

*Hammock Reserve
Community Development District*

Meeting Agenda

January 4, 2024

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

December 28, 2023

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

Dear Board Members:

A **Board of Supervisors Meeting** of the **Hammock Reserve Community Development District** will be held **Thursday, January 4, 2024 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 Rennie Heath
 - B. Appointment to Fill Board Seat #1
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-03 Electing Officers
4. Approval of Minutes of the November 2, 2023 Board of Supervisors Meeting
5. Consideration of License Agreement for End of Watch Memorial Project
6. Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
7. Presentation of Arbitrage Rebate Report for Series 2020 Assessment Area One Project Bonds
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal from Aquatic Weed Management, Inc. for 1x Clean-Up of Area Around Pond Banks in Phase 3
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

¹ Comments will be limited to three (3) minutes

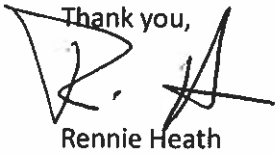
SECTION III

SECTION A

November 2, 2023

I would like to resign from Hammock Reserve CDD.

Thank you,

A handwritten signature in black ink, appearing to be 'R. Heath', written over the printed name 'Rennie Heath'.

Rennie Heath

SECTION D

RESOLUTION 2024-03

**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 4th day of January 2024.

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, **November 2, 2023** at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Eric Lavoie	Chairman
Jessica Petrucci	Vice Chair
Rennie Heath	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Marshall Tindall	Field Manager, GMS
Lauren Gentry <i>by Zoom</i>	District Counsel, KVV Law
Savannah Hancock <i>by Zoom</i>	District Counsel, KVV Law
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Letter of Resignation from Lauren Schwenk

Ms. Burns stated there is a letter of resignation from Lauren Schwenk and asked for a motion to accept that letter.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Accepting the Resignation Letter from Lauren Schwenk, was approved.

B. Appointment to Fill Board Seat #2

Ms. Burns asked for a nomination for Seat #2. Mr. Lavoie nominated Lindsey Roden.

On MOTION by Mr. Lavoie, seconded by Mr. Heath, with all in favor, Appointing Lindsey Roden to Seat #2, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath to Lindsey Roden.

**Rennie Heath left the meeting at this time.*

D. Consideration of Resolution 2024-01 Electing Officers

Ms. Burns explained since Lauren was Vice Chair, they now need to redo the slate of officers. Mr. Lavoie nominated himself as the Chair, Jessica Petrucci as Vice Chair, Lindsey Roden, Rennie Heath and Emily Cassidy as Assistant Secretaries, Jill Burns as Secretary, and George Flint as Assistant Secretary.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Resolution 2024-01 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the September 5,
2023 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the September 5, 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 September 5, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-02
Ratifying Amendment to Fiscal Year 2024
Budget and Assessments**

Ms. Burns stated after the Board adopted the budget and the assessment roll, an email was received from the developer that there was an agreement with the builder for Phase 4 that had an \$800 O&M for that fiscal year so the only change to this budget is to assess those Phase 3 lots at a lower amount with the developer having a direct bill of \$4,171 to make up the difference. She noted there are no changes to any of the other line items.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Resolution 2024-02 Ratifying Amendment to Fiscal Year 2024 Budget and Assessments, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Audit Services
Engagement Letter for Fiscal Year 2023
Audit from Grau & Associates**

Ms. Burns stated the District had an Audit Committee that previously reviewed and ranked so this is a renewal of that existing agreement. She noted the total for FY2023 is \$9,100 due to the number of bond issuances that they have. Ms. Gentry asked if before a final motion is made can that be subject to final Counsel review, and Ms. Adams stated absolutely.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2023 Audit from Grau & Associates Subject to Final Counsel Review, was approved.

SEVENTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate Report
for Series 2020 Assessment Area Three
Project Bonds**

Ms. Burns stated under IRS code, the District has to demonstrate that they do not earn more interest than they pay. This report on page 4 shows a negative arbitrage rebate amount listed.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Arbitrage Rebate Report for Series 2020 Assessment Area Three Project Bonds, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Bills of Sale

A. Water & Wastewater Collection Systems

B. Lift Station

Ms. Burns stated this is for Phase 4. Ms. Gentry noted these are standard turnover documents for the Phase 4 utility and lift station infrastructure.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Bills of Sale, were ratified.

NINTH ORDER OF BUSINESS

**Ratification of Special Warranty Deed for
Utilities with City of Lake Alfred**

Ms. Burns stated this is for the utilities for Phase 4.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Special Warranty Deed for Utilities with City of Lake Alfred, was ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated she wanted to virtually introduce Savannah Hancock who is also on the line today and is a new attorney with their office working out of the Tampa Bay area so will be helping with this District and Forest Lake.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager's Report

i. Consideration of Proposal for Renewal of Pool Maintenance Services Contract

Mr. Tindall stated everything at the amenity center is looking good. We do have a contract renewal with Resort Pools. Landscaping maintenance has been satisfactory. There are photos of a couple of trees there were replaced including a palm in front of the pool and a couple in Phase 1. The plantings and mulch were touched up at the entrances and pool. Phase 3 playground shade was repaired and reinstalled. RFP was sent out and bids collected for pond maintenance. Phase 3 has a couple of ponds and a wet area in Phase 4 that they recommend also including. Upcoming, annual sidewalk review and winter facility maintenance review that we do this time of year. The

pool service quote from Resort Pool Services for three days per week is increasing from \$1,500 to \$1,650 a month/annual charge is \$19,800 that is within the budget. There is an option for increased service during the summer season from Memorial Day to Labor Day which is service seven days per week and adds \$230 per month across 12 months which is also within budget and total would be \$22,560.

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Renewal of Pool Maintenance Contract with Seasonal Increase Totaling \$22,560, was approved.

ii. Consideration of Proposals for Pond Maintenance Services *(to be provided under separate cover)*

Mr. Tindall stated that they received three proposals for pond maintenance services. He noted of the three, Aquagenic is the cheapest at \$567 a month. All three proposals they received were within budget. Mr. Lavoie suggested that they go with Aquatic Weed Management.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Proposal for Pool Maintenance with Aquatic Weed Management, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register included in your package for review. The total is \$272,876.81. She stated she would be happy to answer any questions on any of those invoices.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Check Register for \$272,876.81, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financials were included in the packet for review through the month of September. There was no action necessary.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2024 by and between:

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, being situated in Polk County, Florida, whose address is c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801 (“**District**”), and

_____, an individual, whose address is _____ (“**Licensee**”).

RECITALS

WHEREAS, the Licensee desires to place and maintain one memorial plaque in substantially the form identified at **Exhibit B (“Memorial”)** on property which is owned and maintained by the District, as identified at **Exhibit A (“Property”)**; and

WHEREAS, the District agrees to grant the Licensee a non-exclusive license for the access and use of the Property for the purpose of installing and maintaining the Memorial; and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the Property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. **GRANT OF LICENSE AND ACCESS.** The District hereby grants to the Licensee a non-exclusive license to place and maintain one Memorial in substantially the form identified at **Exhibit B**, attached hereto and incorporated herein by reference, or such other form as may be approved by the District, on the Property, in full compliance with this Agreement and all applicable laws, regulations and codes. The District hereby grants the Licensee and its members, agents, subcontractors, assigns, and tenants or subtenants the limited right to access the Property for the purposes described in this Agreement.

