lauren about the CDD taking over maintenance and ownership of the mailboxes in the community because the HOA does not maintain anything besides the mailboxes, and they have staff that was regularly there doing

other maintenance. She stated that the request was to take them over as of October 1. She explained that these documents would convey the ownership of the mailboxes and the subsequent maintenance responsibility of those from the HOA to the CDD as of October 1. She added that they would add these to their insurance policy and have them covered and the HOA would be able to remove that from their policy. Ms. Hammock requested that the approval be made in substantial form pending finalization of the exhibit listing those improvements.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Bill of Sale for Conveyance of Mailboxes from HOA to CDD as of 10/1, was approved in substantial form.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-10 Amending Fiscal Year 2024 Meeting Schedule

Ms. Burns stated that they approved the meeting schedule at the last meeting and kept it the same. She explained that they were going to move North Powerline and VillaMar to Thursday, but Mr. Chinoy had a conflict with Thursday, so it was decided to swap the two and do North Powerline and VillaMar on Tuesday and Hammock and Forest on Thursday at the same time.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Resolution 2023-10 Amending Fiscal Year 2024 Meeting Schedule to the First Thursday at the Same Time, was approved as amended.

SEVENTH ORDER OF BUSINESS

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

Ms. Burns presented this Utility Easement to the Board stating that it was already approved and just needed to be ratified.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had no updates to report to the Board.

B. Engineer

Mr. Malave had no updates to report to the Board.

C. Field Manager's Report

Ms. Burns presented the Field Manager's Report to the Board. She stated that based on the storm track, they didn't need to secure any of the pool furniture, but they did close the facility on Wednesday and reopened on Thursday after they reassessed after the storm. She noted that there were a couple of panels out that they had scheduled to go back up, but other than that, they didn't have any storm damage. She added that everything at the amenity facility looked good. She pointed out that the pool was closed earlier in the month to fix an electrical issue, which was replaced and repaired. She explained that the playground looked good. She reviewed the landscaping stating that everything looked good out there as well. She noted that they did some irrigation repairs and did some clean up in Phases Three and Four. She reviewed the in-progress site items stating the irrigation was shut off and some of the trees died in Phase Three, so they were looking to increase the watering schedule. She added that this was being monitored. The question was asked about someone hitting one of the wells last week. Ms. Burns responded that they would have them check that.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register included in your package for review.

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. There was no action necessary.

iii. Ratification of Summary of Series 2022 (AA3-Phase 4) Requisition #86 to #90

Ms. Burns stated requisitions #86 to #90 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, the Series 2022 (AA3-Phase 4) Requisitions #86 to #90, was ratified.

iv. Discussion Regarding October Meeting Date Room Availability

Ms. Burns stated that this room was booked on the October meeting date and was unavailable. She explained that at this point, they did not have any agenda items, so they would probably be able to cancel. If they do have items come up, they will work with the Chair to reschedule and pick another date.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2023/2024 BUDGET; AUTHORIZING A CORRESPONDING AMENDMENT IN THE AMOUNT OF ASSESSMENTS CERTIFIED FOR COLLECTION; RATIFYING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) adopted a final General Fund Budget (“Budget”) for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 (“Fiscal Year 2023/2024”); and

WHEREAS, the Board previously adopted Resolution No. 2023-07, imposing special assessments for operations and maintenance and certifying an assessment roll for collection of the Fiscal Year 2023/2024 operations and maintenance assessments and previously levied debt service assessments; and

WHEREAS, the Board desires to amend the Fiscal Year 2023/2024 Budget to reflect an amendment to the sources of revenue for the District’s operations and maintenance budget, and to authorize a corresponding amendment to the operations and maintenance assessments certified for collection; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2023/2024 Budget, to authorize a corresponding amendment to the operations and maintenance assessments certified for collection, and to ratify any and all actions taken by District staff, officers, and Supervisors in connection therewith.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*.
- c. The amended Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Hammock Reserve Community Development District for the Fiscal Year Ending September 30, 2024, as amended and adopted by the Board of Supervisors effective November 2, 2023.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sums set forth in the Budget attached at **Exhibit A**, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

SECTION 3. AMENDMENT TO OPERATIONS & MAINTENANCE ASSESSMENTS CERTIFIED FOR COLLECTION. The amount of operations and maintenance assessments certified for collection is hereby amended as set forth at **Exhibit A**. All findings and authorizations set forth in Resolution 2023-07 are hereby deemed to apply to the amended Budget set forth at **Exhibit A**.

SECTION 4. RATIFICATION. All actions taken by District staff, officers, and Supervisors in connection with the above-authorized amendments to the Fiscal Year 2023/2024 Budget and assessments are hereby ratified, approved, and confirmed.

SECTION 5. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect as of November 2, 2023.

[Signature on Following Page]

PASSED AND ADOPTED this 2nd day of November, 2023.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended FY 2023/2024 Budget and Assessment Schedule

EXHIBIT A
AMENDED FISCAL YEAR 2023/2024 BUDGET

Hammock Reserve
Community Development District

Amended Budget
FY2024



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General Fund

Hammock Reserve
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ Decrease	Amended Budget FY2024
<u>Revenues</u>			
Assessments - Tax Roll	\$ 842,100	\$ (4,170)	\$ 837,930
Assessments - Direct Bill	\$ -	\$ 4,171	\$ 4,171
Assessments - Lot Closings	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ -
Total Revenues	\$ 842,100	\$ 1	\$ 842,101
<u>Expenditures</u>			
<u>Administrative</u>			
Supervisor Fees	\$ 12,000	\$ -	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 15,000
Attorney	\$ 30,000	\$ -	\$ 30,000
Annual Audit	\$ 9,200	\$ -	\$ 9,200
Assessment Administration	\$ 5,300	\$ -	\$ 5,300
Arbitrage	\$ 1,350	\$ -	\$ 1,350
Dissemination	\$ 7,500	\$ -	\$ 7,500
Trustee Fees	\$ 12,123	\$ -	\$ 12,123
Management Fees	\$ 40,124	\$ -	\$ 40,124
Information Technology	\$ 1,800	\$ -	\$ 1,800
Website Maintenance	\$ 1,200	\$ -	\$ 1,200
Postage & Delivery	\$ 1,000	\$ -	\$ 1,000
Insurance	\$ 6,119	\$ -	\$ 6,119
Copies	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 7,500	\$ -	\$ 7,500
Other Current Charges	\$ 1,550	\$ 1	\$ 1,551
Office Supplies	\$ 625	\$ -	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175
Total Administrative	\$ 153,066	\$ 1	\$ 153,067

Hammock Reserve
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ Decrease	Amended Budget FY2024
<u>Operations & Maintenance</u>			
Field Expenditures			
Property Insurance	\$ 18,000	\$ -	\$ 18,000
Field Management	\$ 15,900	\$ -	\$ 15,900
Landscape Maintenance	\$ 190,000	\$ -	\$ 190,000
Landscape Replacement	\$ 25,000	\$ -	\$ 25,000
Pond Maintenance	\$ 10,000	\$ -	\$ 10,000
Streetlights	\$ 30,360	\$ -	\$ 30,360
Electric	\$ 8,000	\$ -	\$ 8,000
Water & Sewer	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 8,000	\$ -	\$ 8,000
General Repairs & Maintenance	\$ 15,000	\$ -	\$ 15,000
Contingency	\$ 10,000	\$ -	\$ 10,000
Subtotal Field Expenditures	\$ 332,760	\$ -	\$ 332,760
Amenity Expenditures			
Amenity - Electric	\$ 12,804	\$ -	\$ 12,804
Amenity - Water	\$ 10,000	\$ -	\$ 10,000
Playground Lease	\$ 103,993	\$ -	\$ 103,993
Internet	\$ 1,500	\$ -	\$ 1,500
Pest Control	\$ 528	\$ -	\$ 528
Janitorial Services	\$ 17,100	\$ -	\$ 17,100
Security Services	\$ 36,000	\$ -	\$ 36,000
Pool Maintenance	\$ 22,600	\$ -	\$ 22,600
Amenity Access Management	\$ 6,750	\$ -	\$ 6,750
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ 10,000
Contingency	\$ 10,000	\$ -	\$ 10,000
Subtotal Amenity Expenditures	\$ 231,275	\$ -	\$ 231,275
<u>Total Operations & Maintenance</u>	\$ 564,035	\$ -	\$ 564,035
<u>Other Expenditures</u>			
Capital Reserves - Transfer	\$ 125,000	\$ -	\$ 125,000
<u>Total Other Expenditures</u>	\$ 125,000	\$ -	\$ 125,000
Total Expenditures	\$ 842,100	\$ 1	\$ 842,101
Excess Revenues/(Expenditures)	\$ -	\$ 0	\$ 0

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Phases 1-3 - Tax Roll	818	\$670,729	\$819.96	\$881.68
Phase 4 - Tax Roll	209	\$167,201	\$800.00	\$860.22
	1027	\$837,930		

SECTION VI



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
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September 19, 2023

Board of Supervisors
Hammock Reserve Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Hammock Reserve Community Development District, City of Haines City, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Hammock Reserve Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$9,100 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Hammock Reserve Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Hammock Reserve Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VII

REBATE REPORT
\$14,235,000
Hammock Reserve
Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)

Dated: April 22, 2022
Delivered: April 22, 2022

Rebate Report to the Computation Date
April 22, 2025
Reflecting Activity To
April 30, 2023



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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

September 5, 2023

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

Re: \$14,235,000 Hammock Reserve Community Development District (Haines City, Florida),
Special Assessment Bonds, Series 2022 (Assessment Area Three Project)

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of April 30, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the April 22, 2025 Computation Date
Reflecting Activity from April 22, 2022 through April 30, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 3	0.876372%	\$17,787.39	\$ (90,432.20)
Acquisition & Construction Fund - Phase 4	1.270552%	23,024.40	(72,437.90)
Cost of Issuance Fund	1.254541%	16.37	(52.40)
Capitalized Interest Fund	1.417343%	2,668.51	(7,205.41)
Debt Service Reserve Fund	2.625484%	24,244.95	(22,520.99)
Totals	1.366133%	\$67,741.62	\$(192,648.90)
Bond Yield	4.817516%		
Rebate Computation Credit			(2,155.78)
Net Rebatable Arbitrage			\$(194,804.68)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from April 22, 2022, the date of the closing, to April 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 22, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 22, 2022 and April 30, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

April 22, 2025.

7. Computation Period

The period beginning on April 22, 2022, the date of the closing, and ending on April 30, 2023.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

Fund	Account Number
Acquisition & Construction Fund - Phase 3	249642005
Acquisition & Construction Fund - Phase 4	249642006
Cost of Issuance Fund	249642008
Debt Service Reserve Fund	249642003
Capitalized Interest Fund	249642001
Prepayment Fund	249642004
Revenue Fund	249642000
Sinking Fund	249642002

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of April 30, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 22, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 22, 2025, is the Rebatable Arbitrage.

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Delivered: April 22, 2022

Sources of Funds

Par Amount	\$14,235,000.00
Net Original Issue Premium	69,531.00
Total	\$14,304,531.00

Uses of Funds

Acquisition & Construction Fund – Phase 3	\$ 7,280,133.68
Acquisition & Construction Fund – Phase 4	5,275,433.57
Debt Service Reserve Fund	904,500.00
Cost of Issuance Fund	203,000.00
Capitalized Interest Fund	356,763.75
Underwriter's Discount	284,700.00
Total	\$14,304,531.00

PROOF OF ARBITRAGE YIELD

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)

Date	Debt Service	Present Value to 04/22/2022 @ 4.8175159327%
11/01/2022	356,763.75	347,957.95
05/01/2023	564,775.00	537,878.78
11/01/2023	335,050.00	311,588.54
05/01/2024	570,050.00	517,663.68
11/01/2024	330,115.00	292,727.09
05/01/2025	575,115.00	497,983.84
11/01/2025	324,970.00	274,768.36
05/01/2026	584,970.00	482,969.77
11/01/2026	319,510.00	257,592.79
05/01/2027	589,510.00	464,091.20
11/01/2027	313,840.00	241,258.90
05/01/2028	593,840.00	445,766.48
11/01/2028	307,680.00	225,527.82
05/01/2029	602,680.00	431,370.60
11/01/2029	301,190.00	210,507.32
05/01/2030	606,190.00	413,712.20
11/01/2030	294,480.00	196,249.37
05/01/2031	614,480.00	399,873.95
11/01/2031	287,440.00	182,652.44
05/01/2032	622,440.00	386,223.47
11/01/2032	280,070.00	169,695.63
05/01/2033	630,070.00	372,782.72
11/01/2033	271,845.00	157,054.80
05/01/2034	636,845.00	359,274.60
11/01/2034	263,267.50	145,028.35
05/01/2035	648,267.50	348,716.76
11/01/2035	254,220.00	133,533.79
05/01/2036	659,220.00	338,123.03
11/01/2036	244,702.50	122,559.13
05/01/2037	669,702.50	327,530.76
11/01/2037	234,715.00	112,091.82
05/01/2038	679,715.00	316,973.41
11/01/2038	224,257.50	102,118.84
05/01/2039	689,257.50	306,480.81
11/01/2039	213,330.00	92,626.79
05/01/2040	698,330.00	296,079.46
11/01/2040	201,932.50	83,602.01
05/01/2041	711,932.50	287,814.19
11/01/2041	189,947.50	74,984.22
05/01/2042	724,947.50	279,451.05
11/01/2042	177,375.00	66,765.87
05/01/2043	737,375.00	271,027.52
11/01/2043	163,375.00	58,637.24
05/01/2044	753,375.00	264,035.30
11/01/2044	148,625.00	50,863.42
05/01/2045	768,625.00	256,856.82
11/01/2045	133,125.00	43,440.93
05/01/2046	783,125.00	249,536.16
11/01/2046	116,875.00	36,365.28
05/01/2047	801,875.00	243,632.30
11/01/2047	99,750.00	29,594.02
05/01/2048	819,750.00	237,484.58
11/01/2048	81,750.00	23,126.22
05/01/2049	841,750.00	232,521.40
11/01/2049	62,750.00	16,926.08
05/01/2050	857,750.00	225,926.06

