Hammock Reserve
Community Development District

Meeting Agenda

April 4, 2024

AGENDA

Hammock Reserve
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 28, 2024

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, April 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 ([1]Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the January 4, 2024 Board of Supervisors Meeting
4. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
5. Ratification of Change Order from Tucker Paving (*to be provided under separate cover*)
6. Staff Reports
    - A. Attorney
    - B. Engineer
    - C. Field Manager's Report
        - i. Consideration of Review and Proposal for Wildlife Caution Signs
    - D. District Manager's Report
        - i. Approval of Check Register
        - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

[1] Comments will be limited to three (3) minutes

MINUTES

MINUTES OF MEETING
HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hammock Reserve Community Development District was held Thursday, **January 4, 2024** 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 *by Zoom*	Vice Chairperson
Emily Cassidy	Assistant Secretary
Lindsey Roden	Assistant Secretary
Bobbie Henley	Appointed as Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Marshall Tindall	Field Manager, GMS
Lauren Gentry	District Counsel, KVW Law
Savannah Hancock	District Counsel, KVW Law
Rey Malave *by Zoom*	District Engineer, Dewberry
Lisa Kelley *by Zoom*	District Engineer, Dewberry

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order and called the roll. There were three Supervisors present in person and one member joining via Zoom 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 and no members of the public joining us via Zoom.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Letter of Resignation from Rennie Heath

Ms. Burns stated there is a letter of resignation from Rennie Heath and asked for a motion to accept his resignation.

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, Acceptance of Letter of Resignation from Rennie Heath, was approved.

B. Appointment to Fill Board Seat #1

Ms. Burns asked for a nomination to fill seat #1. Ms. Roden nominated Bobbie Henley to seat #1.

On MOTION by Ms. Roden, seconded by Mr. Lavoie, with all in favor, the Appointment of Bobbie Henley to Seat #1, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath to Bobbie Henley.

D. Consideration of Resolution 2024-03 Electing Officers

Ms. Burns explained when there is a change in Board, officers are re-elected so everyone has an assignment. Previously Eric Lavoie was Chairman and Jessica Petrucci was Vice Chair and the other three Supervisors were Assistant Secretaries. She asked if the Board would like to keep that the same, and the Board agreed to keep the same officers.

On MOTION by Ms. Roden, seconded by Mr. Lavoie, with all in favor, Resolution 2024-03 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS — Approval of Minutes of the November 2, 2023 Board of Supervisors Meeting

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

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Minutes of the November 2, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of License Agreement for End of Watch Memorial Project**

Ms. Burns stated they were contacted by Florida Fish and Wildlife Commission asking to put a monument at the back of Hammock Reserve near the boat ramp dedicated to a fallen officer who is a family member of a resident of the community. Ms. Gentry stated this is with FWC as an organization instead of an individual which was originally thought so updates will be made to reflect that.

> On MOTION by Ms. Roden, seconded by Mr. Lavoie, with all in favor, the License Agreement for End of watch Memorial Project, was approved in substantial form.

SIXTH ORDER OF BUSINESS **Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated this is the annual renewal of their agreement that is required for them to provide the parcels so the CDD can collect on the tax bill.

> On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

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

Ms. Burns stated under internal revenue code the District is required to demonstrate that they do not earn more interest than they pay on the bonds. Page 4 shows a negative arbitrage amount listed.

> On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Arbitrage Rebate Report for Series 2020 Assessment Area One Project Bonds, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Gentry stated nothing to report.

B. Engineer

Ms. Kelley stated nothing to report.

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

Mr. Tindall stated the amenity since the last meeting has done well and the winter weather reduces facility traffic. Landscaping overall has done well. Irrigation is being adjusted to mitigate dollar weed. Trees in Phase 3 are being reviewed with the landscaper and proposal is being done for new trees. The ponds overall look good. The pond vendor recommended clean up proposed at $1,500 for access and long-term maintenance around pond banks.

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Proposal from Aquatic Weed Management Inc. for 1x Clean-Up of Area Around Pond Banks in Phase 3, was approved.

Mr. Tindall noted routine winter maintenance such as cleaning pool furniture, pressure washing sidewalks at amenity and mail area, minor fill-in around pool adjacent to dog park, and water bowls added to dog park behind pool. Replacement light for mailbox, wildlife caution signs recommended placement and proposal, traffic sign straightening is being monitored.

D. District Manager's Report

Ms. Burns stated she checked with Marshall about expanding parking into Phase 3. There is a parking policy that allows for one side of the street parking in Phases 1 & 2. When home construction is nearing, they will look at Phase 3. She noted there are signs listed there that is a city requirement being installed that say no on street parking. That phase if it is a city ordinance has that compliance. She noted they would look into who is enforcing that and does the CDD have the ability to adopt a similar policy and enforce it and will the city be enforcing the ticketing. She noted two different parking policies within the community may be a confusing issue to the extent that the Board may want to look at making the policy the same as in the existing phases. She noted her and Ms. Gentry are looking into that and will bring some information back to the Board.

i. Approval of Check Register

Ms. Burns presented the check register included in your package for review from October 20th through December 20th totaling $82,299.42. She asked for questions on any of the invoices.