3. **CONDITIONS OF THE LICENSE.** The License granted in Paragraph 2, above, is subject to the following terms and conditions:

- a. Licensee’s use of the Property shall be for the sole purpose of placement, repair and maintenance of the Memorial and reasonable ingress and egress thereto.

- b. The Licensee shall be fully responsible for the installation of the Memorial and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Memorial at Licensee's sole expense. The Licensee shall be responsible for returning the Property to its original conditions, or such conditions otherwise approved by the District, upon any removal of the Memorial. The provisions of this Paragraph 3(b) shall survive termination of this Agreement.
- c. The Memorial shall be in substantial conformity with the specifications in **Exhibit B**. Licensee shall present any substantial deviations to the District no later than ten (10) days before installation for final approval.
- d. Licensee's use of the Property shall not impede public use of any District property.
- e. The Licensee shall, at Licensee's expense, maintain the Property and the Memorial in a neat, clean and sanitary condition in compliance with all applicable laws, rules, codes, ordinances and covenants. All repairs, maintenance or alterations of the Memorial shall be done at the Licensee's sole expense. In the event District contractor(s) cause damage to the Memorial in the performance of its duties and upon reasonable request by the Licensee, the District agrees to provide Licensee with contact information for the identified contractor(s) that is in the District's possession at the time of request.
- f. The Licensee shall use all due care to protect the Property and adjoining property from damage resulting from the party's use of the Property. In the event Licensee, or its respective employees, agents, assignees, contractors (or their subcontractors, employees, or materialmen) or representatives cause damage to the Property or to adjacent property or improvements in the exercise of the License granted herein, Licensee, at its sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, sidewalks, parking areas, and other structures or improvements of any kind. The provisions of this Paragraph 3(f) shall survive termination of this Agreement.
- g. The District or its duly authorized agents have the right at any and all times to enter and inspect the Property for compliance with the provisions of this Agreement.
- h. The District assumes no liability or obligation to Licensee as to the condition of the Property or the suitability of the Property for the Memorial. The Property is granted in an "as is" condition.

4. **EFFECTIVE DATE; TERM.** This License Agreement shall become effective on the date first written above and shall continue in full force and effect, unless revoked or terminated in accordance with Paragraph 5, below.

5. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, at any time and for any reason, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide thirty (30) days prior written notice to the Licensee of the suspension or revocation. The Licensee shall remove the Memorial, at its sole cost, within ten (10) days of the effective date of the suspension or revocation, unless otherwise agreed to in writing by the District. During the thirty (30) day notice period, Licensee may request additional information from the District; however, Licensee acknowledges and agrees that the District shall have no obligation to provide additional information and the noticed revocation, suspension, or terminate shall remain in effect, unless otherwise agreed to in writing by the District. The Licensee may terminate this License Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement. The provisions of Paragraphs 3 and 8 shall survive any revocation, suspension or termination of this License Agreement.

6. COMPLIANCE WITH LAWS, RULES AND POLICIES. The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance.

7. INSURANCE. Licensee shall ensure that any third-party vendors performing work related to the Memorial maintain and keep in force with an insurance company licensed or authorized to do business in the State of Florida and throughout the entire term of this Agreement, a policy or policies of worker's compensation insurance in accordance with statutory requirements, and general comprehensive liability insurance with coverage for bodily injury and property damage of at least \$1,000,000. Such policies shall name the District, its supervisors, staff and consultants as additional insured parties and shall provide that such coverage is primary, regardless of whether the District shall maintain other insurance on the Property. Upon the District's request, Licensee shall furnish the District with written evidence that such insurance coverage is in force and effect.

8. INDEMNIFICATION; SOVEREIGN IMMUNITY. Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from a) Licensee's occupation or use of the Property; b) Licensee's operations, negligence or willful conduct occurring in or on any part of the Property; and c) Licensee's failure to comply with any laws, rules, ordinances, or regulatory requirements relating to the Memorial. The Licensee hereby assumes all risk with respect to its use of the Property. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The provisions of this Paragraph 8 shall survive revocation or termination of this Agreement.

9. **RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

10. **DEFAULT.** In the event Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to take all available action at law and/or equity and, at its option, to immediately terminate this Agreement and Licensee shall remove the Memorial from District property.

11. **CONTROLLING LAW; VENUE.** This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida.

12. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

14. **NOTICES.** All notices, requests, consents, and other communications hereunder ("**Notices**" and each individually, a "**Notice**") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties at the addresses first identified above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

15. **PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and are to be treated as public records in accordance with Florida law.

16. **ARM'S LENGTH NEGOTIATION.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

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

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

19. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties caused this Agreement to be executed, effective as of the day and year first written above.

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Chairman, Board of Supervisors

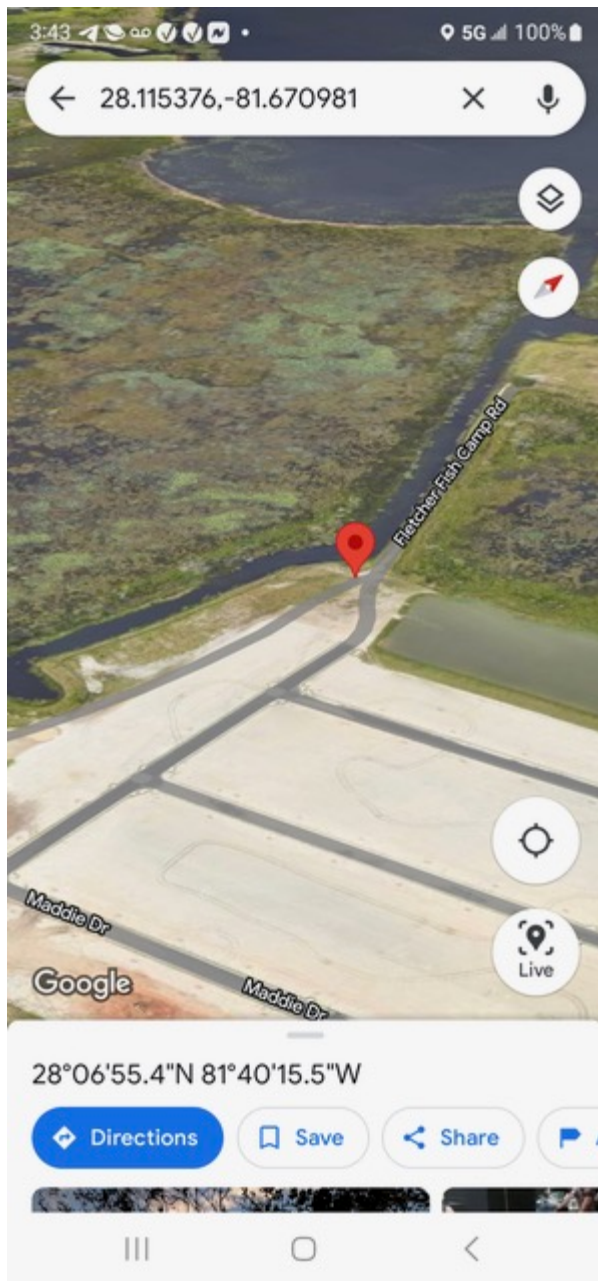
By: _____

Exhibit A: License Property
Exhibit B: Form of Memorial

Exhibit A License Property

**Note: all work/installation performed pursuant to this Agreement must remain west of the gravel driveway.*





memorial
location
consideration



Exhibit B
Form of Memorial

8 in

10 in



In Memory of
Sergeant Jimmy Lee Cook
Florida Fish and Wildlife
Conservation Commission