PROOF OF ARBITRAGE YIELD

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)

Date	Debt Service	Present Value
		to 04/22/2022 @ 4.8175159327%
11/01/2050	42,875.00	11,027.39
05/01/2051	877,875.00	220,477.40
11/01/2051	22,000.00	5,395.32
05/01/2052	902,000.00	216,004.97
	27,413,663.75	14,304,531.00

Proceeds Summary

Delivery date	04/22/2022
Par Value	14,235,000.00
Premium (Discount)	69,531.00
Target for yield calculation	14,304,531.00

BOND DEBT SERVICE

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/22/2022					
11/01/2022			356,763.75	356,763.75	
05/01/2023	225,000	4.200%	339,775.00	564,775.00	921,538.75
11/01/2023			335,050.00	335,050.00	
05/01/2024	235,000	4.200%	335,050.00	570,050.00	905,100.00
11/01/2024			330,115.00	330,115.00	
05/01/2025	245,000	4.200%	330,115.00	575,115.00	905,230.00
11/01/2025			324,970.00	324,970.00	
05/01/2026	260,000	4.200%	324,970.00	584,970.00	909,940.00
11/01/2026			319,510.00	319,510.00	
05/01/2027	270,000	4.200%	319,510.00	589,510.00	909,020.00
11/01/2027			313,840.00	313,840.00	
05/01/2028	280,000	4.400%	313,840.00	593,840.00	907,680.00
11/01/2028			307,680.00	307,680.00	
05/01/2029	295,000	4.400%	307,680.00	602,680.00	910,360.00
11/01/2029			301,190.00	301,190.00	
05/01/2030	305,000	4.400%	301,190.00	606,190.00	907,380.00
11/01/2030			294,480.00	294,480.00	
05/01/2031	320,000	4.400%	294,480.00	614,480.00	908,960.00
11/01/2031			287,440.00	287,440.00	
05/01/2032	335,000	4.400%	287,440.00	622,440.00	909,880.00
11/01/2032			280,070.00	280,070.00	
05/01/2033	350,000	4.700%	280,070.00	630,070.00	910,140.00
11/01/2033			271,845.00	271,845.00	
05/01/2034	365,000	4.700%	271,845.00	636,845.00	908,690.00
11/01/2034			263,267.50	263,267.50	
05/01/2035	385,000	4.700%	263,267.50	648,267.50	911,535.00
11/01/2035			254,220.00	254,220.00	
05/01/2036	405,000	4.700%	254,220.00	659,220.00	913,440.00
11/01/2036			244,702.50	244,702.50	
05/01/2037	425,000	4.700%	244,702.50	669,702.50	914,405.00
11/01/2037			234,715.00	234,715.00	
05/01/2038	445,000	4.700%	234,715.00	679,715.00	914,430.00
11/01/2038			224,257.50	224,257.50	
05/01/2039	465,000	4.700%	224,257.50	689,257.50	913,515.00
11/01/2039			213,330.00	213,330.00	
05/01/2040	485,000	4.700%	213,330.00	698,330.00	911,660.00
11/01/2040			201,932.50	201,932.50	
05/01/2041	510,000	4.700%	201,932.50	711,932.50	913,865.00
11/01/2041			189,947.50	189,947.50	
05/01/2042	535,000	4.700%	189,947.50	724,947.50	914,895.00
11/01/2042			177,375.00	177,375.00	
05/01/2043	560,000	5.000%	177,375.00	737,375.00	914,750.00
11/01/2043			163,375.00	163,375.00	
05/01/2044	590,000	5.000%	163,375.00	753,375.00	916,750.00
11/01/2044			148,625.00	148,625.00	
05/01/2045	620,000	5.000%	148,625.00	768,625.00	917,250.00
11/01/2045			133,125.00	133,125.00	
05/01/2046	650,000	5.000%	133,125.00	783,125.00	916,250.00
11/01/2046			116,875.00	116,875.00	
05/01/2047	685,000	5.000%	116,875.00	801,875.00	918,750.00
11/01/2047			99,750.00	99,750.00	
05/01/2048	720,000	5.000%	99,750.00	819,750.00	919,500.00
11/01/2048			81,750.00	81,750.00	
05/01/2049	760,000	5.000%	81,750.00	841,750.00	923,500.00
11/01/2049			62,750.00	62,750.00	
05/01/2050	795,000	5.000%	62,750.00	857,750.00	920,500.00

BOND DEBT SERVICE

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			42,875.00	42,875.00	
05/01/2051	835,000	5.000%	42,875.00	877,875.00	920,750.00
11/01/2051			22,000.00	22,000.00	
05/01/2052	880,000	5.000%	22,000.00	902,000.00	924,000.00
	14,235,000		13,178,663.75	27,413,663.75	27,413,663.75

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Acquisition & Construction Fund - Phase 3

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/22	Beg Bal	-7,280,133.68	-8,397,730.78
04/27/22		2,424.00	2,794.27
05/03/22		2,075.00	2,390.06
05/03/22		2,424.00	2,792.05
05/16/22		-2,075.00	-2,385.96
05/17/22		10,107.00	11,620.08
05/17/22		18,762.09	21,570.89
05/17/22		9,049.79	10,404.60
05/17/22		2,424.00	2,786.89
05/17/22		154,080.06	177,146.81
05/17/22		200,432.70	230,438.72
05/17/22		26,960.00	30,996.08
05/25/22		256,882.69	295,027.36
06/08/22		105,021.00	120,408.47
06/08/22		2,424.00	2,779.16
06/08/22		399,385.68	457,902.89
06/08/22		208,821.60	239,417.73
06/08/22		526,425.39	603,556.20
06/08/22		300.00	343.96
06/22/22		8,216.47	9,402.91
06/22/22		2,424.00	2,774.02
06/22/22		3,600.00	4,119.83
06/22/22		57.00	65.23
06/22/22		7.15	8.18
06/28/22		-26,960.00	-30,828.49
06/28/22		109.50	125.21
06/30/22		-1,408.54	-1,610.23
07/14/22		54,342.00	62,008.19
07/14/22		2,424.00	2,765.96
07/14/22		145,456.25	165,976.22
07/14/22		35,048.00	39,992.33
07/14/22		544,412.13	621,214.04
07/27/22		1,407,537.50	1,603,344.61
07/27/22		18,364.00	20,918.68
07/27/22		38,662.25	44,040.68
07/27/22		4,848.00	5,522.42
07/27/22		229,763.58	261,726.74
08/10/22		26,236.00	29,834.44
08/10/22		8,590.21	9,768.42
08/10/22		43,085.00	48,994.40
08/10/22		791,656.50	900,237.53
08/18/22		2,424.00	2,753.55
08/18/22		660.00	749.73
08/24/22		32,980.98	37,435.18
09/08/22		25,330.80	28,698.64
09/15/22		65,582.97	74,233.75
09/15/22		2,424.00	2,743.74

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Acquisition & Construction Fund - Phase 3

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
09/15/22		633,035.79	716,536.98
09/23/22		65,634.39	74,213.41
09/23/22		6,572.00	7,431.02
09/23/22		2,424.00	2,740.84
10/12/22		17,370.00	19,591.13
10/12/22		13,615.88	15,356.97
10/12/22		2,424.00	2,733.96
10/12/22		12,335.05	13,912.36
10/12/22		657,620.32	741,711.48
10/25/22		30,879.50	34,768.30
10/25/22		2,424.00	2,729.27
11/15/22		11,894.00	13,356.50
11/15/22		51,714.05	58,072.86
11/15/22		10,046.41	11,281.73
11/15/22		385,976.15	433,436.13
11/15/22		1,575.00	1,768.66
12/02/22		0.18	0.20
12/15/22		500.00	559.26
03/07/23		76.00	84.09
04/30/23	de minimis	6.60	7.25

04/22/25	TOTALS:	17,787.39	-90,432.20

ISSUE DATE:	04/22/22	REBATABLE ARBITRAGE:	-90,432.20
COMP DATE:	04/22/25	NET INCOME:	17,787.39
BOND YIELD:	4.817516%	TAX INV YIELD:	0.876372%

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Acquisition & Construction Fund - Phase 4

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/22	Beg Bal	-5,275,433.57	-6,085,282.61
05/03/22		134,991.16	155,487.76
05/03/22		2,529.84	2,913.96
05/03/22		675,841.86	778,459.40
05/03/22		865.64	997.08
05/03/22		406.68	468.43
05/03/22		1,326.00	1,527.34
05/03/22		10,474.29	12,064.67
05/03/22		2,445.00	2,816.24
05/18/22		367.30	422.23
05/18/22		1,326.00	1,524.31
05/18/22		1,360.50	1,563.97
05/25/22		93,852.33	107,788.52
06/03/22		-865.64	-993.13
06/03/22		-6.06	-6.95
06/03/22		865.64	993.13
06/09/22		38,476.80	44,108.51
06/09/22		34,171.82	39,173.43
06/09/22		15,604.00	17,887.90
06/09/22		122,166.38	140,047.44
06/09/22		36,022.00	41,294.41
06/09/22		1,326.00	1,520.08
06/09/22		393.20	450.75
06/22/22		489.43	560.10
06/22/22		3,978.00	4,552.41
06/22/22		57.00	65.23
06/22/22		6.50	7.44
06/28/22		26,960.00	30,828.49
06/28/22		1,425.00	1,629.47
06/28/22		109.50	125.21
06/30/22		-2,815.14	-3,218.23
07/14/22		17,958.00	20,491.39
07/14/22		567,827.19	647,932.34
07/14/22		72,374.80	82,584.94
07/14/22		363,956.76	415,301.27
07/27/22		1,326.00	1,510.46
07/27/22		1,326.00	1,510.46
07/29/22		69,485.00	79,130.35
08/10/22		482.50	548.68
08/10/22		38,386.00	43,650.90
08/10/22		21,339.49	24,266.35
08/10/22		447,031.77	508,345.20
08/18/22		1,326.00	1,506.28
08/24/22		11,839.98	13,439.01
09/08/22		11,481.00	13,007.45
09/08/22		116,292.15	131,753.68
09/08/22		14,774.40	16,738.72

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Acquisition & Construction Fund - Phase 4

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
09/08/22		1,326.00	1,502.30
09/08/22		13,856.70	15,699.01
09/08/22		384,379.48	435,484.33
09/23/22		15,890.68	17,967.74
09/23/22		1,326.00	1,499.32
10/12/22		7,331.62	8,269.13
10/12/22		17,473.00	19,707.31
10/12/22		36,649.54	41,335.99
10/12/22		48,945.60	55,204.37
10/12/22		10,825.21	12,209.45
10/12/22		1,326.00	1,495.56
10/12/22		6,641.95	7,491.27
10/12/22		404,185.96	455,869.99
11/02/22		14,672.87	16,505.41
11/02/22		1,326.00	1,491.61
11/15/22		295,169.27	331,463.56
11/15/22		1,500.00	1,684.44
11/21/22		15,713.77	17,631.95
11/21/22		34,162.50	38,332.73
11/21/22		1,326.00	1,487.87
12/09/22		48,176.00	53,928.35
12/09/22		35,553.60	39,798.80
12/09/22		1,800.00	2,014.92
12/09/22		486,644.44	544,751.12
12/15/22		23,931.25	26,767.46
12/15/22		2,652.00	2,966.30
12/20/22		1,326.00	1,482.17
12/30/22		398,307.70	444,630.32
12/30/22		1,326.00	1,480.21
01/10/23		14,918.88	16,631.92
01/10/23		6,000.00	6,688.94
01/19/23		1,326.00	1,476.50
02/13/23		862.50	957.35
03/16/23		-6,000.00	-6,630.82
03/17/23		-78,695.00	-86,957.20
03/24/23		79,107.50	87,332.13
04/06/23		1,412.00	1,556.33
04/30/23	MMkt Bal	4,406.56	4,841.60
04/30/23	MMkt Acc	16.32	17.93