> On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Check Register for $82,299.42, was approved.

ii. Balance Sheet & Income Statement

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

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. Roden, with all in favor, the meeting was adjourned.

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Hammock Reserve Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.

2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Hammock Reserve Community Development District.

3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.

4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.

5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024.** The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.

6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.

7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).

8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.

9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of $5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

____
Special District Representative

____
Print name

____
Title Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:

Marsha Faux

Marsha M. Faux, Property Appraiser

SECTION V

Item will be provided under separate cover.

SECTION VI

SECTION C

Hammock Reserve
Field Management Report

April 04, 2024

Marshall Tindall

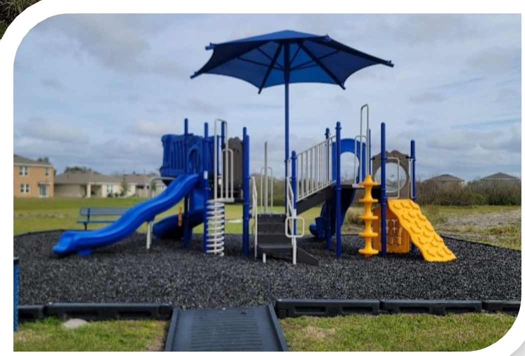
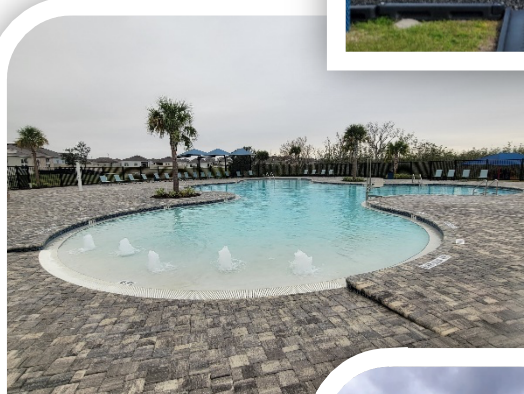
Field Services Manager

GMS

Complete

Amenity Review

- Vendors' maintenance of the facility areas has been satisfactory.
- Facility is neat and clean.
- Routine playground inspections: x1 loose bracket and a couple of loose screws for plastic mini-roofs were found and repaired.


Complete

Landscape Review

- Landscaping maintenance has been satisfactory.
- Trees are being lifted and trimmed prior to spring.
- Working with landscaper to ensure crews are servicing all tracts and corners as growing season gets under way.

Complete

Ponds

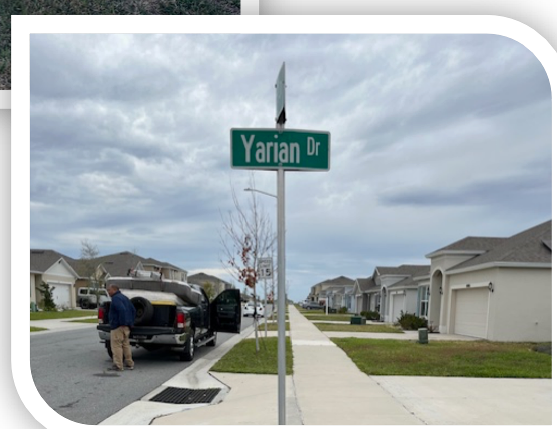
- Pond maintenance has done well.
- Supplemental trash pickup was done at ponds in phase 3 where construction trash was heavy.
- Approve bank clearing was done and has helped open up a path on the back side of the lots for improved long term maintenance.




Complete

General Maintenance

- Mailbox solar light was replaced near the pool.
- Cleared debris spill from Deleon street entrance.
- Minor Routine fence repairs in phase 3 from wind blowout.
- Straightening of half a dozen traffic signs between phases 2 and 3.



In Progress

Site Items

- Wildlife caution signs recommended placement and proposal.
- Ongoing traffic sign straightening is being monitored and arranged as needed including replacement of street signs at Bernard Entrance.
- Review of drain protection elements in areas where construction is complete.

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

Proposal #324 – v2.0 revised

Governmental Management Services

Maintenance Services

Bill To/District:	Prepared By:
Hammock Reserve CDD	Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801

Job name and Description

Hammock Reserve CDD – Wildlife Caution signs

- Proposal is for 26 - Wildlife caution signs, posts, hardware, and installation.

Qty	Description	Unit Price	Line Total
	Labor		$855.00
	Mobilization		$130.00
	Equipment		$105.00
	Materials		$3,144.12
		Total Due:	$4,234.12

Sample Signs.

Proposal #324 – v2.0 revised

Possible installation locations for signs shown in photos below as indicated by RED lines/dots. Final locations subject to change as needed based on site conditions.