END OF WATCH
FRIDAY, DECEMBER 8, 1972

SECTION VI



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the _____ Hammock Reserve Community Development District _____ hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024**, and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Marsha Faux

Print: Marsha M. Faux CFA, ASA

Title: Polk County Property Appraiser

Date: December 1, 2023

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VII

REBATE REPORT
\$5,380,000
Hammock Reserve
Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)

Dated: October 22, 2020
Delivered: October 22, 2020

Rebate Report to the Computation Date
October 22, 2023
Reflecting Activity To
October 22, 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

November 7, 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: \$5,380,000 Hammock Reserve Community Development District (Haines City, Florida),
Special Assessment Bonds, Series 2020 (Assessment Area One Project)

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of September 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

David G. Mancuso, CPA, MBA
Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the October 22, 2023 Computation Date
Reflecting Activity from October 22, 2020 through October 22, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.020513%	230.89	(48,129.70)
Capitalized Interest Fund	0.006013%	3.43	(2,441.17)
Cost of Issuance Fund	0.000000%	0.00	0.00
Debt Service Reserve Fund	1.243396%	7,732.19	(17,474.82)
Totals	0.440199%	\$7,966.51	\$(68,045.69)
Bond Yield	3.894652%		
Rebate Computation Credits			(5,784.72)
Net Rebatable Arbitrage			\$(73,830.41)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from October 22, 2020, the date of the closing, to October 22, 2023, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of October 22, 2023.
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 October 22, 2020 and October 22, 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

October 22, 2023.

7. Computation Period

The period beginning on October 22, 2020, the date of the closing, and ending on October 22, 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
Revenue	240230000
Capitalized Interest	240230001
Sinking	240230002
Debt Service Reserve	240230003
Prepayment	240230004
Acquisition and Construction	240230005

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 October 22, 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 October 22, 2023. 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 October 22, 2023, is the Rebatable Arbitrage.

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Delivered: October 23, 2020

Sources of Funds

Par Amount	\$5,380,000.00
Net Original Issue Premium	24,924.00
Total	\$5,404,924.00

Uses of Funds

Acquisition & Construction Fund	\$4,699,138.84
Debt Service Reserve Fund	308,000.00
Cost of Issuance Fund	182,675.00
Capitalized Interest Fund	107,510.16
Underwriter's Discount	107,600.00
Total	\$5,404,924.00

PROOF OF ARBITRAGE YIELD

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)

Date	Debt Service	Present Value to 10/22/2020 @ 3.8946523287%
05/01/2021	107,510.16	105,354.93
11/01/2021	102,390.63	98,421.45
05/01/2022	202,390.63	190,828.88
11/01/2022	101,078.13	93,483.52
05/01/2023	206,078.13	186,953.64
11/01/2023	99,700.00	88,719.96
05/01/2024	209,700.00	183,041.16
11/01/2024	98,256.25	84,126.86
05/01/2025	208,256.25	174,902.77
11/01/2025	96,812.50	79,754.33
05/01/2026	211,812.50	171,158.53
11/01/2026	94,943.75	75,255.37
05/01/2027	214,943.75	167,116.80
11/01/2027	92,993.75	70,920.73
05/01/2028	212,993.75	159,334.74
11/01/2028	91,043.75	66,806.38
05/01/2029	216,043.75	155,501.16
11/01/2029	89,012.50	62,844.47
05/01/2030	219,012.50	151,673.31
11/01/2030	86,900.00	59,031.55
05/01/2031	221,900.00	147,858.36
11/01/2031	84,200.00	55,033.21
05/01/2032	224,200.00	143,738.30
11/01/2032	81,400.00	51,190.04
05/01/2033	226,400.00	139,656.66
11/01/2033	78,500.00	47,498.41
05/01/2034	228,500.00	135,618.75
11/01/2034	75,500.00	43,954.63
05/01/2035	235,500.00	134,484.67
11/01/2035	72,300.00	40,499.00
05/01/2036	237,300.00	130,385.08
11/01/2036	69,000.00	37,188.05
05/01/2037	239,000.00	126,350.33
11/01/2037	65,600.00	34,017.82
05/01/2038	245,600.00	124,926.67
11/01/2038	62,000.00	30,934.47
05/01/2039	247,000.00	120,884.91
11/01/2039	58,300.00	27,987.74
05/01/2040	253,300.00	119,277.53
11/01/2040	54,400.00	25,127.34
05/01/2041	254,400.00	115,262.73
11/01/2041	50,400.00	22,398.89
05/01/2042	260,400.00	113,517.05
11/01/2042	46,200.00	19,755.42
05/01/2043	266,200.00	111,654.56
11/01/2043	41,800.00	17,197.64
05/01/2044	266,800.00	107,671.95
11/01/2044	37,300.00	14,765.55
05/01/2045	272,300.00	105,733.52
11/01/2045	32,600.00	12,416.72
05/01/2046	277,600.00	103,712.92
11/01/2046	27,700.00	10,151.20
05/01/2047	282,700.00	101,621.95
11/01/2047	22,600.00	7,968.83
05/01/2048	287,600.00	99,471.55
11/01/2048	17,300.00	5,869.22
05/01/2049	292,300.00	97,271.85

PROOF OF ARBITRAGE YIELD

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)

Date	Debt Service	Present Value
		to 10/22/2020 @ 3.8946523287%
11/01/2049	11,800.00	3,851.81
05/01/2050	301,800.00	96,633.10
11/01/2050	6,000.00	1,884.44
05/01/2051	306,000.00	94,270.63
	9,383,572.68	5,404,924.00

Proceeds Summary

Delivery date	10/22/2020
Par Value	5,380,000.00
Premium (Discount)	24,924.00
Target for yield calculation	5,404,924.00