04/22/25	TOTALS:	23,024.40	-72,437.90

ISSUE DATE:	04/22/22	REBATABLE ARBITRAGE:	-72,437.90
COMP DATE:	04/22/25	NET INCOME:	23,024.40
BOND YIELD:	4.817516%	TAX INV YIELD:	1.270552%

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/22	Beg Bal	-203,000.00	-234,163.19
04/22/22		50,000.00	57,675.66
04/22/22		6,000.00	6,921.08
04/22/22		1,750.00	2,018.65
04/22/22		30,000.00	34,605.40
04/22/22		49,077.68	56,611.75
04/22/22		58,000.00	66,903.77
04/27/22		5,750.00	6,628.32
10/24/22		2,434.64	2,741.61
11/02/22		4.05	4.56

04/22/25	TOTALS:	16.37	-52.40

ISSUE DATE:	04/22/22	REBATABLE ARBITRAGE:	-52.40
COMP DATE:	04/22/25	NET INCOME:	16.37
BOND YIELD:	4.817516%	TAX INV YIELD:	1.254541%

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/22	Beg Bal	-356,763.75	-411,531.72
05/03/22		0.53	0.61
06/02/22		89.93	103.19
07/05/22		205.37	234.62
08/02/22		358.55	408.16
09/02/22		540.10	612.39
10/04/22		616.99	696.62
10/24/22		-2,434.64	-2,741.61
11/01/22		356,763.75	401,374.11
11/02/22		809.58	910.69
11/02/22		-4.05	-4.56
12/02/22		6.73	7.54
01/04/23		7.61	8.49
02/02/23		8.10	9.00
03/02/23		7.76	8.59
04/04/23		8.77	9.67
04/30/23	MMkt Bal	2,438.69	2,679.45
04/30/23	MMkt Acc	8.49	9.33

04/22/25	TOTALS:	2,668.51	-7,205.41

ISSUE DATE:	04/22/22	REBATABLE ARBITRAGE:	-7,205.41
COMP DATE:	04/22/25	NET INCOME:	2,668.51
BOND YIELD:	4.817516%	TAX INV YIELD:	1.417343%

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/22	Beg Bal	-904,500.00	-1,043,352.75
05/03/22		1.34	1.54
06/02/22		228.01	261.63
07/05/22		520.66	594.82
08/02/22		909.02	1,034.79
09/02/22		1,369.32	1,552.61
10/04/22		1,564.24	1,766.13
11/02/22		2,048.81	2,304.69
12/02/22		2,496.83	2,797.55
01/04/23		2,820.87	3,147.27
02/02/23		3,003.53	3,338.68
03/02/23		2,878.85	3,187.42
04/04/23		3,254.22	3,587.81
04/30/23	MMkt Bal	904,500.00	993,796.68
04/30/23	MMkt Acc	3,149.25	3,460.16

04/22/25	TOTALS:	24,244.95	-22,520.99

ISSUE DATE:	04/22/22	REBATABLE ARBITRAGE:	-22,520.99
COMP DATE:	04/22/25	NET INCOME:	24,244.95
BOND YIELD:	4.817516%	TAX INV YIELD:	2.625484%

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/23		-1,960.00	-2,155.78

04/22/25	TOTALS:	-1,960.00	-2,155.78

ISSUE DATE: 04/22/22 REBATABL ARBITRAGE: -2,155.78
COMP DATE: 04/22/25
BOND YIELD: 4.817516%

SECTION VIII

SECTION A

BILL OF SALE AND ASSIGNMENT OF GUARANTIES AND WARRANTIES

REGARDING Water and Wastewater Collection Systems Hammock Reserve Phase 4)

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government with a mailing address of 219 East Livingston Street, Orlando, FL 32801 (hereafter "Seller"), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid to Seller by CITY OF LAKE ALRED, a municipal corporation organized and existing under the laws of the State of Florida, whose post office address is 120 E. Pomelo Street, Lake Alfred, FL 33850 ("Buyer"), receipt of which is hereby acknowledged, does grant, sell, transfer, convey, and deliver to Buyer all of Seller's interest in all ***"Improvements" as located on the property more particularly described in Exhibit "A"*** attached hereto and incorporated herein including:

1. All water mains, pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, and other goods which comprise the water distribution system installed on the site (the "Improvements"); AND
2. All gravity mains, force mains, pipes, lines, gate valves, valve boxes, fittings, thrust blocks, manholes, equipment, and other goods which comprise the wastewater distribution system installed on the site (the "Improvements").

Buyer, its successors and assigns, shall have all rights and title to the property described in Exhibit "A". Seller releases all interest in the Improvements, and the Improvements are free and clear from all liens and encumbrances from the Seller.

Seller hereby assigns any and all warranties and guaranties it possesses from any third parties relating to the construction and/or installation of the Improvements, to the extent such warranties and guaranties are assignable.

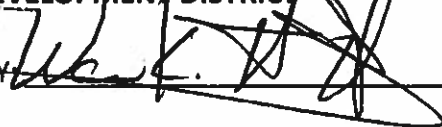
IN WITNESS WHEREOF, Seller has executed this Bill of Sale on September 25th, 2023.

SELLER:

WITNESSES:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Signature: 
Print Name: DANIEL ARNETTE

BY: 
Chairperson

Signature: 
Print Name: CAROL RHINEHART

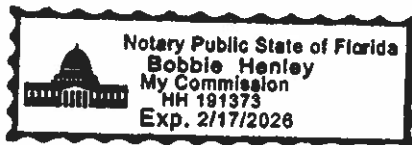
STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of September, 2023, by Warren K. Heath as Chairman of the Board of Supervisors of the Hammock Reserve Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Bobbie Henley

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: Bobbie Henley
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

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:

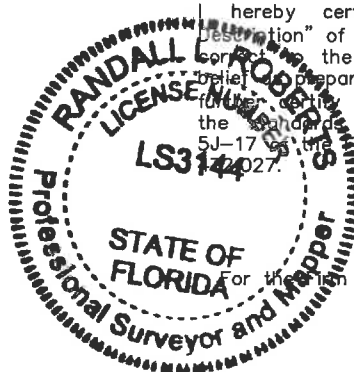
(A) - APPROXIMATE	Δ - DELTA	GOVT - GOVERNMENT	PC - POINT OF CURVATURE	R26E - RANGE 26 EAST
AVG - AVERAGE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND	R - RADIUS
(BB) - BEARING BASIS	(DE) - DEED EXCEPTION	IR - IRON ROD	PCV - POINT OF CURVATURE	RAD - RADIAL
BLDG - BUILDING	DEPT - DEPARTMENT	IR&C - 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	ESMT - EASEMENT	NR - NON-RADIAL	PCC - POINT OF COMMENCEMENT	SO - SQUARE
CCR - RECORD NUMBER	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NSI - NO SURVEYOR IDENTIFICATION	POL - POINT ON LINE	SQ FT - SQUARE FEET
C/L - CENTERLINE	FF - FINISH FLOOR	NT - NON-TANGENT	PRC - POINT OF REVERSE CURVATURE	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FND - FOUND	OR - OFFICIAL RECORDS	PRM - PERMANENT REFERENCE MONUMENT	T27S - TOWNSHIP 27 SOUTH
CMC - CONCRETE	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	PT - POINT OF TANGENCY	(TYP) - TYPICAL
CDR - CORNER	(G) - GRID (STATE PLANE)	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



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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