Proposal #324 – v2.0 revised

Location: Phase 3 – Tract D, North of Block 14, Lot 13 *(Shown Qty x3 Signs)*

Location: Phase 3 – Tract D, East of Block 11, Lot 18 *(Shown Qty x3 Sign)*

Location: Phase 3 – Tract D, East of Block 10, Lot 11 *(Shown Qty x1 Sign)*

Proposal #324 – v2.0 revised

Location: Phase 3 – Tract D, West of Block 3, Lot 1 *(Shown Qty x2 Signs)*

Location: Phase 3 – Tract A, North End at trail behind dog parks *(Shown Qty x1 Signs)*

Proposal #324 – v2.0 revised

Location: Phase 1
– Overall *(Shown Qty x11 Signs)*

Hammock Reserve CDD
Phase 1: Wild life sign possible locations

Location: Phase 4 – Overall *(Shown Qty x5 Signs)*

Proposal #324 – v2.0 revised

Hammock Reserve CDD
Phase 4 - Possible wildlife sign locations

SECTION D

SECTION 1

Hammock Reserve
Community Development District

Summary of Check Register

October 20, 2023 through March 21, 2024

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
	12/22/23	510-515	$ 62,289.59
	1/2/24	516-519	$ 11,239.11
	1/9/24	520-530	$ 6,433.05
	1/16/24	531-534	$ 22,085.93
	1/23/24	535-537	$ 2,238.51
	1/30/24	538-540	$ 922,281.76
	2/6/24	541-547	$ 27,992.61
	2/13/24	548	$ 5,181.28
	2/20/24	549-551	$ 8,205.71
	3/5/24	552-556	$ 14,280.17
	3/12/24	557-560	$ 9,465.86
	3/19/24	561-563	$ 16,684.58
		Total Amount	**$ 1,190,677.58**

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
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							

*** CHECK DATES 10/20/2023 - 03/21/2024 *** 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	#
		10/31/23	10481	202310 320-53800-46200 FILL IN MISSING LANDSCAPE		*	4,701.00		
		11/01/23	10655	202311 320-53800-46200 LANDSCAPE MAINT NOV23		*	15,201.92		
		11/06/23	10763	202311 320-53800-47300 REPLACE BRKN/CLGGD NOZZLE		*	78.41		
		11/08/23	10764	202311 320-53800-47300 REPAIR MAIN LINE BREAK		*	341.63		
		11/08/23	10765	202311 320-53800-47300 REPLACE BROKEN SPRAY HEAD		*	238.67		
					PRINCE & SONS, INC.			40,714.55	000506
12/12/23	00049	11/30/23	11530791	202311 330-57200-34500 SECURITY SVCS NOV23		*	2,362.88		
					SECURITAS SECURITY SERVICES USA INC			2,362.88	000507
12/12/23	00033	11/25/23	7134184	202311 310-51300-32300 TRUSTEE FEES S2020 FY24		*	1,010.16		
		11/25/23	7134184	202311 300-15500-10000 TRUSTEE FEES S2020 FY24		*	3,030.47		
					US BANK			4,040.63	000508
12/12/23	00019	12/05/23	12052023	202312 300-15500-10000 PLAYGROUND LEASE JAN24		*	1,490.80		
					WHFS,LLC			1,490.80	000509
12/22/23	00056	11/30/23	16962	202311 320-53800-47000 POND HERBICIDE NOV23		*	600.00		
					AQUATIC WEED MANAGEMENT, INC			600.00	000510
12/22/23	99999	12/22/23	VOID	202312 000-00000-00000 VOID CHECK		C	.00		
					******INVALID VENDOR NUMBER******			.00	000511
12/22/23	00006	10/01/23	159	202310 310-51300-34000 MANAGEMENT FEES OCT23		*	3,343.67		
		10/01/23	159	202310 310-51300-35200 WEBSITE ADMIN OCT23		*	100.00		
		10/01/23	159	202310 310-51300-35100 INFORMATION TECH OCT23		*	150.00		
		10/01/23	159	202310 310-51300-31400 DISSEMINATION SVCS OCT23		*	625.00		
		10/01/23	159	202310 330-57200-48300 AMENITY ACCESS OCT23		*	562.50		
		10/01/23	159	202310 310-51300-51000 OFFICE SUPPLIES OCT23		*	3.76		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/01/23	159	202310	310-51300-42000		*	85.94		
			POSTAGE OCT23							
		10/01/23	160	202310	320-53800-34000		*	1,325.00		
			FIELD MANAGEMENT OCT23							
		11/01/23	163	202311	310-51300-34000		*	3,343.67		
			MANAGEMENT FEES NOV23							
		11/01/23	163	202311	310-51300-35200		*	100.00		
			WEBSITE ADMIN NOV23							
		11/01/23	163	202311	310-51300-35100		*	150.00		
			INFORMATION TECH NOV23							
		11/01/23	163	202311	310-51300-31400		*	625.00		
			DISSEMINATION SVCS NOV23							
		11/01/23	163	202311	330-57200-48300		*	562.50		
			AMENITY ACCESS NOV23							
		11/01/23	163	202311	310-51300-51000		*	3.64		
			OFFICE SUPPLIES NOV23							
		11/01/23	163	202311	310-51300-42000		*	97.82		
			POSTAGE NOV23							
		11/01/23	163	202311	310-51300-42500		*	3.00		
			COPIES NOV23							
		11/01/23	164	202311	320-53800-34000		*	1,325.00		
			FIELD MANAGEMENT NOV23							
		12/01/23	168	202312	310-51300-34000		*	3,343.67		
			MANAGEMENT FEES DEC23							
		12/01/23	168	202312	310-51300-35200		*	100.00		
			WEBSITE ADMIN DEC23							
		12/01/23	168	202312	310-51300-35100		*	150.00		
			INFORMATION TECH DEC23							
		12/01/23	168	202312	310-51300-31400		*	625.00		
			DISSEMINATION SVCS DEC23							
		12/01/23	168	202312	330-57200-48300		*	562.50		
			AMENITY ACCESS DEC23							
		12/01/23	168	202312	310-51300-51000		*	.54		
			OFFICE SUPPLIES DEC23							
		12/01/23	168	202312	310-51300-42000		*	41.78		
			POSTAGE DEC23							
		12/01/23	169	202312	320-53800-34000		*	1,325.00		
			FIELD MANAGEMENT DEC23							
						GOVERNMENTAL MANAGEMENT SERVICES			18,554.99	000512
12/22/23	00048	12/16/23	56255104	202312	330-57200-48100		*	40.00		
			PEST CONTROL DEC23							
						MASSEY SERVICES			40.00	000513
12/22/23	00027	8/01/23	9612	202308	320-53800-46200		*	3,439.17		
			LANDSCAPE MAINT AUG23							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		12/01/23	10997	202312	320-53800-46200		*	15,201.92		
			LANDSCAPE MAINT DEC23							
						PRINCE & SONS, INC.			18,641.09	000514
12/22/23	00032	10/19/23	4652070	202310	300-15500-10000		*	15,443.51		
			1% ADMIN FEE - DEBT							
		10/19/23	4652071	202310	300-15500-10000		*	9,010.00		
			1% ADMIN FEE - MAINT							
						POLK COUNTY PROPERTY APPRAISER			24,453.51	000515
1/02/24	00038	12/15/23	2373198	202311	310-51300-31100		*	365.00		
			GENERAL ENGINEERING NOV23							
						DEWBERRY ENGINEERS INC			365.00	000516
1/02/24	00037	1/02/24	01022024	202401	300-15500-10000		*	3,733.18		
			PLAYGROUND LEASE FEB24							
		1/02/24	01022024	202401	300-15500-10000		*	3,442.08		
			PLAYGROUND LEASE FEB24							
						HNB PROPERTY, LLC			7,175.26	000517
1/02/24	00025	12/17/23	8173	202311	310-51300-31500		*	2,208.06		
			GENERAL COUNSEL NOV23							
						KILINSKI/VAN WYK, PLLC			2,208.06	000518
1/02/24	00019	1/02/24	01022024	202401	300-15500-10000		*	1,490.79		
			PLAYGROUND LEASE FEB24							
						WHFS,LLC			1,490.79	000519
1/09/24	00056	12/20/23	17067	202312	320-53800-47000		*	600.00		
			POND HERBICIDE DEC23							
						AQUATIC WEED MANAGEMENT, INC			600.00	000520
1/09/24	00057	1/04/24	BH010420	202401	310-51300-11000		*	200.00		
			SUPERVISOR FEE 01/04/24							
						BOBBIE HENLEY			200.00	000521
1/09/24	00044	12/20/23	11357	202312	330-57200-48200		*	845.00		
			CLEANING SVCS DEC23							
						CSS OF CENTRAL FLORIDA			845.00	000522
1/09/24	00034	1/05/24	5	202401	310-51300-31400		*	500.00		
			AMORT SERIES 2022 2-1-24							
						DISCLOSURE SERVICES LLC			500.00	000523
1/09/24	00042	1/04/24	EC010420	202401	310-51300-11000		*	200.00		
			SUPERVISOR FEE 01/04/24							
						EMILY CASSIDY			200.00	000524