BOND DEBT SERVICE

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/22/2020					
05/01/2021			107,510.16	107,510.16	107,510.16
11/01/2021			102,390.63	102,390.63	
05/01/2022	100,000	2.625%	102,390.63	202,390.63	304,781.26
11/01/2022			101,078.13	101,078.13	
05/01/2023	105,000	2.625%	101,078.13	206,078.13	307,156.26
11/01/2023			99,700.00	99,700.00	
05/01/2024	110,000	2.625%	99,700.00	209,700.00	309,400.00
11/01/2024			98,256.25	98,256.25	
05/01/2025	110,000	2.625%	98,256.25	208,256.25	306,512.50
11/01/2025			96,812.50	96,812.50	
05/01/2026	115,000	3.250%	96,812.50	211,812.50	308,625.00
11/01/2026			94,943.75	94,943.75	
05/01/2027	120,000	3.250%	94,943.75	214,943.75	309,887.50
11/01/2027			92,993.75	92,993.75	
05/01/2028	120,000	3.250%	92,993.75	212,993.75	305,987.50
11/01/2028			91,043.75	91,043.75	
05/01/2029	125,000	3.250%	91,043.75	216,043.75	307,087.50
11/01/2029			89,012.50	89,012.50	
05/01/2030	130,000	3.250%	89,012.50	219,012.50	308,025.00
11/01/2030			86,900.00	86,900.00	
05/01/2031	135,000	4.000%	86,900.00	221,900.00	308,800.00
11/01/2031			84,200.00	84,200.00	
05/01/2032	140,000	4.000%	84,200.00	224,200.00	308,400.00
11/01/2032			81,400.00	81,400.00	
05/01/2033	145,000	4.000%	81,400.00	226,400.00	307,800.00
11/01/2033			78,500.00	78,500.00	
05/01/2034	150,000	4.000%	78,500.00	228,500.00	307,000.00
11/01/2034			75,500.00	75,500.00	
05/01/2035	160,000	4.000%	75,500.00	235,500.00	311,000.00
11/01/2035			72,300.00	72,300.00	
05/01/2036	165,000	4.000%	72,300.00	237,300.00	309,600.00
11/01/2036			69,000.00	69,000.00	
05/01/2037	170,000	4.000%	69,000.00	239,000.00	308,000.00
11/01/2037			65,600.00	65,600.00	
05/01/2038	180,000	4.000%	65,600.00	245,600.00	311,200.00
11/01/2038			62,000.00	62,000.00	
05/01/2039	185,000	4.000%	62,000.00	247,000.00	309,000.00
11/01/2039			58,300.00	58,300.00	
05/01/2040	195,000	4.000%	58,300.00	253,300.00	311,600.00
11/01/2040			54,400.00	54,400.00	
05/01/2041	200,000	4.000%	54,400.00	254,400.00	308,800.00
11/01/2041			50,400.00	50,400.00	
05/01/2042	210,000	4.000%	50,400.00	260,400.00	310,800.00
11/01/2042			46,200.00	46,200.00	
05/01/2043	220,000	4.000%	46,200.00	266,200.00	312,400.00
11/01/2043			41,800.00	41,800.00	
05/01/2044	225,000	4.000%	41,800.00	266,800.00	308,600.00
11/01/2044			37,300.00	37,300.00	
05/01/2045	235,000	4.000%	37,300.00	272,300.00	309,600.00
11/01/2045			32,600.00	32,600.00	
05/01/2046	245,000	4.000%	32,600.00	277,600.00	310,200.00
11/01/2046			27,700.00	27,700.00	
05/01/2047	255,000	4.000%	27,700.00	282,700.00	310,400.00
11/01/2047			22,600.00	22,600.00	
05/01/2048	265,000	4.000%	22,600.00	287,600.00	310,200.00
11/01/2048			17,300.00	17,300.00	
05/01/2049	275,000	4.000%	17,300.00	292,300.00	309,600.00

BOND DEBT SERVICE

\$5,380,000

Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			11,800.00	11,800.00	
05/01/2050	290,000	4.000%	11,800.00	301,800.00	313,600.00
11/01/2050			6,000.00	6,000.00	
05/01/2051	300,000	4.000%	6,000.00	306,000.00	312,000.00
	5,380,000		4,003,572.68	9,383,572.68	9,383,572.68

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-4,699,138.84	-5,275,617.68
10/28/20		285,962.08	320,836.89
10/28/20		5,987.20	6,717.38
10/28/20		3,850.00	4,319.53
10/28/20		1,666.50	1,869.74
10/28/20		3,000.00	3,365.87
10/28/20		3,000.00	3,365.87
10/29/20		6,000.00	6,731.02
11/03/20		-0.51	-0.57
11/05/20		3,000.00	3,363.34
11/18/20		1,417.37	1,586.82
11/25/20		36,666.00	41,018.80
11/25/20		18,333.00	20,509.40
11/25/20		1,362,964.75	1,524,769.13
11/25/20		5,200.00	5,817.32
12/02/20		-1.52	-1.70
12/04/20		741.00	828.17
12/08/20		3,000.00	3,351.47
12/10/20		762.50	851.65
12/11/20		1,380.00	1,541.18
12/21/20		7,885.00	8,796.53
12/23/20		1,462.50	1,631.22
01/05/21		2,950.00	3,286.10
01/05/21		-1.57	-1.75
01/05/21		3,000.00	3,341.79
01/07/21		3,000.00	3,341.08
01/07/21		350.00	389.79
01/13/21		719,729.05	801,041.36
01/13/21		3,000.00	3,338.93
01/19/21		8,900.00	9,899.12
01/20/21		75.00	83.41
01/29/21		-1,380.00	-1,533.28
02/02/21		-1.57	-1.74
02/04/21		105.00	116.60
02/04/21		3,000.00	3,331.42
02/05/21		632,978.43	702,831.32
02/05/21		3,000.00	3,331.07
02/12/21		27,100.15	30,068.25
03/02/21		-1.42	-1.57
03/03/21		2,560.00	2,834.00
03/03/21		360,305.39	398,868.78
03/03/21		835,298.39	924,700.16
03/03/21		3,000.00	3,321.09
03/29/21		3,000.00	3,311.85
03/29/21		11,664.03	12,876.51
03/29/21		3,000.00	3,311.85
03/29/21		263,342.66	290,717.16

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
04/01/21		13,124.06	14,485.20
04/01/21		3,843.00	4,241.57
04/02/21		-1.57	-1.73
04/05/21		3,900.00	4,302.64
04/13/21		-11,664.03	-12,857.21
04/14/21		690.00	760.50
04/14/21		19,575.00	21,575.12
04/20/21		3,000.00	3,304.41
04/29/21		6,405.00	7,048.11
05/04/21		-1.52	-1.67
05/05/21		2,875.00	3,161.64
05/05/21		255.50	280.97
05/07/21		2,885.64	3,172.66
05/07/21		14,068.56	15,467.88
05/21/21		-6,533.00	-7,172.04
06/02/21		-1.57	-1.72
06/07/21		-188,149.80	-206,200.16
06/11/21		191,684.40	209,983.84
06/16/21		3,000.00	3,284.64
07/02/21		-1.52	-1.66
08/03/21		-1.57	-1.71
08/27/21		-18,746.55	-20,369.67
09/02/21		-1.58	-1.72
09/09/21		2,500.00	2,712.97
09/27/21		1,350.00	1,462.18
09/29/21		5,150.00	5,576.75
10/04/21		-1.52	-1.65
10/12/21		7,251.37	7,841.31
10/12/21		2,501.60	2,705.12
10/18/21		-154,000.00	-166,421.80
11/02/21		-1.21	-1.31
11/15/21		26,500.00	28,554.79
11/24/21		-230,041.80	-247,640.16
12/02/21		223,170.36	240,037.21
12/02/21		10,920.00	11,745.32
12/02/21		-0.76	-0.82
12/03/21		79,575.99	85,581.04
12/23/21		85.00	91.22
12/23/21		937.50	1,006.09
12/30/21		-0.02	-0.02
01/04/22		-0.78	-0.84
01/18/22		6,034.94	6,459.14
01/18/22		24,619.68	26,350.20
02/02/22		-0.78	-0.83
03/02/22		-0.71	-0.76
04/04/22		-0.79	-0.84
04/13/22		337.50	357.95