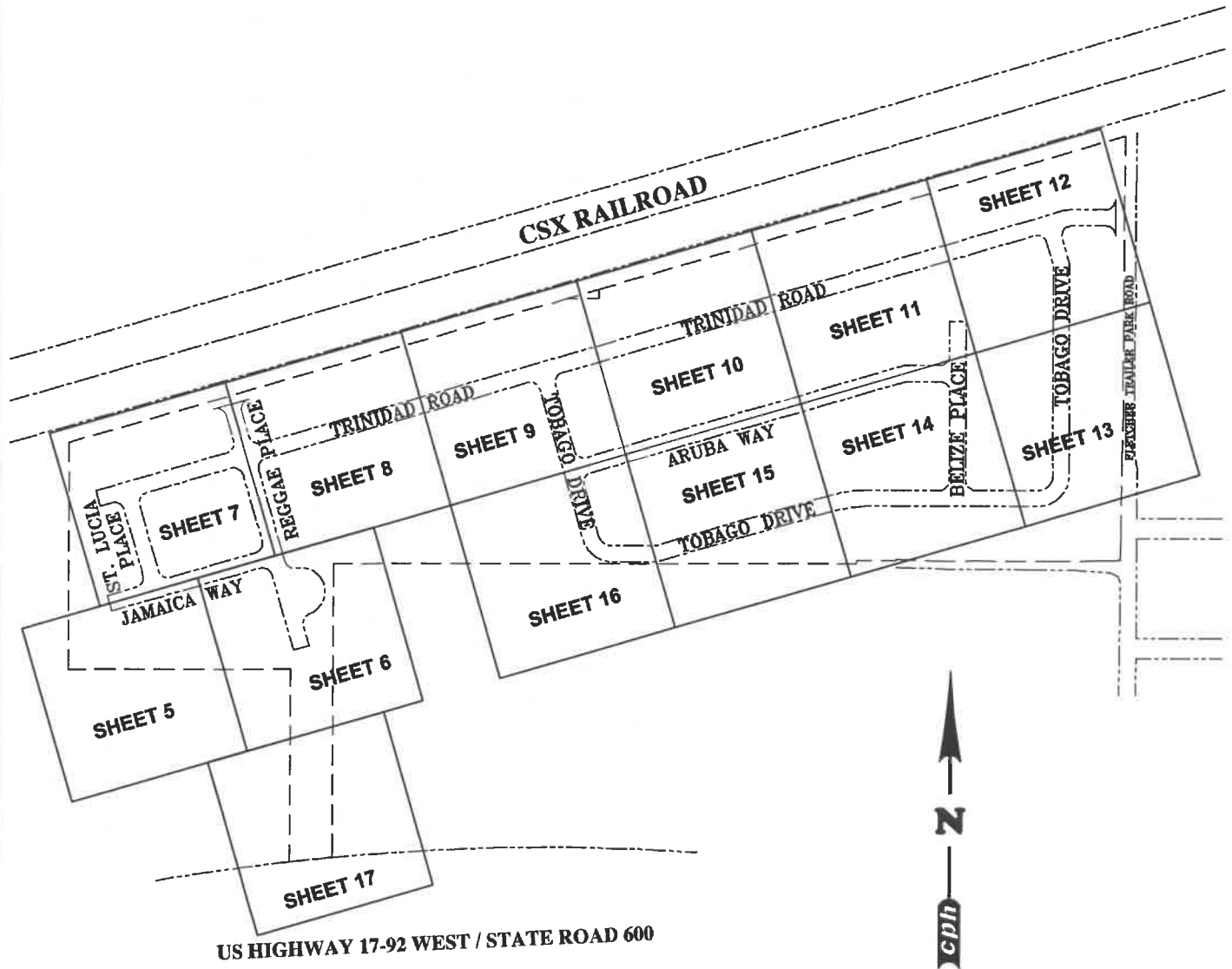
Sheet

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

SKETCH AND DESCRIPTION

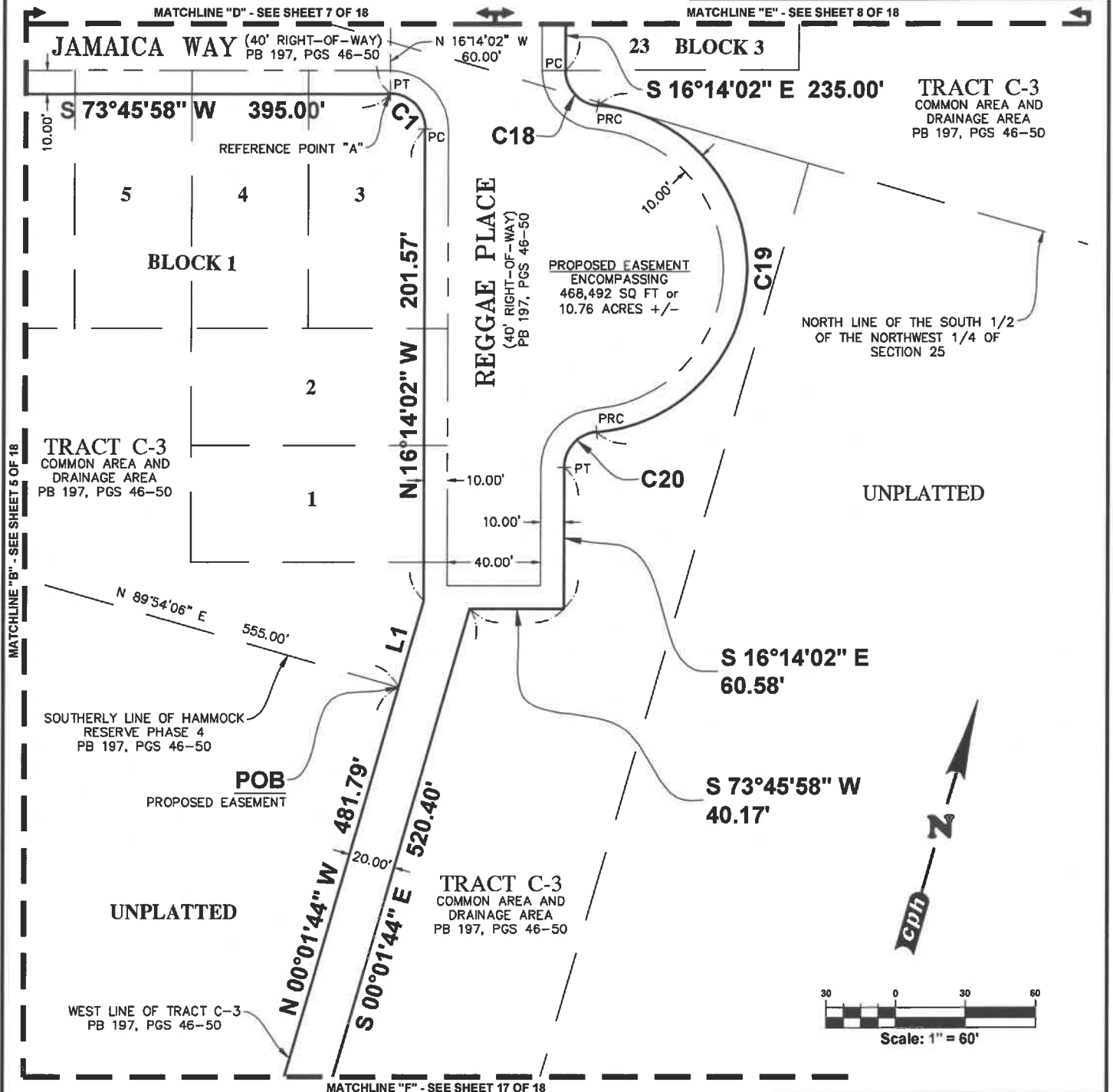
Sheet

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

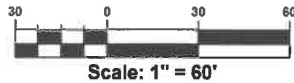
Sheet

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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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

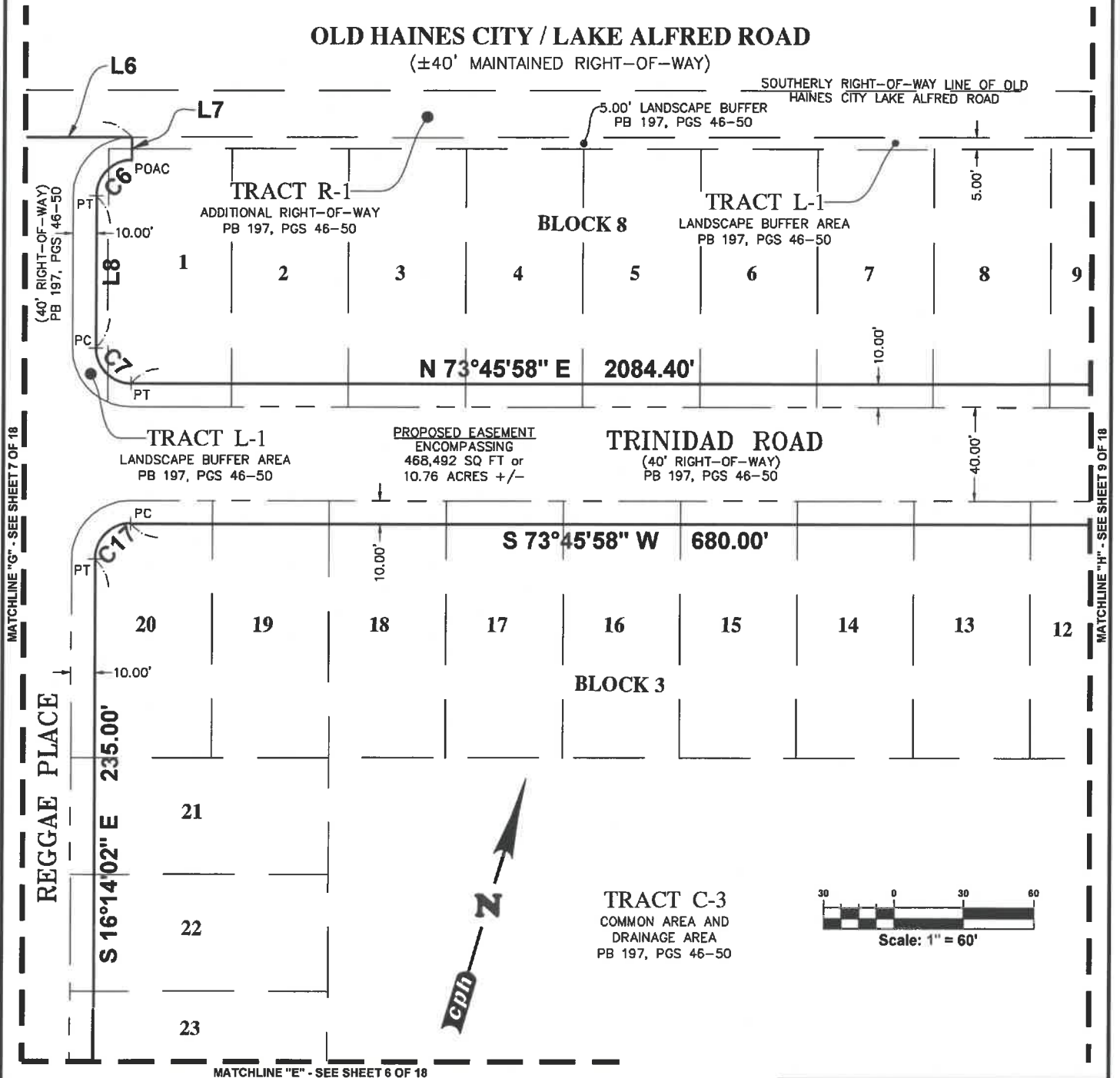
7

7 of 18

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Sketch and Description:

THIS IS NOT A SURVEY



MATCHLINE "E" - 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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SKETCH AND DESCRIPTION

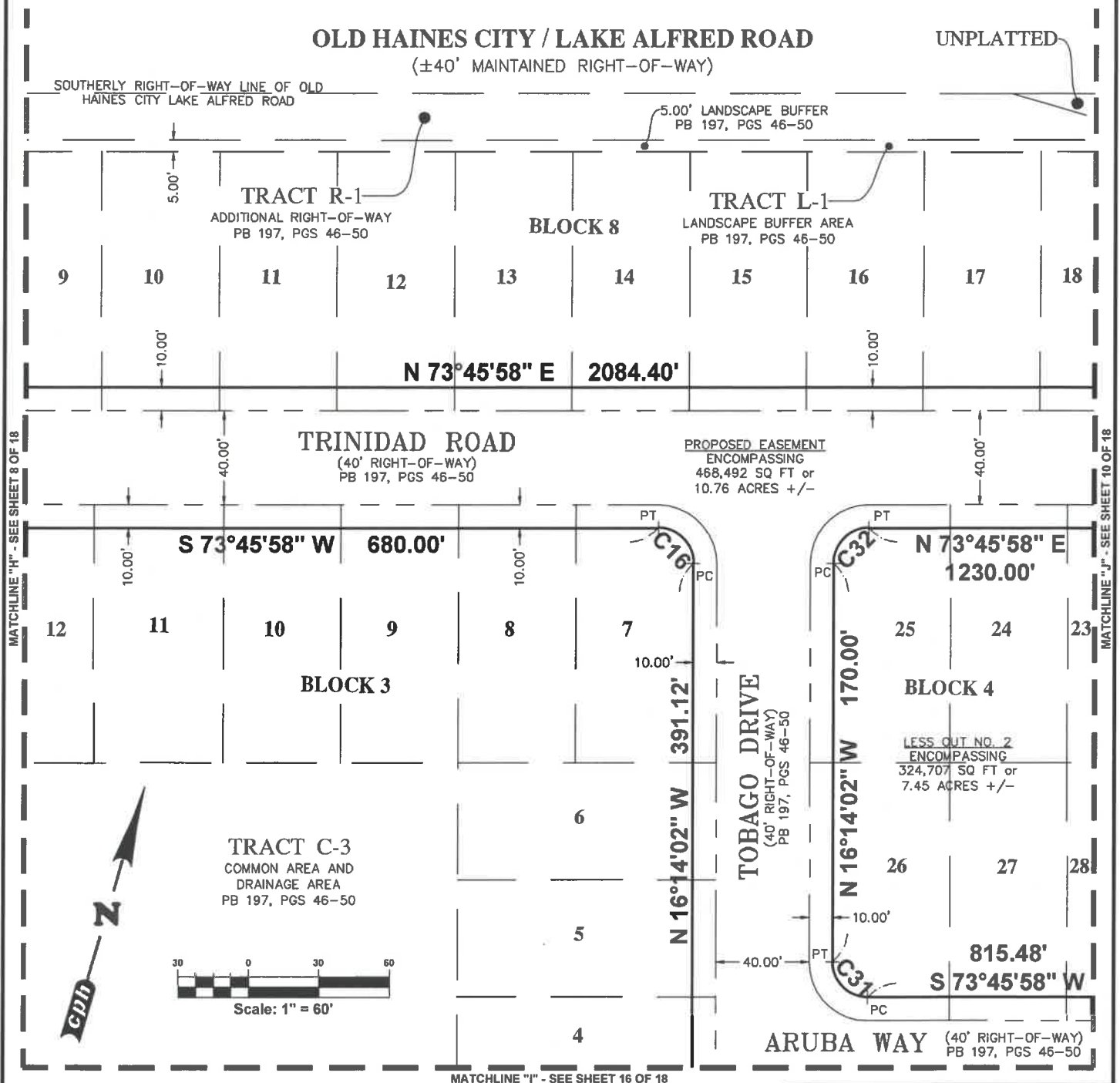
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8

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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SKETCH AND DESCRIPTION

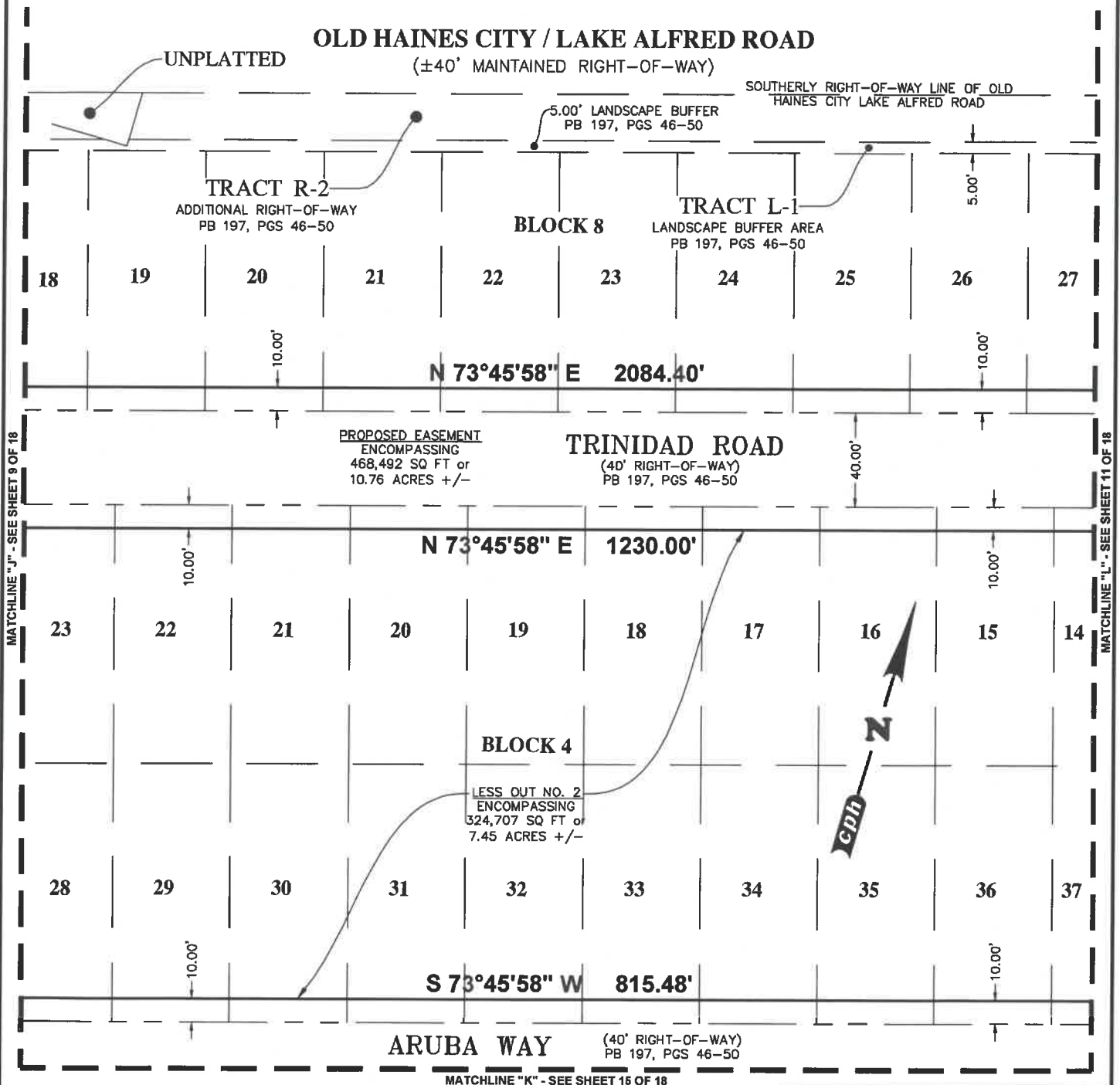
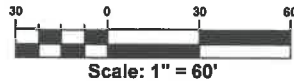
Sheet