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/09/24	00039	1/04/24	EL010420	202401	310-51300-11000		*	200.00		
			SUPERVISOR FEE 01/04/24							
						ERIC LAVOIE			200.00	000525
1/09/24	00006	11/30/23	173	202311	320-53800-48000		*	790.00		
			GENERAL MAINTENANCE NOV23							
		11/30/23	173	202311	330-57200-48000		*	982.10		
			AMENITY REPAIRS NOV23							
						GOVERNMENTAL MANAGEMENT SERVICES			1,772.10	000526
1/09/24	00043	1/04/24	JP010420	202401	310-51300-11000		*	200.00		
			SUPERVISOR FEE 01/04/24							
						JESSICA PETRUCCI			200.00	000527
1/09/24	00055	1/04/24	LR010420	202401	310-51300-11000		*	200.00		
			SUPERVISOR FEE 01/04/24							
						LINDSEY RODEN			200.00	000528
1/09/24	00041	1/01/24	21575	202401	330-57200-48500		*	1,400.00		
			POOL MAINTENANCE JAN24							
						MCDONNELL CORPORATION DBA RESORT			1,400.00	000529
1/09/24	00027	12/11/23	11086	202312	320-53800-47300		*	219.18		
			REPLACE BROKN SPRAY HEADS							
		12/11/23	11091	202312	320-53800-47300		*	96.77		
			REPLACE BROKEN ROTOR							
						PRINCE & SONS, INC.			315.95	000530
1/16/24	00006	1/01/24	174	202401	310-51300-34000		*	3,343.67		
			MANAGEMENT FEES JAN24							
		1/01/24	174	202401	310-51300-35200		*	100.00		
			WEBSITE ADMIN JAN24							
		1/01/24	174	202401	310-51300-35100		*	150.00		
			INFORMATION TECH JAN24							
		1/01/24	174	202401	310-51300-31400		*	625.00		
			DISSEMINATION SVCS JAN24							
		1/01/24	174	202401	330-57200-48300		*	562.50		
			AMENITY ACCESS JAN24							
		1/01/24	174	202401	310-51300-51000		*	.96		
			OFFICE SUPPLIES JAN24							
		1/01/24	174	202401	310-51300-42000		*	20.26		
			POSTAGE JAN24							
		1/01/24	175	202401	320-53800-34000		*	1,325.00		
			FIELD MANAGEMENT JAN24							
						GOVERNMENTAL MANAGEMENT SERVICES			6,127.39	000531