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
04/14/22		1,062.50	1,126.75
05/03/22		-0.76	-0.80
06/02/22		-38.82	-40.96
06/08/22		2,040.00	2,150.89
06/08/22		8,075.00	8,513.92
07/05/22		-88.65	-93.20
08/02/22		-154.77	-162.24
08/18/22		349.67	365.92
09/02/22		-233.14	-243.61
10/04/22		-266.33	-277.34
10/24/22		750.00	779.33
11/02/22		-348.83	-362.16
12/02/22		-425.11	-439.94
01/04/23		-480.28	-495.33
02/02/23		-511.38	-525.83
03/02/23		-490.15	-502.38
04/04/23		-554.06	-565.94
05/02/23		-559.50	-569.78
05/31/23		404.87	411.08
06/02/23		-608.68	-617.88
07/05/23		-595.76	-602.63
08/02/23		-622.46	-627.82
09/05/23		-646.30	-649.56
10/03/23		-625.86	-627.14
10/22/23	MMkt Bal	6,582.68	6,582.68
10/22/23	MMkt Acc	17.42	17.42

10/22/23	TOTALS:	230.89	-48,129.70

ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	-48,129.70
COMP DATE:	10/22/23	NET INCOME:	230.89
BOND YIELD:	3.894652%	TAX INV YIELD:	0.020513%

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-107,510.16	-120,699.24
11/03/20		0.18	0.20
12/02/20		0.53	0.59
01/05/21		0.55	0.61
02/02/21		0.55	0.61
03/02/21		0.50	0.55
04/02/21		0.55	0.61
05/03/21		107,510.16	118,254.28
05/04/21		-0.46	-0.51
05/04/21		0.53	0.58
06/02/21		0.04	0.04
11/01/21		-102,390.17	-110,495.05
11/01/21		102,390.63	110,495.55
05/02/22		-102,390.63	-108,373.33
05/02/22		102,390.63	108,373.33

10/22/23	TOTALS:	3.43	-2,441.17

ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	-2,441.17
COMP DATE:	10/22/23	NET INCOME:	3.43
BOND YIELD:	3.894652%	TAX INV YIELD:	0.006013%

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-182,675.00	-205,085.12
10/22/20		182,675.00	205,085.12

10/22/23	TOTALS:	0.00	0.00

ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	0.00
COMP DATE:	10/22/23	NET INCOME:	0.00
BOND YIELD:	3.894652%	TAX INV YIELD:	0.000000%

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-308,000.00	-345,784.69
11/03/20		0.51	0.57
12/02/20		1.52	1.70
01/05/21		1.57	1.75
02/02/21		1.57	1.74
03/02/21		1.42	1.57
04/02/21		1.57	1.73
05/04/21		1.52	1.67
06/02/21		1.57	1.72
07/02/21		1.52	1.66
08/03/21		1.57	1.71
09/02/21		1.58	1.72
10/04/21		1.52	1.65
10/18/21		154,000.00	166,421.80
11/02/21		1.21	1.31
12/02/21		0.76	0.82
12/30/21		0.02	0.02
01/04/22		0.78	0.84
02/02/22		0.78	0.83
03/02/22		0.71	0.76
04/04/22		0.79	0.84
05/03/22		0.76	0.80
06/02/22		38.82	40.96
07/05/22		88.65	93.20
08/02/22		154.77	162.24
09/02/22		233.14	243.61
10/04/22		266.33	277.34
11/02/22		348.83	362.16
12/02/22		425.11	439.94
01/04/23		480.28	495.33
02/02/23		511.38	525.83
03/02/23		490.15	502.38
04/04/23		554.06	565.94
05/02/23		559.50	569.78
06/02/23		608.68	617.88
07/05/23		595.76	602.63
08/02/23		622.46	627.82
09/05/23		646.30	649.56
10/02/23		625.76	627.10

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/23	MMkt Bal	154,000.00	154,000.00
10/22/23	MMkt Acc	458.96	458.96

10/22/23	TOTALS:	7,732.19	-17,474.82

ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	-17,474.82
COMP DATE:	10/22/23	NET INCOME:	7,732.19
BOND YIELD:	3.894652%	TAX INV YIELD:	1.243396%

\$5,380,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020
(Assessment Area One Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/21		-1,780.00	-1,922.75
10/22/22		-1,830.00	-1,901.97
10/22/23		-1,960.00	-1,960.00

10/22/23	TOTALS:	-5,570.00	-5,784.72

ISSUE DATE: 10/22/20 REBATABLE ARBITRAGE: -5,784.72
COMP DATE: 10/22/23
BOND YIELD: 3.894652%

SECTION VIII

SECTION C

Hammock Reserve

Field Management Report



January 04, 2024
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

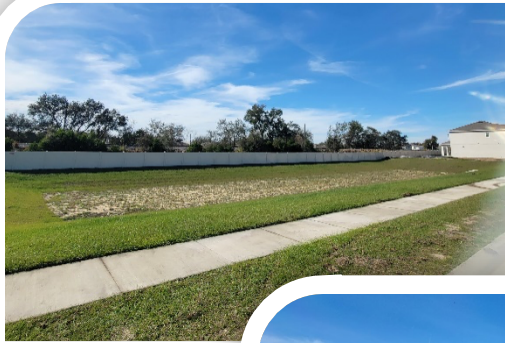
- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Facility is neat and clean.
- ✚ Winter weather reduces facility traffic and no significant issues have been found at this time.



Complete

Landscape Review

- ✚ Landscaping maintenance has been satisfactory.
- ✚ Planters are neat and clean and free from weeds.
- ✚ Irrigation is being adjusted to mitigate dollar weed.
- ✚ Recovery of phase 3 trees was reviewed with landscaper. Proposal is being done for trees.



Complete

Ponds

- ✚ Pond servicing is showing results as overgrowth dies back.
- ✚ After review with pond vendor, some areas would benefit from some additional cleanup for access and long term maintenance around pond banks.
- ✚ Review of wildlife areas for signs.



Complete

General Maintenance

- ✚ Routine winter maintenance items:
 - Clean pool furniture.
 - Pressure wash amenity and mail area sidewalk areas as needed.
- ✚ Cut expansion joints on trail.
- ✚ Minor fill-in around pool-adjacent dog park.
- ✚ Water bowls were added to the dog park behind the pool.