9

9 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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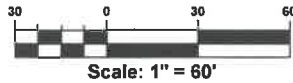
SKETCH AND DESCRIPTION

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

SKETCH AND DESCRIPTION

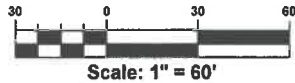
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11

11 of 18

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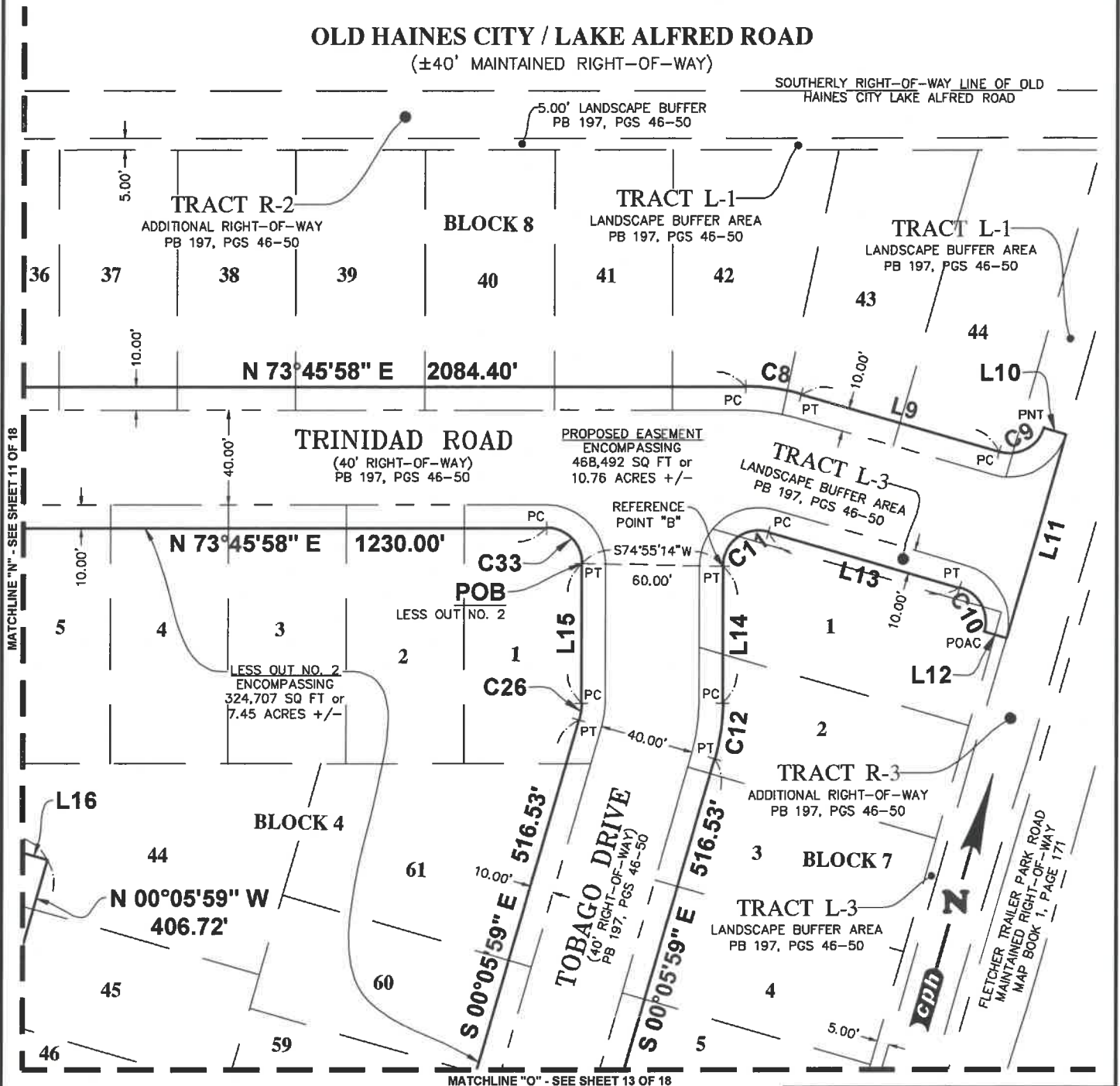
THIS IS NOT A SURVEY



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.

Date: 5/19/23	Job No. L2720.02
Drawn by: JAB	Scale: 1" = 60'
File: L2720.02 SK&D.DWG	



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SKETCH AND DESCRIPTION

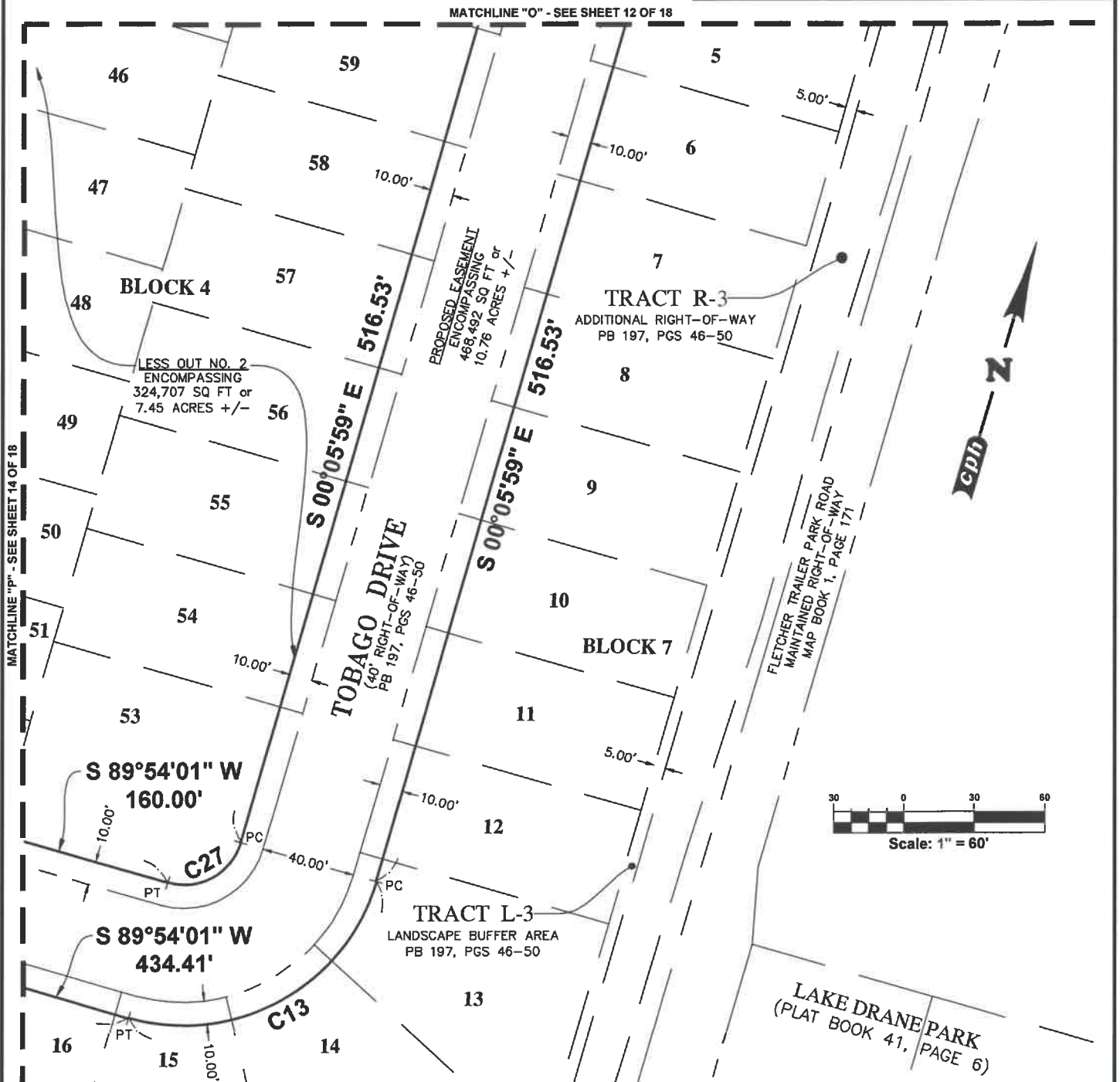
Sheet

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

SKETCH AND DESCRIPTION

Sheet

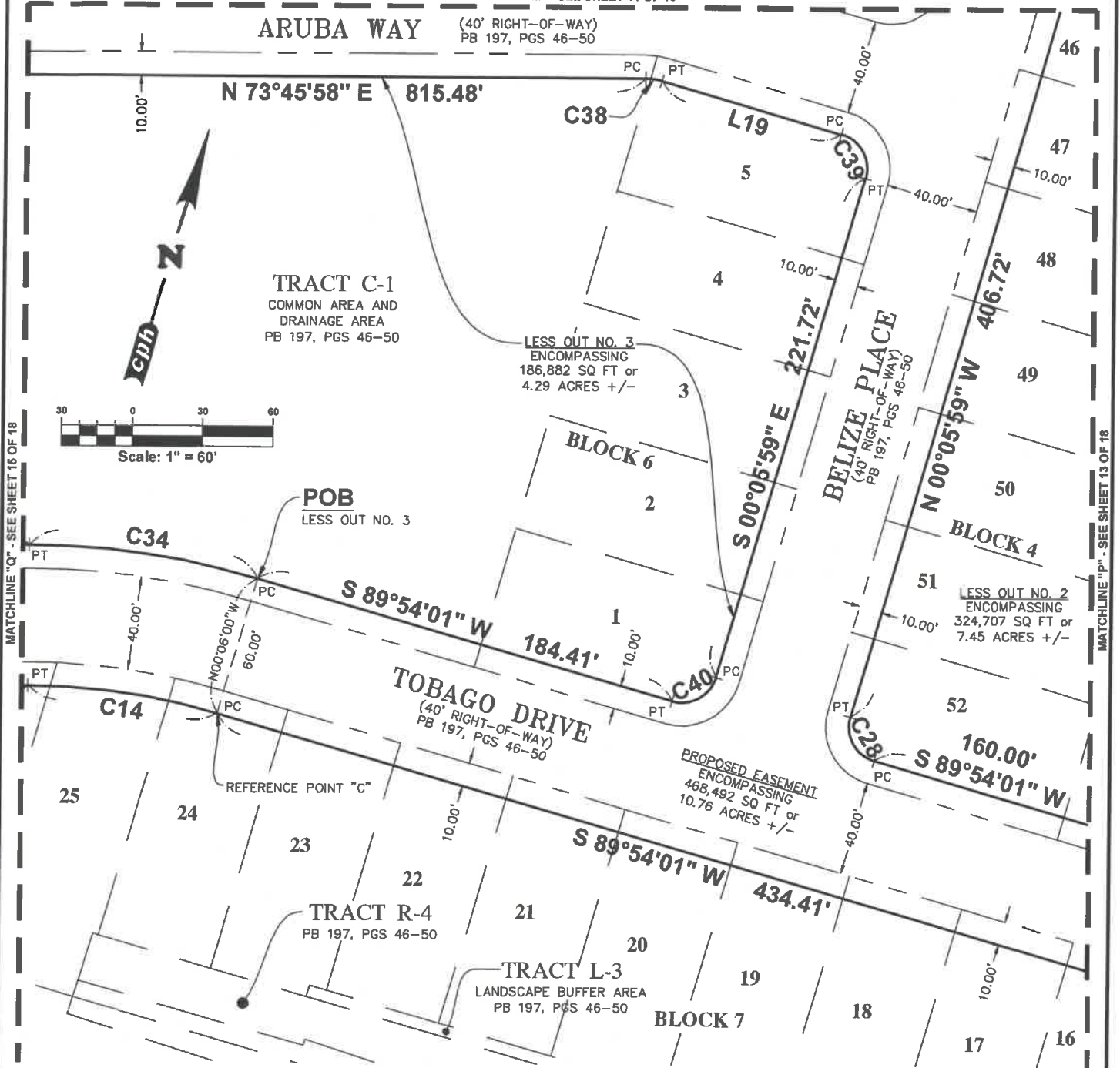
13

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

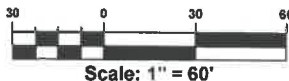
PROPOSED EASEMENT
ENCOMPASSING
468,492 SQ FT or
10.76 ACRES +/-