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/24	00045	1/03/24	01032024	202401	310-51300-42000		*	401.62		
					MAILING 2023 TAX NOTICES					
						JOE G. TEDDER TAX COLLECTOR			401.62	000532
1/16/24	00041	1/05/24	21602	202401	330-57200-48500		*	355.00		
					REPLCD PLM150 FILTER LID					
						MCDONNELL CORPORATION DBA RESORT			355.00	000533
1/16/24	00027	1/01/24	11169	202401	320-53800-46200		*	15,201.92		
					LANDSCAPE MAINT JAN24					
						PRINCE & SONS, INC.			15,201.92	000534
1/23/24	00048	1/15/24	56569882	202401	330-57200-48100		*	40.00		
					PEST CONTROL JAN24					
						MASSEY SERVICES			40.00	000535
1/23/24	00041	1/10/24	21627DEC	202312	330-57200-48500		*	480.00		
					PRICE INCREASE DEC23					
		1/10/24	21627JAN	202401	330-57200-48500		*	480.00		
					PRICE INCREASE JAN24					
		1/10/24	21627NOV	202311	330-57200-48500		*	480.00		
					PRICE INCREASE NOV23					
		1/10/24	21627OCT	202310	330-57200-48500		*	480.00		
					PRICE INCREASE OCT23					
						MCDONNELL CORPORATION DBA RESORT			1,920.00	000536
1/23/24	00027	1/05/24	11313	202401	320-53800-47300		*	32.50		
					DIAGNOSED CLOCK & PUMP					
		1/05/24	11314	202401	320-53800-47300		*	158.51		
					RPLC BROKEN/LEAKING HEADS					
		1/05/24	11315	202401	320-53800-47300		*	87.50		
					REPLACE BROKEN ROTORS					
						PRINCE & SONS, INC.			278.51	000537
1/30/24	00038	1/17/24	2385301	202312	310-51300-31100		*	382.50		
					GENERAL ENGINEERING DEC23					
						DEWBERRY ENGINEERS INC			382.50	000538
1/30/24	00031	1/24/24	01242024	202401	300-20700-10000		*	787.75		
					FY23 S2020 DEBT SVC ASSES					
		1/24/24	01242024	202401	300-20700-10000		*	707.96		
					FY23 S2021 DEBT SVC ASSES					
		1/24/24	01242024	202401	300-20700-10000		*	197,211.86		
					FY24 S2020 DEBT SVC ASSES					
		1/24/24	01242024	202401	300-20700-10000		*	177,235.77		
					FY24 S2021 DEBT SVC ASSES					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/24/24	01242024	202401	300-20700-10000		*	545,105.92		
			FY24 S2022 DEBT SVC ASSES							
						HAMMOCK RESERVE CDD C/O USBANK			921,049.26	000539
1/30/24	00025	1/15/24	8378	202312	310-51300-31500		*	850.00		
			GENERAL COUNSEL DEC23							
						KILINSKI/VAN WYK, PLLC			850.00	000540
2/06/24	00056	1/31/24	17223	202401	320-53800-47000		*	600.00		
			POND HERBICIDE JAN24							
						AQUATIC WEED MANAGEMENT, INC			600.00	000541
2/06/24	00044	1/31/24	11570	202401	330-57200-48200		*	855.00		
			CLEANING SVCS JAN24							
						CSS OF CENTRAL FLORIDA			855.00	000542
2/06/24	00006	12/31/23	182	202312	320-53800-48000		*	789.64		
			GENERAL REP & MAINT DEC23							
						GOVERNMENTAL MANAGEMENT SERVICES			789.64	000543
2/06/24	00037	2/06/24	02062024	202402	300-15500-10000		*	3,733.18		
			PLAYGROUND LEASE MAR24							
		2/06/24	02062024	202402	300-15500-10000		*	3,442.08		
			PLAYGROUND LEASE MAR24							
						HNB PROPERTY, LLC			7,175.26	000544
2/06/24	00041	2/01/24	21913	202402	330-57200-48500		*	1,880.00		
			POOL MAINTENANCE FEB24							
						MCDONNELL CORPORATION DBA RESORT			1,880.00	000545
2/06/24	00027	2/01/24	11607	202402	320-53800-46200		*	15,201.92		
			LANDSCAPE MAINT FEB24							
						PRINCE & SONS, INC.			15,201.92	000546
2/06/24	00019	2/06/24	02062024	202402	300-15500-10000		*	1,490.79		
			PLAYGROUND LEASE MAR24							
						WHFS,LLC			1,490.79	000547
2/13/24	00049	12/31/23	11571421	202312	330-57200-34500		*	2,818.40		
			SECURITY SVCS DEC23							
		1/31/24	11606530	202401	330-57200-34500		*	2,362.88		
			SECURITY SVCS JAN24							
						SECURITAS SECURITY SERVICES USA INC			5,181.28	000548
2/20/24	00056	2/08/24	17240	202402	320-53800-47000		*	1,500.00		
			POND MULCHING FEB24							
						AQUATIC WEED MANAGEMENT, INC			1,500.00	000549