In Progress

Site Items

- ✚ Mailbox solar light replacement.
- ✚ Wildlife caution signs recommended placement and proposal.
- ✚ Ongoing traffic sign straightening is being monitored and arranged as needed.



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

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Hammock Reserve CDD

Bill to
Hammock Reserve CDD
Governmetal Management Services
219 E. Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1378
Estimate date: 12/07/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Scope of Work Pond perimeter mulching around the 3 most western ponds that we are treating for the CDD. Services include mulching as much of the treated perimeter vegetation as possible.			\$1,500.00	\$1,500.00
2.		Scope of Work We are willing to complete the task and wait for payment to capitalize on low water levels.			\$0.00	\$0.00
Total						\$1,500.00

Note to customer
Thank you for your business!

SECTION D

SECTION 1

Hammock Reserve Community Development District

Summary of Check Register

October 20, 2023 through December 20, 2023

Fund	Date	Check No.'s	Amount
General Fund	10/31/23	486-487	\$ 1,000.63
	11/7/23	488-493	\$ 1,340.00
	11/28/23	494-503	\$ 22,774.66
	12/12/23	504-509	\$ 57,184.13
Total Amount			\$ 82,299.42

*** CHECK DATES 10/20/2023 - 12/20/2023 ***
 HAMMOCK RESERVE GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/31/23	00038	10/18/23 2348175	202309 310-51300-31100	GENERAL ENGINEERING SEP23	*	455.00	
				DEWBERRY ENGINEERS INC			455.00 000486
10/31/23	00006	8/31/23 157	202308 320-53800-48000	GENERAL MAINTENANCE AUG23	*	545.63	
				GOVERNMENTAL MANAGEMENT SERVICES			545.63 000487
11/07/23	00034	9/29/23 4	202310 310-51300-31400	AMORT SERIES 2022 11-1	*	500.00	
				DISCLOSURE SERVICES LLC			500.00 000488
11/07/23	00039	11/02/23 EL110220	202311 310-51300-11000	SUPERVISOR FEE 11/02/23	*	200.00	
				ERIC LAVOIE			200.00 000489
11/07/23	00043	11/02/23 JP110220	202311 310-51300-11000	SUPERVISOR FEE 11/02/23	*	200.00	
				JESSICA PETRUCCI			200.00 000490
11/07/23	00055	11/02/23 LR110220	202311 310-51300-11000	SUPERVISOR FEE 11/02/23	*	200.00	
				LINDSEY RODEN			200.00 000491
11/07/23	00048	10/18/23 55395966	202310 330-57200-48100	PEST CONTROL OCT23	*	40.00	
				MASSEY SERVICES			40.00 000492
11/07/23	00007	11/02/23 RH110220	202311 310-51300-11000	SUPERVISOR FEE 11/02/23	*	200.00	
				RENNIE HEATH			200.00 000493
11/28/23	00030	11/07/23 6630-11-	202311 310-51300-31300	SPECIAL ASSESS BOND S2020	*	450.00	
				AMTEC			450.00 000494
11/28/23	00044	10/30/23 10942	202310 330-57200-48200	CLEANING SVCS OCT23	*	925.00	
		11/17/23 11151	202311 330-57200-48200	CLEANING SVCS NOV23	*	825.00	
				CSS OF CENTRAL FLORIDA			1,750.00 000495
11/28/23	00038	11/09/23 2360725	202310 310-51300-31100	GENERAL ENGINEERING OCT23	*	255.00	
				DEWBERRY ENGINEERS INC			255.00 000496

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/28/23	00006	9/30/23 161	202310 310-51300-31700		*	5,300.00	
			ASSESSMENT ROLL FY24				
		9/30/23 162	202309 330-57200-48000		*	1,283.95	
			AMENITY REPAIRS SEP23				
			GOVERNMENTAL MANAGEMENT SERVICES				6,583.95 000497
11/28/23	00037	11/14/23 11142023	202311 300-15500-10000		*	3,733.19	
			PLAYGROUND LEASE DEC23				
		11/14/23 11142023	202311 300-15500-10000		*	3,442.08	
			PLAYGROUND LEASE DEC23				
			HNB PROPERTY, LLC				7,175.27 000498
11/28/23	00025	11/19/23 7891	202310 310-51300-31500		*	1,039.00	
			GENERAL COUNSEL OCT23				
			KILINSKI/VAN WYK, PLLC				1,039.00 000499
11/28/23	00048	11/16/23 55834575	202311 330-57200-48100		*	40.00	
			PEST CONTROL NOV23				
			MASSEY SERVICES				40.00 000500
11/28/23	00041	11/01/23 20999	202311 330-57200-48500		*	1,400.00	
			POOL MAINTENANCE NOV23				
			MCDONNELL CORPORATION DBA RESORT				1,400.00 000501
11/28/23	00049	10/31/23 11496722	202310 330-57200-34500		*	2,590.64	
			SECURITY SVCS OCT23				
			SECURITAS SECURITY SERVICES USA INC				2,590.64 000502
11/28/23	00019	11/14/23 11142023	202311 300-15500-10000		*	1,490.80	
			PLAYGROUND LEASE DEC23				
			WHFS, LLC				1,490.80 000503
12/12/23	00037	12/05/23 12052023	202312 300-15500-10000		*	3,733.19	
			PLAYGROUND LEASE JAN24				
		12/05/23 12052023	202312 300-15500-10000		*	3,442.08	
			PLAYGROUND LEASE JAN24				
			HNB PROPERTY, LLC				7,175.27 000504
12/12/23	00041	12/01/23 21300	202312 330-57200-48500		*	1,400.00	
			POOL MAINTENANCE DEC23				
			MCDONNELL CORPORATION DBA RESORT				1,400.00 000505
12/12/23	00027	10/01/23 10275	202310 320-53800-46200		*	15,201.92	
			LANDSCAPE MAINT OCT23				
		10/02/23 10365	202310 320-53800-46300		*	4,951.00	
			FILL IN MISSING LANDSCAPE				

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
10/31/23		10481	202310 320-53800-46200		*	4,701.00	
		FILL IN MISSING LANDSCAPE					
11/01/23		10655	202311 320-53800-46200		*	15,201.92	
		LANDSCAPE MAINT NOV23					
11/06/23		10763	202311 320-53800-47300		*	78.41	
		REPLACE BRKN/CLGGD NOZZLE					
11/08/23		10764	202311 320-53800-47300		*	341.63	
		REPAIR MAIN LINE BREAK					
11/08/23		10765	202311 320-53800-47300		*	238.67	
		REPLACE BROKEN SPRAY HEAD					
PRINCE & SONS, INC.						40,714.55	000506
12/12/23	00049	11/30/23 11530791	202311 330-57200-34500		*	2,362.88	
		SECURITY SVCS NOV23					
SECURITAS SECURITY SERVICES USA INC						2,362.88	000507
12/12/23	00033	11/25/23 7134184	202311 310-51300-32300		*	1,010.16	
		TRUSTEE FEES S2020 FY24					
		11/25/23 7134184	202311 300-15500-10000		*	3,030.47	
		TRUSTEE FEES S2020 FY24					
US BANK						4,040.63	000508
12/12/23	00019	12/05/23 12052023	202312 300-15500-10000		*	1,490.80	
		PLAYGROUND LEASE JAN24					
WHFS, LLC						1,490.80	000509
TOTAL FOR BANK A						82,299.42	
TOTAL FOR REGISTER						82,299.42	