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 +/-

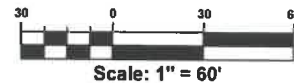
ARUBA WAY

(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

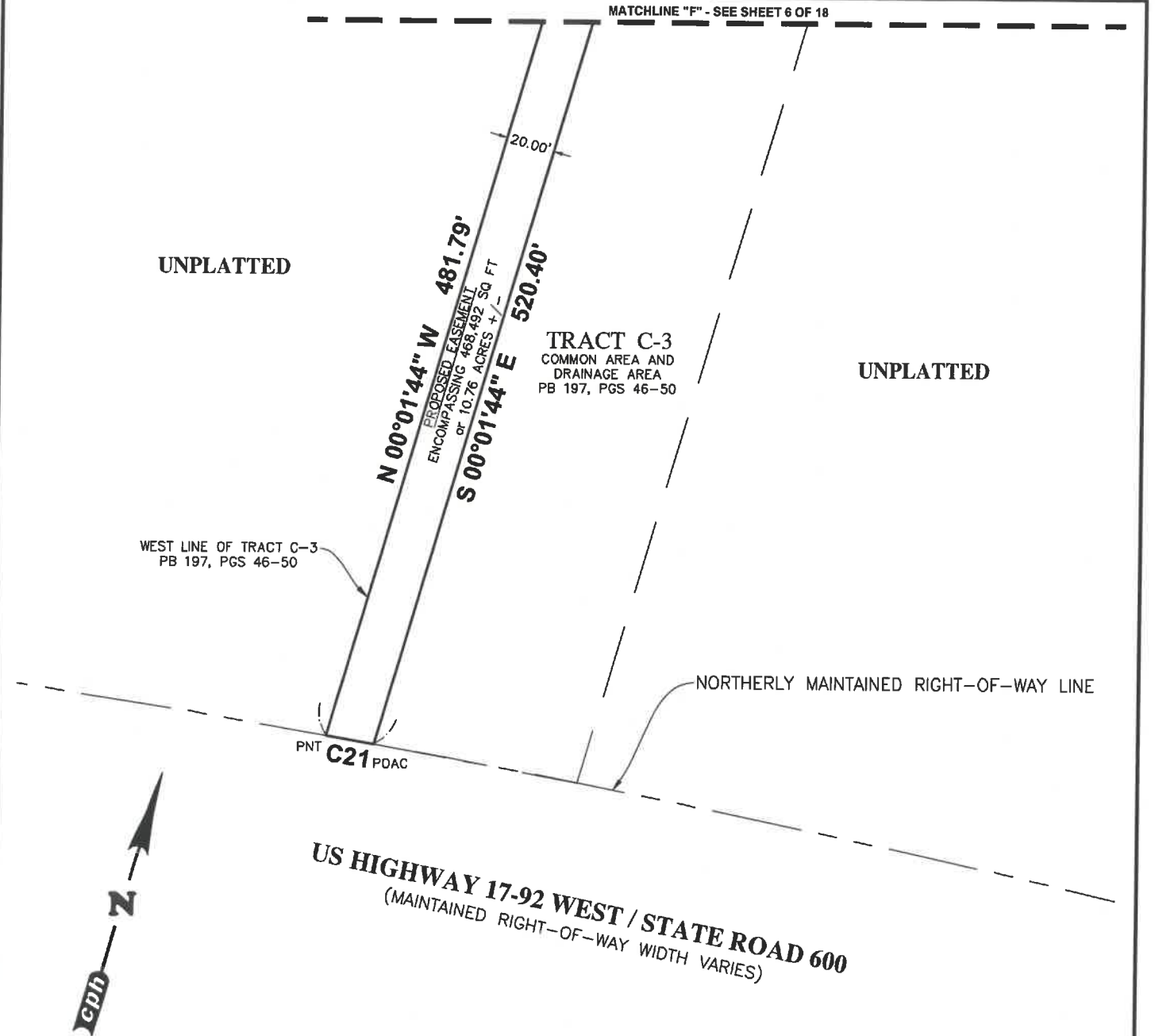
Sheet

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'

File: L2720.02 SK&D.DWG



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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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HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

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18 of 18

SECTION B

BILL OF SALE AND ASSIGNMENT OF GUARANTIES AND WARRANTIES

REGARDING LIFT STATION (LS-Hammock Reserve Phase 4)

HAMMOCK RESERVE PARTNERS, COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government with a mailing address of 219 East Livingston Street, Orlando, FL 32801 (hereafter "Seller"), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid to Seller by CITY OF LAKE ALRED, a municipal corporation organized and existing under the laws of the State of Florida, whose post office address is 120 E. Pomelo Street, Lake Alfred, FL 33850 ("Buyer"), receipt of which is hereby acknowledged, does grant, sell, transfer, convey, and deliver to Buyer all of Seller's interest in all ***pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, pump, equipment, and other goods which comprise the lift station installed on the site (the "Improvements") located on the property more particularly described in Exhibit "A"*** attached hereto and incorporated herein.

TOGETHER with all the rights of the District arising out of any and all guarantees, performances bonds, contracts, and agreements of the District in connection with said Improvements.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the District, in connection with the property or properties herein described, as the same are now located, all such rights pertaining only to the property or properties herein described.

TO HAVE AND TO HOLD the same unto Buyer, its successors, and assigns, forever.

And said District does for itself and its successors covenant to and with the said Buyer, its successors, and assigns, that it is the lawful owner of the property herein described and that this property is free from all encumbrances or if encumbered District has properly notified the Buyer of any encumbrance. District further covenants that they have the right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, said District has caused these presents to be signed in its name this 21 day of September, 2023.

SELLER:

WITNESSES:

Signature: Kristin Cassidy
Print Name: Kristin Cassidy

Signature: Jessica Petrucci
Print Name: Jessica Petrucci

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

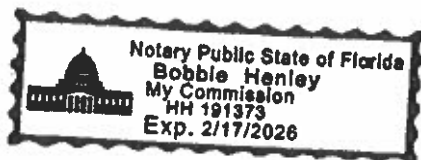
BY Warren K. Heath II
Warren K. Heath II, Chairperson

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of September, 2023, by Warren K. Heath II as Chairman of the Board of Supervisors of the Hammock Reserve Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



Bobbie Henley
NOTARY PUBLIC, STATE OF FLORIDA

Name: Bobbie Henley
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

EXHIBIT "A"
Legal Description of Lift Station

Tract LS, HAMMOCK RESERVE PHASE 4, as recorded in Plat Book 197, Page 46, Public Records of Polk County, Florida.

SECTION IX

Prepared by and return to:

Seth B. Claytor
BOSWELL & DUNLAP LLP
P.O. Drawer 30
Bartow, FL 33831
863-533-7117
File Number: _____

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 26th day of September, 2023, between **Hammock Reserve Community Development District**, whose address is 219 East Livingston Street, Orlando, Florida 32801 ("**Grantor**"), and **City of Lake Alfred, Florida, a Florida municipal corporation**, whose address is 155 E. Pomelo Street, Lake Alfred, FL 33850 ("**Grantee**");

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following:

All water mains, pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, and other goods which comprise the water distribution system installed on the site (the "Improvements"); and all gravity mains, force mains, pipes, lines, gate valves, valve boxes, fittings, thrust blocks, manholes, equipment, and other goods which comprise the wastewater distribution system installed on the site.

Hereinafter the "Improvements".

All as located on, over, under and/or within the real property described in "Exhibit A" attached hereto and situate, lying and being in **Polk County, Florida** to-wit:

See legal description and sketch for the "Real Property" on, over, under and/or within which the Improvements are located attached hereto as composite Exhibit "A" and made a part hereof by reference.

Together with all the tenements, hereditaments, appurtenances, utility facilities, pumping facilities, lift station(s), materials, and equipment located on, over, under and/or within the Real Property (see **Exhibit "A"**) thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of the Improvements in fee simple; that the grantor has good right and lawful authority to sell and convey the Improvements; that the grantor hereby fully warrants the title to the Improvements and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but against none other; and that the Improvements are free of all encumbrances, through the date hereof.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT,
a Florida limited liability company

Lindsey Roden

↑ Witness Signature ↑

Print Witness Name: Lindsey Roden

Joe D. Brady

↑ Witness Signature ↑

Print Witness Name: JOE D. BRADY

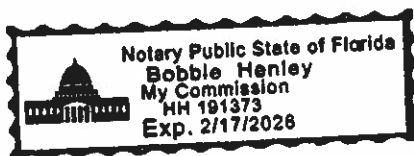
BY:

Warren K. Heath II
Warren K. Heath II, Chairman

State of Florida
County of Polk

The foregoing instrument was acknowledged before me X in person or via online notarization this 26th day of September 2023, by Warren K. Heath II, as Chairman of the Board of Supervisors of the Hammock Reserve Community Development District on behalf of Hammock Reserve Community Development District, who X is personally known or [] has produced a driver's license as identification.

[Notary Seal]
Notary Public



Bobbie Henley

SECTION X

SECTION C

Hammock Reserve

Field Management Report



November 02, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Facility is neat and clean.
- ✚ Pool maintenance contract renewal for consideration.



Complete

Landscape Review

- ✚ Landscaping maintenance has been satisfactory.
- ✚ Planters are neat and clean and free from weeds.
- ✚ Winter season schedule started October 1st.
- ✚ Plantings and mulch touched up at entrances and pool.
- ✚ A few trees were replaced including a palm in front of the pool and a couple of trees in Phase 1.
- ✚ Recovery of phase 3 trees is still being closely monitored.



Complete

Ponds and General Maintenance

- Phase 3 playground shade was repaired and reinstalled.
- RFP was sent out and bids collected for ponds maintenance.



Upcoming

Routine maintenance

- ✚ Routine winter facility maintenance and reviews.
- ✚ Annual sidewalk review.



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 1

RESORT POOL SERVICES



14525 JOHNS LAKE POINT
CLERMONT, FL 34711
321-689-6210

Thursday, October 26, 2023

POOL SERVICE QUOTE FOR HAMMOCK RESERVE CDD

Pool service 3 x per week: **\$1650 per month/\$19,800**

Optional: Pool seasonally increased service to x7 days per week Memorial Day to Labor Day (*Approx 16 weeks*):
+\$230 month for 12 months: Combined total of \$1880 per month/\$22,560 annually
OR \$2,800 a year: for combined total of \$22,600 annually

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level they have set the pumps at. The computer removes the guess work from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the Engineering and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers
- ✓ Blow off pool deck
- ✓ Straighten pool furniture
- ✓ Pick up trash within pool area

All staff that work for [Resort Pool Services](#) are covered by workman's compensation and are all CPO certified. We can perform all repair & replacement needs relating to the pool. We look forward to working with you to provide a clean and safe swimming experience for your residents.

Thank you,

Simon McDonnell
[Resort Pool Services](#)
Director of Operations -

SECTION 2

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Hammock Reserve Community Development District

Summary of Check Register

August 23, 2023 through October 19, 2023

Fund	Date	Check No.'s	Amount
General Fund	8/23/23	450-453	\$ 952.50
	8/24/23	454-455	\$ 4,031.47
	8/31/23	456-457	\$ 206.99
	9/5/23	458-459	\$ 8,666.06
	9/12/23	460-469	\$ 16,324.55
	9/20/23	470	\$ 15,851.92
	10/17/23	471-485	\$ 226,843.32
Total Amount			\$ 272,876.81

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 10/26/23		PAGE 1		
*** CHECK DATES		08/23/2023 - 10/19/2023 ***		HAMMOCK RESERVE GENERAL FUND							
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	....CHECK..... AMOUNT	#	
8/23/23	00051	8/03/23 GN080320	202308 330-57200-34500	SECURITY 8/5 - 8/6		*	300.00				
		GREGORY ALLEN NEWELL JR.						300.00	000450		
8/23/23	00053	8/03/23 08032023	202308 330-57200-34500	SERVICE FEE		*	45.00				
		HAINES CITY POLICE DEPARTMENT						45.00	000451		
8/23/23	00025	8/18/23 7184	202307 310-51300-31500	GENERAL COUNSEL JUL23		*	307.50				
		KILINSKI/VAN WYK, PLLC						307.50	000452		
8/23/23	00052	8/03/23 SE080320	202308 330-57200-34500	SECURITY 8/4 - 8/5		*	300.00				
		STEVEN JOHN EVANS						300.00	000453		
8/24/23	00006	6/30/23 145	202306 330-57200-48000	GENERAL MAINT MAY/JUN23		*	3,254.90				
		GOVERNMENTAL MANAGEMENT SERVICES						3,254.90	000454		
8/24/23	00027	8/03/23 9711	202308 320-53800-47300	REPAIRED 2 1/2 MAINLINE		*	242.24				
		8/03/23 9712	202308 320-53800-47300	REPLACE BROKEN NOZZLES		*	534.33				
		PRINCE & SONS, INC.						776.57	000455		
8/31/23	00048	8/25/23 54518036	202308 330-57200-48100	PEST CONTROL AUG23		*	40.00				
		MASSEY SERVICES						40.00	000456		
8/31/23	00027	8/21/23 9834	202308 320-53800-47300	REPLACE CLOGGED NOZZLES		*	59.97				
		8/21/23 9835	202308 320-53800-47300	REPLACE BROKEN ROTOR/HEAD		*	107.02				
		PRINCE & SONS, INC.						166.99	000457		
9/05/23	00037	9/05/23 09052023	202309 300-15500-10000	PLAYGROUND LEASE OCT23		*	3,442.08				
		9/05/23 09052023	202309 300-15500-10000	PLAYGROUND LEASE OCT23		*	3,733.18				
		HNB PROPERTY, LLC						7,175.26	000458		
9/05/23	00019	9/05/23 09052023	202309 300-15500-10000	PLAYGROUND LEASE OCT23		*	1,490.80				
		WHFS,LLC						1,490.80	000459		
HAMR HAMMOCK RESERV ZYAN											