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
2/20/24	00038	2/09/24	2396963-	202401	310-51300-31100		*	127.50		
			GENERAL ENGINEERING JAN24							
		2/09/24	2396963-	202401	310-51300-31100		*	400.00		
			GENERAL ENGINEERING JAN24							
						DEWBERRY ENGINEERS INC			527.50	000550
2/20/24	00006	2/01/24	180	202402	310-51300-34000		*	3,343.67		
			MANAGEMENT FEES FEB24							
		2/01/24	180	202402	310-51300-35200		*	100.00		
			WEBSITE ADMIN FEB24							
		2/01/24	180	202402	310-51300-35100		*	150.00		
			INFORMATION TECH FEB24							
		2/01/24	180	202402	310-51300-31400		*	625.00		
			DISSEMINATION SVCS FEB24							
		2/01/24	180	202402	330-57200-48300		*	562.50		
			AMENITY ACCESS FEB24							
		2/01/24	180	202402	310-51300-51000		*	4.33		
			OFFICE SUPPLIES FEB24							
		2/01/24	180	202402	310-51300-42500		*	67.71		
			COPIES FEB24							
		2/01/24	181	202402	320-53800-34000		*	1,325.00		
			FIELD MANAGEMENT FEB24							
						GOVERNMENTAL MANAGEMENT SERVICES			6,178.21	000551
3/05/24	00037	3/05/24	03052024	202403	300-15500-10000		*	3,733.18		
			PLAYGROUND LEASE APR24							
		3/05/24	03052024	202403	300-15500-10000		*	3,442.08		
			PLAYGROUND LEASE APR24							
						HNB PROPERTY, LLC			7,175.26	000552
3/05/24	00025	2/20/24	8806	202401	310-51300-31500		*	3,211.23		
			GENERAL COUNSEL JAN24							
						KILINSKI/VAN WYK, PLLC			3,211.23	000553
3/05/24	00048	2/19/24	56984393	202402	330-57200-48100		*	40.00		
			PEST CONTROL FEB24							
						MASSEY SERVICES			40.00	000554
3/05/24	00049	2/29/24	11643244	202402	330-57200-34500		*	2,362.88		
			SECURITY SVCS FEB24							
						SECURITAS SECURITY SERVICES USA INC			2,362.88	000555
3/05/24	00019	3/05/24	03052024	202403	300-15500-10000		*	1,490.80		
			PLAYGROUND LEASE APR24							
						WHFS,LLC			1,490.80	000556

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
3/12/24	00056	2/28/24	17366	202402	320-53800-47000		*	600.00		
			POND HERBICIDE FEB24							
						AQUATIC WEED MANAGEMENT, INC			600.00	000557
3/12/24	00044	2/29/24	11783	202402	330-57200-48200		*	855.00		
			CLEANING SVCS FEB24							
						CSS OF CENTRAL FLORIDA			855.00	000558
3/12/24	00006	3/01/24	187	202403	310-51300-34000		*	3,343.67		
			MANAGEMENT FEES MAR24							
		3/01/24	187	202403	310-51300-35200		*	100.00		
			WEBSITE ADMIN MAR24							
		3/01/24	187	202403	310-51300-35100		*	150.00		
			INFORMATION TECH MAR24							
		3/01/24	187	202403	310-51300-31400		*	625.00		
			DISSEMINATION SVCS MAR24							
		3/01/24	187	202403	330-57200-48300		*	562.50		
			AMENITY ACCESS MAR24							
		3/01/24	187	202403	310-51300-51000		*	1.17		
			OFFICE SUPPLIES MAR24							
		3/01/24	187	202403	310-51300-42000		*	23.52		
			POSTAGE MAR24							
		3/01/24	188	202403	320-53800-34000		*	1,325.00		
			FIELD MANAGEMENT MAR24							
						GOVERNMENTAL MANAGEMENT SERVICES			6,130.86	000559
3/12/24	00041	3/01/24	22219	202403	330-57200-48500		*	1,880.00		
			POOL MAINTENANCE MAR24							
						MCDONNELL CORPORATION DBA RESORT			1,880.00	000560
3/19/24	00006	1/31/24	191	202401	320-53800-48000		*	783.75		
			GENERAL MAINTENANCE JAN24							
		1/31/24	191	202401	330-57200-48000		*	217.39		
			AMENITY REPAIRS JAN24							
						GOVERNMENTAL MANAGEMENT SERVICES			1,001.14	000561
3/19/24	00025	3/17/24	8882	202402	310-51300-31500		*	347.50		
			GENERAL COUNSEL FEB24							
						KILINSKI/VAN WYK, PLLC			347.50	000562
3/19/24	00027	3/01/24	11906	202403	320-53800-46200		*	15,201.92		
			LANDSCAPE MAINT MAR24							
		3/10/24	12020	202403	320-53800-47300		*	38.11		
			REP BROKN/CLOGGED NOZZLES							
		3/10/24	12021	202403	320-53800-47300		*	95.91		
			REP BROKN/LEAKING SPRY HD							
						PRINCE & SONS, INC.			15,335.94	000563