HAMR HAMMOCK RESERV ZYAN

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
November 30, 2023



Table of Contents

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14	Assessment Receipt Schedule

Hammock Reserve
Community Development District
Combined Balance Sheet
November 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 58,156	\$ -	\$ -	\$ 58,156
Capital Projects Account	\$ -	\$ -	\$ 807	\$ 807
Investments:				
Series 2020				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 18,063	\$ -	\$ 18,063
Construction	\$ -	\$ -	\$ 7,258	\$ 7,258
Series 2021				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 18,791	\$ -	\$ 18,791
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 100	\$ -	\$ 100
Construction	\$ -	\$ -	\$ 0	\$ 0
Cost of Issuance	\$ -	\$ -	\$ 1	\$ 1
Series 2022				
Reserve	\$ -	\$ 850,270	\$ -	\$ 850,270
Revenue	\$ -	\$ 53,651	\$ -	\$ 53,651
Prepayment	\$ -	\$ 381,600	\$ -	\$ 381,600
Construction	\$ -	\$ -	\$ 6,580	\$ 6,580
Due from Developer	\$ -	\$ -	\$ 6,000	\$ 6,000
Due from General Fund	\$ -	\$ 33,532	\$ -	\$ 33,532
Prepaid Expenses	\$ 36,150	\$ -	\$ -	\$ 36,150
Total Assets	\$ 94,306	\$ 1,648,268	\$ 20,646	\$ 1,763,220
Liabilities:				
Accounts Payable	\$ 88,017	\$ -	\$ -	\$ 88,017
Due to Debt Service	\$ 33,532	\$ -	\$ -	\$ 33,532
Total Liabilities	\$ 121,550	\$ -	\$ -	\$ 121,550
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 36,150	\$ -	\$ -	\$ 36,150
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 179,721	\$ -	\$ 179,721
Debt Service - Series 2021	\$ -	\$ 164,035	\$ -	\$ 164,035
Debt Service - Series 2022	\$ -	\$ 1,304,513	\$ -	\$ 1,304,513
Capital Projects - Series 2020	\$ -	\$ -	\$ 8,065	\$ 8,065
Capital Projects - Series 2021	\$ -	\$ -	\$ 1	\$ 1
Capital Projects - Series 2022	\$ -	\$ -	\$ 12,580	\$ 12,580
Unassigned	\$ (63,394)	\$ -	\$ -	\$ (63,394)
Total Fund Balances	\$ (27,244)	\$ 1,648,268	\$ 20,646	\$ 1,641,670
Total Liabilities & Fund Balance	\$ 94,306	\$ 1,648,268	\$ 20,646	\$ 1,763,220

Hammock Reserve
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance

Revenues:

Assessments - Tax Roll	\$ 837,930	\$ 18,691	\$ 18,691	\$ -
Assessments - Direct Bill	\$ 4,171	\$ -	\$ -	\$ -
Total Revenues	\$ 842,101	\$ 18,691	\$ 18,691	\$ -

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
Engineering	\$ 15,000	\$ 2,500	\$ 255	\$ 2,245
Attorney	\$ 30,000	\$ 5,000	\$ 1,039	\$ 3,961
Annual Audit	\$ 9,200	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,500	\$ 1,250	\$ 1,750	\$ (500)
Trustee Fees	\$ 12,123	\$ 6,062	\$ 6,061	\$ 1
Management Fees	\$ 40,124	\$ 6,687	\$ 6,687	\$ -
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Postage & Delivery	\$ 1,000	\$ 167	\$ 184	\$ (17)
Insurance	\$ 6,119	\$ 6,119	\$ 5,758	\$ 361
Copies	\$ 500	\$ 83	\$ 3	\$ 80
Legal Advertising	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Other Current Charges	\$ 1,551	\$ 259	\$ 78	\$ 180
Office Supplies	\$ 625	\$ 104	\$ 7	\$ 97
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 153,067	\$ 37,906	\$ 29,048	\$ 8,858