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/12/23	00030	9/05/23 7336-09-	202309 310-51300-31300	SPECIAL ASSESS BOND S2022	*	450.00	
				AMTEC			450.00 000460
9/12/23	00044	8/29/23 10540	202308 330-57200-48200	CLEANING SERVICES AUG23	*	800.00	
				CSS OF CENTRAL FLORIDA			800.00 000461
9/12/23	00042	9/05/23 EC090520	202309 310-51300-11000	SUPERVISOR FEE 09/05/23	*	200.00	
				EMILY CASSIDY			200.00 000462
9/12/23	00039	9/05/23 EL090520	202309 310-51300-11000	SUPERVISOR FEE 09/05/23	*	200.00	
				ERIC LAVOIE			200.00 000463
9/12/23	00006	9/01/23 150	202309 310-51300-34000	MANAGEMENT FEES SEP23	*	3,154.42	
		9/01/23 150	202309 310-51300-35200	WEBSITE ADMIN SEP23	*	100.00	
		9/01/23 150	202309 310-51300-35100	INFORMATION TECH SEP23	*	150.00	
		9/01/23 150	202309 310-51300-31400	DISSEMINATION SVCS SEP23	*	583.33	
		9/01/23 150	202309 330-57200-48300	AMENITY ACCESS SEP23	*	416.67	
		9/01/23 150	202309 310-51300-51000	OFFICE SUPPLIES SEP23	*	1.26	
		9/01/23 150	202309 310-51300-42000	POSTAGE SEP23	*	65.29	
		9/01/23 151	202309 320-53800-34000	FIELD MANAGEMENT SEP23	*	1,250.00	
		9/01/23 151	202309 310-51300-42500	BOS 8/1/22 SEPARATE COVER	*	2.02	
				GOVERNMENTAL MANAGEMENT SERVICES			5,722.99 000464
9/12/23	00031	9/05/23 09052023	202309 300-20700-10000	FY23 S2020 DEBT SVC ASSES	*	2,434.96	
		9/05/23 09052023	202309 300-20700-10000	FY23 S2021 DEBT SVC ASSES	*	2,188.32	
				HAMMOCK RESERVE CDD C/O USBANK			4,623.28 000465
9/12/23	00043	9/05/23 JP090520	202309 310-51300-11000	SUPERVISOR FEE 09/05/23	*	200.00	
				JESSICA PETRUCCI			200.00 000466
				HAMR HAMMOCK RESERV ZYAN			

*** CHECK DATES 08/23/2023 - 10/19/2023 ***

HAMMOCK RESERVE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/12/23	00008	9/05/23 LS090520	202309 310-51300-11000	SUPERVISOR FEE 09/05/23	*	200.00	
				LAUREN SCHWENK			200.00 000467
9/12/23	00041	9/01/23 20376	202309 330-57200-48500	POOL MAINTENANCE SEP23	*	1,400.00	
				MCDONNELL CORPORATION DBA RESORT			1,400.00 000468
9/12/23	00049	8/31/23 11413488	202308 330-57200-34500	SECURITY SVCS AUG23	*	2,528.28	
				SECURITAS SECURITY SERVICES USA INC			2,528.28 000469
9/20/23	00027	9/01/23 9939	202309 320-53800-46200	LANDSCAPE MAINT SEP23	*	15,201.92	
		9/06/23 10011	202309 320-53800-47300	REPLACE DAMAGED CNTRL BOX	*	650.00	
				PRINCE & SONS, INC.			15,851.92 000470
10/17/23	00026	9/30/23 00059084	202309 310-51300-48000	NOT OF FY24 MEETING DATES	*	340.09	
				CA FLORIDA HOLDINGS, LLC			340.09 000471
10/17/23	00044	9/26/23 10751	202309 330-57200-48200	CLEANING SVCS SEP23	*	970.00	
				CSS OF CENTRAL FLORIDA			970.00 000472
10/17/23	00040	9/15/23 106527	202309 330-57200-49000	ACCESS/CAMERA LABOR	*	532.60	
				CURRENT DEMANDS ELECTRICAL, INC			532.60 000473
10/17/23	00002	10/02/23 89358	202310 310-51300-54000	SPECIAL DISTRICT FEE FY24	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000474
10/17/23	00038	9/20/23 2334767-	202308 310-51300-31100	GENERAL ENGINEERING AUG23	*	132.00	
		9/20/23 2334767-	202308 310-51300-31100	GENERAL ENGINEERING AUG23	*	382.50	
				DEWBERRY ENGINEERS INC			514.50 000475
10/17/23	00001	9/28/23 20339	202310 310-51300-45000	FY24 INSURANCE POLICY	*	5,758.00	
		9/28/23 20339	202310 320-53800-45000	FY24 INSURANCE POLICY	*	20,286.00	
				EGIS INSURANCE & RISK ADVISORS			26,044.00 000476

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/17/23	00054	9/14/23 4540	202309 330-57200-48000	TROUBLSHT BREAKER TRIPPIN	*	465.00	
				GUINN'S ELECTRICAL SERVICES INC.			465.00 000477
10/17/23	00037	10/03/23 10032023	202310 300-15500-10000	PLAYGROUND LEASE NOV23	*	3,442.07	
		10/03/23 10032023	202310 300-15500-10000	PLAYGROUND LEASE NOV23	*	3,733.18	
				HNB PROPERTY, LLC			7,175.25 000478
10/17/23	00031	10/17/23 10172023	202310 300-20700-10000	FY23 S2022 LOT CLOSING	*	177,619.76	
				HAMMOCK RESERVE CDD C/O USBANK			177,619.76 000479
10/17/23	00025	9/20/23 7399	202308 310-51300-31500	GENERAL COUNSEL AUG23	*	1,569.04	
		10/13/23 7640	202309 310-51300-31500	GENERAL COUNSEL SEP23	*	1,779.96	
				KILINSKI/VAN WYK, PLLC			3,349.00 000480
10/17/23	00048	9/23/23 54981009	202309 330-57200-48100	PEST CONTROL SEP23	*	40.00	
				MASSEY SERVICES			40.00 000481
10/17/23	00041	10/01/23 20730	202310 330-57200-48500	POOL MAINTENANCE OCT23	*	1,400.00	
				MCDONNELL CORPORATION DBA RESORT			1,400.00 000482
10/17/23	00027	9/02/23 10139	202309 320-53800-46200	ONE TIME MOWING	*	1,500.00	
		9/05/23 10090	202309 320-53800-47300	REPAIRED/CAPPED PIPE	*	93.18	
		9/13/23 10092	202309 320-53800-47300	REPLACE BROKEN ROTOR/HEAD	*	373.75	
		9/15/23 10140	202309 320-53800-46200	ONE TIME MOWING	*	1,500.00	
		10/03/23 10389	202310 320-53800-47300	REPLACE BROKEN NOZZLES	*	39.98	
		10/03/23 10390	202310 320-53800-47300	RPLC BROKEN HEADS/NOZZLES	*	288.09	
				PRINCE & SONS, INC.			3,795.00 000483
10/17/23	00049	9/30/23 11459077	202309 330-57200-34500	SECURITY SVCS SEP23	*	2,932.32	
				SECURITAS SECURITY SERVICES USA INC			2,932.32 000484
				HAMR HAMMOCK RESERV ZYAN			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/17/23	00019	10/03/23	10032023 202310 300-15500-10000 PLAYGROUND LEASE NOV23	WHFS,LLC	*	1,490.80	
							1,490.80 000485
						TOTAL FOR BANK A	272,876.81
						TOTAL FOR REGISTER	272,876.81

HAMR HAMMOCK RESERV ZYAN

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
September 30, 2023



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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
September 30, 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	\$ 41,237	\$ -	\$ -	\$ 41,237
Capital Projects Account	\$ -	\$ -	\$ 883	\$ 883
<u>Investments:</u>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 116,799	\$ -	\$ 116,799
Construction	\$ -	\$ -	\$ 5,933	\$ 5,933
<u>Series 2021</u>				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 101,443	\$ -	\$ 101,443
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 99	\$ -	\$ 99
Construction	\$ -	\$ -	\$ 0	\$ 0
Cost of Issuance	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2022</u>				
Reserve	\$ -	\$ 877,775	\$ -	\$ 877,775
Revenue	\$ -	\$ 76,413	\$ -	\$ 76,413
Prepayment	\$ -	\$ 396,860	\$ -	\$ 396,860
Construction	\$ -	\$ -	\$ 18,181	\$ 18,181
Assessments Receivable	\$ 47,789	\$ 177,620	\$ -	\$ 225,409
Due from Developer	\$ -	\$ -	\$ 6,000	\$ 6,000
Prepaid Expenses	\$ 13,717	\$ -	\$ -	\$ 13,717
Total Assets	\$ 102,743	\$ 2,039,269	\$ 30,998	\$ 2,173,010
Liabilities:				
Accounts Payable	\$ 13,156	\$ -	\$ -	\$ 13,156
Total Liabilities	\$ 13,156	\$ -	\$ -	\$ 13,156
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 13,717	\$ -	\$ -	\$ 13,717
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 270,799	\$ -	\$ 270,799
Debt Service - Series 2021	\$ -	\$ 239,803	\$ -	\$ 239,803
Debt Service - Series 2022	\$ -	\$ 1,528,667	\$ -	\$ 1,528,667
Capital Projects - Series 2020	\$ -	\$ -	\$ 6,816	\$ 6,816
Capital Projects - Series 2021	\$ -	\$ -	\$ 1	\$ 1
Capital Projects - Series 2022	\$ -	\$ -	\$ 24,181	\$ 24,181
Unassigned	\$ 75,870	\$ -	\$ -	\$ 75,870
Total Fund Balances	\$ 89,587	\$ 2,039,269	\$ 30,998	\$ 2,159,854
Total Liabilities & Fund Balance	\$ 102,743	\$ 2,039,269	\$ 30,998	\$ 2,173,010

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 387,067	\$ 387,067	\$ 390,782	\$ 3,714
Assessments - Direct Bill	\$ 147,336	\$ 147,336	\$ 62,885	\$ (84,451)
Assessments - Lot Closings	\$ -	\$ -	\$ 84,449	\$ 84,449
Other Income	\$ -	\$ -	\$ 21,237	\$ 21,237
Boundary Amendment Contributions	\$ -	\$ -	\$ 10,785	\$ 10,785
Total Revenues	\$ 534,403	\$ 534,403	\$ 570,138	\$ 35,735

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 4,400	\$ 7,600
Engineering	\$ 15,000	\$ 15,000	\$ 1,765	\$ 13,236
Attorney	\$ 30,000	\$ 30,000	\$ 12,448	\$ 17,552
Annual Audit	\$ 6,000	\$ 6,000	\$ 9,000	\$ (3,000)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,800	\$ 1,800	\$ 1,350	\$ 450
Dissemination	\$ 8,000	\$ 8,000	\$ 7,500	\$ 500
Trustee Fees	\$ 14,200	\$ 14,200	\$ 10,438	\$ 3,762
Management Fees	\$ 37,853	\$ 37,853	\$ 37,853	\$ (1)
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 997	\$ 3
Insurance	\$ 6,210	\$ 6,210	\$ 5,563	\$ 647
Copies	\$ 500	\$ 500	\$ 45	\$ 455
Legal Advertising	\$ 7,500	\$ 7,500	\$ 4,933	\$ 2,567
Other Current Charges	\$ 1,550	\$ 1,550	\$ 452	\$ 1,098
Office Supplies	\$ 625	\$ 625	\$ 29	\$ 596
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 150,413	\$ 150,413	\$ 104,948	\$ 45,465