TOTAL FOR BANK A 1,190,677.58

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CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		1,190,677.58		

SECTION 2

Hammock Reserve

Community Development District

Unaudited Financial Reporting

February 29, 2024

Table of Contents

Hammock Reserve

Community Development District

Combined Balance Sheet

February 29, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 797,578	$ -	$ -	$ 797,578
Capital Projects Account	$ -	$ -	$ 2,400	$ 2,400
Investments:				
Series 2020				
Reserve	$ -	$ 154,000	$ -	$ 154,000
Revenue	$ -	$ 216,289	$ -	$ 216,289
Construction	$ -	$ -	$ 9,281	$ 9,281
Series 2021				
Reserve	$ -	$ 138,261	$ -	$ 138,261
Revenue	$ -	$ 198,704	$ -	$ 198,704
Interest	$ -	$ 0	$ -	$ 0
Prepayment	$ -	$ 102	$ -	$ 102
Construction	$ -	$ -	$ 0	$ 0
Cost of Issuance	$ -	$ -	$ 1	$ 1
Series 2022				
Reserve	$ -	$ 823,553	$ -	$ 823,553
Revenue	$ -	$ 605,076	$ -	$ 605,076
Prepayment	$ -	$ 388,136	$ -	$ 388,136
Construction	$ -	$ -	$ 47,240	$ 47,240
Due from Developer	$ -	$ -	$ 6,000	$ 6,000
Due from General Fund	$ -	$ 284,162	$ -	$ 284,162
Prepaid Expenses	$ 9,676	$ -	$ -	$ 9,676
Total Assets	**$ 807,255**	**$ 2,808,282**	**$ 64,922**	**$ 3,680,459**
Liabilities:				
Accounts Payable	$ 10,676	$ -	$ 384	$ 11,060
Due to Capital Projects	$ -	$ -	$ 1,326	$ 1,326
Due to Debt Service	$ 284,162	$ -	$ -	$ 284,162
Total Liabilites	**$ 294,838**	**$ -**	**$ 1,710**	**$ 296,548**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 9,676		$ -	$ 9,676
Restricted for:				
Debt Service - Series 2020	$ -	$ 431,231	$ -	$ 431,231
Debt Service - Series 2021	$ -	$ 391,836	$ -	$ 391,836
Debt Service - Series 2022	$ -	$ 1,985,215	$ -	$ 1,985,215
Capital Projects - Series 2020	$ -	$ -	$ 9,971	$ 9,971
Capital Projects - Series 2021	$ -	$ -	$ 1	$ 1
Capital Projects - Series 2022	$ -	$ -	$ 53,240	$ 53,240
Assigned for:				
Capital Reserves	$ -	$ -	$ -	$ -
Unassigned	$ 502,741	$ -	$ -	$ 502,741
Total Fund Balances	**$ 512,417**	**$ 2,808,282**	**$ 63,212**	**$ 3,383,912**
Total Liabilities & Fund Balance	$ 807,255	$ 2,808,282	$ 64,922	$ 3,680,459

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	$ 837,930	$ 702,267	$ 702,267	$ -
Assessments - Direct Bill	$ 4,171	$ -	$ -	$ -
Total Revenues	**$ 842,101**	**$ 702,267**	**$ 702,267**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 5,000	$ 1,800	$ 3,200
Engineering	$ 15,000	$ 6,250	$ 1,148	$ 5,103
Attorney	$ 30,000	$ 12,500	$ 7,656	$ 4,844
Annual Audit	$ 9,200	$ -	$ -	$ -
Assessment Administration	$ 5,300	$ 5,300	$ 5,300	$ -
Arbitrage	$ 1,350	$ 450	$ 450	$ -
Dissemination	$ 7,500	$ 3,125	$ 4,125	$ (1,000)
Trustee Fees	$ 12,123	$ 4,042	$ 8,081	$ (4,040)
Management Fees	$ 40,124	$ 16,718	$ 16,718	$ -
Information Technology	$ 1,800	$ 750	$ 750	$ -
Website Maintenance	$ 1,200	$ 500	$ 500	$ -
Postage & Delivery	$ 1,000	$ 417	$ 647	$ (231)
Insurance	$ 6,119	$ 6,119	$ 5,758	$ 361
Copies	$ 500	$ 208	$ 71	$ 138
Legal Advertising	$ 7,500	$ 3,125	$ -	$ 3,125
Other Current Charges	$ 1,551	$ 646	$ 198	$ 448
Office Supplies	$ 625	$ 260	$ 13	$ 247
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 153,067**	**$ 65,586**	**$ 53,391**	**$ 12,195**