Hammock Reserve
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 18,000	\$ 18,000	\$ 20,286	\$ (2,286)
Field Management	\$ 15,900	\$ 2,650	\$ 2,650	\$ -
Landscape Maintenance	\$ 190,000	\$ 31,667	\$ 35,105	\$ (3,438)
Landscape Replacement	\$ 25,000	\$ 4,167	\$ 4,951	\$ (784)
Pond Maintenance	\$ 10,000	\$ 1,667	\$ 600	\$ 1,067
Streetlights	\$ 30,360	\$ 5,060	\$ 3,544	\$ 1,516
Electric	\$ 8,000	\$ 1,333	\$ 2,330	\$ (997)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 8,000	\$ 1,333	\$ 987	\$ 347
General Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Subtotal Field Expenditures	\$ 332,760	\$ 70,460	\$ 70,453	\$ 7
Amenity Expenditures				
Amenity - Electric	\$ 12,804	\$ 2,134	\$ 2,584	\$ (450)
Amenity - Water	\$ 10,000	\$ 1,667	\$ 1,029	\$ 637
Playground Lease	\$ 103,993	\$ 17,332	\$ 17,332	\$ 0
Internet	\$ 1,500	\$ 250	\$ 176	\$ 74
Pest Control	\$ 528	\$ 88	\$ 80	\$ 8
Janitorial Services	\$ 17,100	\$ 2,850	\$ 1,750	\$ 1,100
Security Services	\$ 36,000	\$ 6,000	\$ 4,954	\$ 1,046
Pool Maintenance	\$ 22,600	\$ 3,767	\$ 2,800	\$ 967
Amenity Access Management	\$ 6,750	\$ 1,125	\$ 1,125	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Contingency	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Subtotal Amenity Expenditures	\$ 231,275	\$ 38,546	\$ 31,830	\$ 6,716
Total Operations & Maintenance	\$ 564,035	\$ 109,006	\$ 102,283	\$ 6,723
Total Expenditures	\$ 717,101	\$ 146,912	\$ 131,331	\$ 15,581
Excess (Deficiency) of Revenues over Expenditures	\$ 125,000		\$ (112,640)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (125,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (125,000)	\$ -	\$ -	
Net Change in Fund Balance	\$ 0		\$ (112,640)	
Fund Balance - Beginning	\$ -		\$ 85,396	
Fund Balance - Ending	\$ 0		\$ (27,244)	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 6,871	\$ 6,871	\$ -
Interest	\$ -	\$ -	\$ 2,237	\$ 2,237
Total Revenues	\$ 308,327	\$ 6,871	\$ 9,108	\$ 2,237
Expenditures:				
Interest - 11/1	\$ 99,700	\$ 99,700	\$ 99,700	\$ -
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 99,700	\$ -	\$ -	\$ -
Total Expenditures	\$ 309,400	\$ 99,700	\$ 99,700	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,073)		\$ (90,592)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,274)	\$ (1,274)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,274)	\$ (1,274)
Net Change in Fund Balance	\$ (1,073)		\$ (91,866)	
Fund Balance - Beginning	\$ 115,531		\$ 271,587	
Fund Balance - Ending	\$ 114,458		\$ 179,721	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 276,824	\$ 6,175	\$ 6,175	\$ -
Interest	\$ -	\$ -	\$ 1,983	\$ 1,983
Total Revenues	\$ 276,824	\$ 6,175	\$ 8,158	\$ 1,983
Expenditures:				
Interest - 11/1	\$ 84,634	\$ 84,634	\$ 84,634	\$ -
Principal - 5/1	\$ 105,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 84,634	\$ -	\$ -	\$ -
Total Expenditures	\$ 274,269	\$ 84,634	\$ 84,634	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,555		\$ (76,477)	
Fund Balance - Beginning	\$ 98,769		\$ 240,511	
Fund Balance - Ending	\$ 101,324		\$ 164,035	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ -	\$ -	\$ 18,991	\$ 18,991
Assessments - Direct Bill	\$ 904,500	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 12,217	\$ 12,217
Total Revenues	\$ 904,500	\$ -	\$ 31,208	\$ 31,208
Expenditures:				
Interest - 11/1	\$ 335,050	\$ 324,993	\$ 324,993	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 425,000	\$ (425,000)
Principal - 5/1	\$ 235,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 335,050	\$ -	\$ -	\$ -
Total Expenditures	\$ 905,100	\$ 324,993	\$ 749,993	\$ (425,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (600)		\$ (718,784)	
Fund Balance - Beginning	\$ 774,474		\$ 2,023,297	
Fund Balance - Ending	\$ 773,874		\$ 1,304,513	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 51	\$ 51
Total Revenues	\$ -	\$ -	\$ 51	\$ 51
<u>Expenditures:</u>				
Contingency	\$ -	\$ -	\$ 76	\$ (76)
Total Expenditures	\$ -	\$ -	\$ 76	\$ (76)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (25)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,274	\$ 1,274
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,274	\$ 1,274
Net Change in Fund Balance	\$ -		\$ 1,249	
Fund Balance - Beginning	\$ -		\$ 6,816	
Fund Balance - Ending	\$ -		\$ 8,065	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 78	\$ 78
Total Revenues	\$ -	\$ -	\$ 78	\$ 78
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 78	\$ (78)
Total Expenditures	\$ -	\$ -	\$ 78	\$ (78)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 1	
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 November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 109,557	\$ 109,557
Interest	\$ -	\$ -	\$ 151	\$ 151
Total Revenues	\$ -	\$ -	\$ 109,707	\$ 109,707
Expenditures:				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 40,072	\$ (40,072)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 77,360	\$ (77,360)
Total Expenditures	\$ -	\$ -	\$ 117,432	\$ (117,432)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (7,724)	
Fund Balance - Beginning	\$ -		\$ 20,305	
Fund Balance - Ending	\$ -		\$ 12,580	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 125,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 125,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 125,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 125,000		\$ -	

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	\$ -	\$ 18,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,691
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ 18,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,691
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
Engineering	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	255
Attorney	\$ 1,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,039
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 1,125	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,750
Trustee Fees	\$ 5,051	\$ 1,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,061
Management Fees	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,687
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 86	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	184
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,758
Copies	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 40	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	78
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 4	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 23,226	\$ 5,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,048

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	\$ 20,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,286
Field Management	\$ 1,325	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,650
Landscape Maintenance	\$ 19,903	\$ 15,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35,105
Landscape Replacement	\$ 4,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,951
Pond Maintenance	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Streetlights	\$ 1,772	\$ 1,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,544
Electric	\$ 1,130	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,330
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 328	\$ 659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	987
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 49,695	\$ 20,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	70,453
Amenity Expenditures													
Amenity - Electric	\$ 1,372	\$ 1,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,584
Amenity - Water	\$ 505	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,029
Playground Lease	\$ 8,666	\$ 8,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,332
Internet	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	176
Pest Control	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80
Janitorial Services	\$ 925	\$ 825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,750
Security Services	\$ 2,591	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,954
Pool Maintenance	\$ 1,400	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,800
Amenity Access Management	\$ 563	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,125
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 16,149	\$ 15,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31,830
Total Operations & Maintenance	\$ 65,844	\$ 36,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	102,283
Total Expenditures	\$ 89,069	\$ 42,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	131,331
Excess (Deficiency) of Revenues over Expenditures	\$ (89,069)	\$ (23,571)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(112,640)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (89,069)	\$ (23,571)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(112,640)

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	\$850,270	
Bonds Outstanding - 4/22/22		\$14,235,000
Principal - 5/1/23		(\$225,000)
Special Call - 8/1/23		(\$420,000)
Special Call - 11/1/23		(\$425,000)
Current Bonds Outstanding		\$13,165,000

Hammock Reserve
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments	\$ 901,000.22	\$ 331,209.00	\$ 297,660.00	\$ 915,482.46	\$ 2,445,351.68
Net Assessments	\$ 837,930.20	\$ 308,024.37	\$ 276,823.80	\$ 851,398.69	\$ 2,274,177.06

							37%	14%	12%	37%	100%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2020 Debt Service	2021 Debt Service	2022 Debt Service	Total
11/10/23	10/13-10/14/23	\$259.85	(\$15.59)	(\$4.89)	\$0.00	\$239.37	\$88.20	\$32.42	\$29.14	\$89.61	\$239.37
11/14/23	10/1-10/31/23	\$4,666.58	(\$186.67)	(\$89.60)	\$0.00	\$4,390.31	\$1,617.63	\$594.64	\$534.41	\$1,643.63	\$4,390.31
11/17/23	10/1-11/5/23	\$4,666.58	(\$186.67)	(\$89.60)	\$0.00	\$4,390.31	\$1,617.63	\$594.64	\$534.41	\$1,643.63	\$4,390.31
11/24/23	11/6-11/12/23	\$44,332.07	(\$1,773.42)	(\$851.17)	\$0.00	\$41,707.48	\$15,367.30	\$5,649.04	\$5,076.84	\$15,614.30	\$41,707.48
Total		\$ 53,925.08	\$ (2,162.35)	\$ (1,035.26)	\$ -	\$ 50,727.47	\$ 18,690.76	\$ 6,870.74	\$ 6,174.80	\$ 18,991.17	\$ 50,727.47

2.23%	Net Percent Collected
\$ 2,223,449.59	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Hammock Reserve Partners, LLC					
2024-01			Net Assessme	\$ 4,171.18	\$ 4,171.18
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
	11/1/23		\$ 4,171.18		
			\$ 4,171.18	\$ -	\$ -