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 12,000	\$ 12,000	\$ 9,853	\$ 2,147
Field Management	\$ 15,750	\$ 15,750	\$ 15,000	\$ 750
Landscape Maintenance	\$ 114,000	\$ 114,000	\$ 103,458	\$ 10,542
Landscape Replacement	\$ 15,000	\$ 15,000	\$ 1,560	\$ 13,440
Streetlights	\$ 19,800	\$ 19,800	\$ 26,621	\$ (6,821)
Electric	\$ 7,920	\$ 7,920	\$ 8,187	\$ (267)
Water & Sewer	\$ 6,970	\$ 6,970	\$ -	\$ 6,970
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ 1,440	\$ 1,060
Irrigation Repairs	\$ 8,000	\$ 8,000	\$ 3,813	\$ 4,187
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 15,063	\$ (63)
Contingency	\$ 7,500	\$ 7,500	\$ 7,048	\$ 452
Subtotal Field Expenditures	\$ 224,440	\$ 224,440	\$ 192,042	\$ 32,398
Amenity Expenditures				
Amenity - Electric	\$ 5,400	\$ 5,400	\$ 10,999	\$ (5,599)
Amenity - Water	\$ 3,500	\$ 3,500	\$ 5,580	\$ (2,080)
Playground Lease	\$ 70,830	\$ 70,830	\$ 103,993	\$ (33,163)
Internet	\$ 1,500	\$ 1,500	\$ 986	\$ 515
Pest Control	\$ 720	\$ 720	\$ 400	\$ 320
Janitorial Services	\$ 6,000	\$ 6,000	\$ 8,007	\$ (2,007)
Security Services	\$ 25,000	\$ 25,000	\$ 22,786	\$ 2,214
Pool Maintenance	\$ 21,600	\$ 21,600	\$ 17,050	\$ 4,550
Amenity Access Management	\$ 5,000	\$ 5,000	\$ 5,000	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 8,618	\$ 1,382
Contingency	\$ 7,500	\$ 7,500	\$ 6,116	\$ 1,385
Subtotal Amenity Expenditures	\$ 157,050	\$ 157,050	\$ 189,534	\$ (32,484)
Total Operations & Maintenance	\$ 381,490	\$ 381,490	\$ 381,576	\$ (85)
Total Expenditures	\$ 531,903	\$ 531,903	\$ 486,523	\$ 45,379
Excess (Deficiency) of Revenues over Expenditures	\$ 2,500		\$ 83,615	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (2,500)	\$ (2,500)	\$ -	\$ 2,500
Total Other Financing Sources/(Uses)	\$ (2,500)	\$ (2,500)	\$ -	
Net Change in Fund Balance	\$ -		\$ 83,615	
Fund Balance - Beginning	\$ -		\$ 5,972	
Fund Balance - Ending	\$ -		\$ 89,587	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 308,327	\$ 311,692	\$ 3,365
Interest	\$ -	\$ -	\$ 9,829	\$ 9,829
Total Revenues	\$ 308,327	\$ 308,327	\$ 321,521	\$ 13,194
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		\$ 14,365	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,109)	\$ (6,109)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,109)	\$ (6,109)
Net Change in Fund Balance	\$ 1,171		\$ 8,256	
Fund Balance - Beginning	\$ 106,125		\$ 262,543	
Fund Balance - Ending	\$ 107,296		\$ 270,799	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 278,100	\$ 278,100	\$ 280,120	\$ 2,020
Interest	\$ -	\$ -	\$ 8,718	\$ 8,718
Total Revenues	\$ 278,100	\$ 278,100	\$ 288,838	\$ 10,738
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		\$ 6,991	
Fund Balance - Beginning	\$ 94,393		\$ 232,812	
Fund Balance - Ending	\$ 95,562		\$ 239,803	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Assessments - Direct Bill	\$ 904,500	\$ 904,500	\$ -	\$ (904,500)
Assessments - Prepayment	\$ -	\$ -	\$ 782,941	\$ 782,941
Assessments - Lot Closings	\$ -	\$ -	\$ 778,497	\$ 778,497
Interest	\$ -	\$ -	\$ 45,867	\$ 45,867
Total Revenues	\$ 904,500	\$ 904,500	\$ 1,607,305	\$ 702,805
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	\$ 344,804	\$ (5,029)
Special Call - 8/1	\$ -	\$ -	\$ 420,000	\$ (420,000)
Total Expenditures	\$ 921,539	\$ 921,539	\$ 1,346,568	\$ (425,029)
Excess (Deficiency) of Revenues over Expenditures	\$ (17,039)		\$ 260,737	
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)		\$ 263,176	
Fund Balance - Beginning	\$ 357,084		\$ 1,265,491	
Fund Balance - Ending	\$ 340,045		\$ 1,528,667	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 113	\$ 113
Total Revenues	\$ -	\$ -	\$ 113	\$ 113
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 1,155	\$ (1,155)
Contingency	\$ -	\$ -	\$ 117	\$ (117)
Total Expenditures	\$ -	\$ -	\$ 1,272	\$ (1,272)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,159)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 6,109	\$ 6,109
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,109	\$ 6,109
Net Change in Fund Balance	\$ -		\$ 4,950	
Fund Balance - Beginning	\$ -		\$ 1,866	
Fund Balance - Ending	\$ -		\$ 6,816	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	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 September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<u>Revenues</u>				
Developer Contributions	\$ -	\$ -	\$ 3,043,629	\$ 3,043,629
Interest	\$ -	\$ -	\$ 17,520	\$ 17,520
Total Revenues	\$ -	\$ -	\$ 3,061,150	\$ 3,061,150
<u>Expenditures:</u>				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 2,177,781	\$ (2,177,781)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 2,298,444	\$ (2,298,444)
Total Expenditures	\$ -	\$ -	\$ 4,476,225	\$ (4,476,225)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,415,076)	
<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	\$ -		\$ (1,417,514)	
Fund Balance - Beginning	\$ -		\$ 1,441,695	
Fund Balance - Ending	\$ -		\$ 24,181	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	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	\$ 2,500	\$ -	\$ (2,500)
Total Other Financing Sources (Uses)	\$ 2,500	\$ 2,500	\$ -	\$ (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	\$ 2,060	\$ -	\$ 390,782
Assessments - Direct Bill	\$ 23,808	\$ 13,026	\$ 13,026	\$ -	\$ 13,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,885
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,940	\$ 17,202	\$ 1,247	\$ 6,538	\$ -	\$ 2,992	\$ 50,531	\$ 84,449
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Contributions	\$ 8,282	\$ 2,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,785
Other Income	\$ -	\$ -	\$ -	\$ 14,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,837	\$ -	\$ 21,237
Total Revenues	\$ 32,090	\$ 27,147	\$ 259,461	\$ 25,189	\$ 41,459	\$ 76,865	\$ 27,477	\$ 10,500	\$ 7,503	\$ 27	\$ 11,890	\$ 50,531	\$ 570,138
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Engineering	\$ -	\$ 110	\$ -	\$ 230	\$ -	\$ -	\$ -	\$ 910	\$ -	\$ -	\$ 515	\$ -	\$ 1,765
Attorney	\$ 565	\$ 2,138	\$ 976	\$ 1,021	\$ 190	\$ 76	\$ 983	\$ 2,543	\$ 300	\$ 308	\$ 1,569	\$ 1,780	\$ 12,448
Annual Audit	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450	\$ 1,350
Dissemination	\$ 683	\$ 583	\$ 583	\$ 583	\$ 583	\$ 483	\$ 583	\$ 583	\$ 583	\$ 1,083	\$ 583	\$ 583	\$ 7,500
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	\$ 3,154	\$ 3,154	\$ 37,853
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 6	\$ 17	\$ 89	\$ 171	\$ 35	\$ 23	\$ 165	\$ 52	\$ 178	\$ 89	\$ 109	\$ 65	\$ 997
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Copies	\$ 6	\$ 2	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ 2	\$ 45
Legal Advertising	\$ 966	\$ -	\$ 1,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,554	\$ -	\$ 340	\$ 4,933
Other Current Charges	\$ 39	\$ 44	\$ 39	\$ 39	\$ 83	\$ 39	\$ 40	\$ (35)	\$ 39	\$ 39	\$ 40	\$ 47	\$ 452
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 3	\$ 3	\$ 2	\$ 3	\$ 1	\$ 1	\$ 1	\$ 6	\$ 1	\$ 1	\$ 3	\$ 1	\$ 29
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 33,177	\$ 10,792	\$ 6,167	\$ 5,452	\$ 4,297	\$ 4,051	\$ 5,177	\$ 9,608	\$ 4,505	\$ 8,824	\$ 6,223	\$ 6,674	\$ 104,948

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	\$ 1,250	\$ 1,250	15,000
Landscape Maintenance	\$ 6,568	\$ 6,568	\$ 6,568	\$ 6,568	\$ 6,568	\$ 6,568	\$ 7,468	\$ 6,568	\$ 6,568	\$ 10,043	\$ 15,202	\$ 18,202	103,458
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	\$ 3,464	\$ 1,936	26,621
Electric	\$ 436	\$ 326	\$ 427	\$ 368	\$ 444	\$ 658	\$ 478	\$ 902	\$ 443	\$ 1,209	\$ 1,260	\$ 1,237	8,187
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 945	\$ 495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,440
Irrigation Repairs	\$ -	\$ 192	\$ 190	\$ 302	\$ 193	\$ 205	\$ 97	\$ 333	\$ 241	\$ -	\$ 944	\$ 1,117	3,813
General Repairs & Maintenance	\$ -	\$ 2,703	\$ 313	\$ 10,610	\$ 891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 546	\$ -	15,063
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	\$ 22,665	\$ 23,741	\$ 192,042
Amenity Expenditures													
Amenity - Electric	\$ 1,158	\$ 908	\$ 631	\$ 686	\$ 981	\$ 915	\$ 917	\$ 967	\$ 888	\$ 1,042	\$ 959	\$ 947	10,999
Amenity - Water	\$ 230	\$ -	\$ -	\$ 1,279	\$ -	\$ 563	\$ 970	\$ 573	\$ 513	\$ 503	\$ 465	\$ 485	5,580
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	103,993
Internet	\$ -	\$ 179	\$ 150	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	986
Pest Control	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	400
Janitorial Services	\$ 256	\$ 575	\$ 575	\$ 575	\$ 575	\$ 781	\$ 725	\$ 725	\$ 725	\$ 725	\$ 800	\$ 970	8,007
Security Services	\$ 410	\$ -	\$ -	\$ -	\$ -	\$ 2,528	\$ 3,016	\$ 2,894	\$ 2,528	\$ 4,630	\$ 3,848	\$ 2,932	22,786
Pool Maintenance	\$ 1,650	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	17,050
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	5,000
Amenity Repairs & Maintenance	\$ 1,829	\$ -	\$ -	\$ -	\$ -	\$ 2,944	\$ -	\$ -	\$ 3,255	\$ -	\$ 125	\$ 465	8,618
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,417	\$ -	\$ -	\$ 4,166	\$ 533	6,116
Subtotal Amenity Expenditures	\$ 14,615	\$ 12,145	\$ 11,878	\$ 13,136	\$ 12,152	\$ 18,327	\$ 16,223	\$ 17,171	\$ 18,505	\$ 17,496	\$ 20,958	\$ 16,927	\$ 189,534
Total Operations & Maintenance	\$ 34,823	\$ 25,285	\$ 24,286	\$ 34,335	\$ 24,571	\$ 29,631	\$ 33,991	\$ 28,362	\$ 29,145	\$ 32,855	\$ 43,623	\$ 40,669	\$ 381,576
Total Expenditures	\$ 68,000	\$ 36,077	\$ 30,453	\$ 39,787	\$ 28,868	\$ 33,682	\$ 39,168	\$ 37,970	\$ 33,651	\$ 41,679	\$ 49,846	\$ 47,342	\$ 486,523
Excess (Deficiency) of Revenues over Expenditures	\$ (35,910)	\$ (8,930)	\$ 229,008	\$ (14,598)	\$ 12,591	\$ 43,182	\$ (11,691)	\$ (27,470)	\$ (26,147)	\$ (41,652)	\$ (37,957)	\$ 3,189	\$ 83,615
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (35,910)	\$ (8,930)	\$ 229,008	\$ (14,598)	\$ 12,591	\$ 43,182	\$ (11,691)	\$ (27,470)	\$ (26,147)	\$ (41,652)	\$ (37,957)	\$ 3,189	\$ 83,615

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	\$877,775	
Reserve Fund Balance	\$877,775	
Bonds Outstanding - 4/22/22		\$14,235,000
Principal - 5/1/23		(\$225,000)
Special Call - 8/1/23		(\$420,000)
Current Bonds Outstanding		\$13,590,000

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
08/11/23	7/1/23-7/31/23	\$5,286.66	\$0.00	(\$105.73)	\$0.00	\$5,180.93	\$2,060.48	\$1,643.46	\$1,476.99	\$5,180.93
TOTAL		\$ 1,034,735.97	\$ (33,673.44)	\$ (20,230.06)	\$ 1,761.50	\$ 982,593.97	\$ 390,781.70	\$ 311,692.18	\$ 280,120.09	\$ 982,593.97

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	
	12/1/22	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	
	12/1/22	1067	\$6,126.38	\$13,025.70	\$13,025.70	
	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				\$ 19,152.08	\$ 19,152.08	\$ -

* Direct Bills are being collected at closings