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 18,000	$ 18,000	$ 20,286	$ (2,286)
Field Management	$ 15,900	$ 6,625	$ 6,625	$ -
Landscape Maintenance	$ 190,000	$ 79,167	$ 80,711	$ (1,544)
Landscape Replacement	$ 25,000	$ 10,417	$ 4,951	$ 5,466
Pond Maintenance	$ 10,000	$ 4,167	$ 3,900	$ 267
Streetlights	$ 30,360	$ 12,650	$ 11,442	$ 1,208
Electric	$ 8,000	$ 3,333	$ 5,013	$ (1,680)
Sidewalk & Asphalt Maintenance	$ 2,500	$ 1,042	$ -	$ 1,042
Irrigation Repairs	$ 8,000	$ 3,333	$ 1,581	$ 1,752
General Repairs & Maintenance	$ 15,000	$ 6,250	$ 3,908	$ 2,342
Contingency	$ 10,000	$ 4,167	$ -	$ 4,167
Subtotal Field Expenditures	**$ 332,760**	**$ 149,150**	**$ 138,417**	**$ 10,733**
Amenity Expenditures				
Amenity - Electric	$ 12,804	$ 5,335	$ 5,731	$ (396)
Amenity - Water	$ 10,000	$ 4,167	$ 2,454	$ 1,712
Playground Lease	$ 103,993	$ 43,330	$ 43,330	$ (0)
Internet	$ 1,500	$ 625	$ 440	$ 185
Pest Control	$ 528	$ 220	$ 200	$ 20
Janitorial Services	$ 17,100	$ 7,125	$ 4,305	$ 2,820
Security Services	$ 36,000	$ 15,000	$ 13,212	$ 1,788
Pool Maintenance	$ 22,600	$ 9,417	$ 9,755	$ (338)
Amenity Access Management	$ 6,750	$ 2,813	$ 2,813	$ -
Amenity Repairs & Maintenance	$ 10,000	$ 4,167	$ 1,199	$ 2,967
Contingency	$ 10,000	$ 4,167	$ -	$ 4,167
Subtotal Amenity Expenditures	**$ 231,275**	**$ 96,364**	**$ 83,439**	**$ 12,926**
Total Operations & Maintenance	**$ 564,035**	**$ 245,514**	**$ 221,856**	**$ 23,659**
Total Expenditures	**$ 717,101**	**$ 311,100**	**$ 275,246**	**$ 35,854**
Excess (Deficiency) of Revenues over Expenditures	$ 125,000		$ 427,021	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ (125,000)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (125,000)**	**$ -**	**$ -**	
Net Change in Fund Balance	**$ 0**		**$ 427,021**	
Fund Balance - Beginning	$ -		$ 85,396	
Fund Balance - Ending	$ 0		$ 512,417	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	$ 308,327	$ 258,155	$ 258,155	$ -
Interest	$ -	$ -	$ 4,388	$ 4,388
Total Revenues	**$ 308,327**	**$ 258,155**	**$ 262,543**	**$ 4,388**
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)		$ 162,843	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (3,198)	$ (3,198)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (3,198)	$ (3,198)
Net Change in Fund Balance	**$ (1,073)**		**$ 159,645**	
Fund Balance - Beginning	$ 115,531		$ 271,587	
Fund Balance - Ending	$ 114,458		$ 431,231	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	$ 276,824	$ 232,005	$ 232,005	$ -
Interest	$ -	$ -	$ 3,954	$ 3,954
Total Revenues	**$ 276,824**	**$ 232,005**	**$ 235,960**	**$ 3,954**
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		$ 151,325	
Net Change in Fund Balance	**$ 2,555**		**$ 151,325**	
Fund Balance - Beginning	$ 98,769		$ 240,511	
Fund Balance - Ending	$ 101,324		$ 391,836	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	$ 904,500	$ 713,555	$ 713,555	$ -
Assessments - Prepayment	$ -	$ -	$ 384,907	$ 384,907
Interest	$ -	$ -	$ 28,342	$ 28,342
Total Revenues	**$ 904,500**	**$ 713,555**	**$ 1,126,804**	**$ 413,249**
Expenditures:				
Interest - 11/1	$ 335,050	$ 335,050	$ 329,886	$ 5,164
Special Call - 11/1	$ -	$ -	$ 835,000	$ (835,000)
Principal - 5/1	$ 235,000	$ -	$ -	$ -
Interest - 5/1	$ 335,050	$ -	$ -	$ -
Total Expenditures	**$ 905,100**	**$ 335,050**	**$ 1,164,886**	**$ (829,836)**
Excess (Deficiency) of Revenues over Expenditures	$ (600)		$ (38,082)	
Net Change in Fund Balance	**$ (600)**		**$ (38,082)**	
Fund Balance - Beginning	$ 774,474		$ 2,023,297	
Fund Balance - Ending	$ 773,874		$ 1,985,215	

Hammock Reserve

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	$ -	$ -	$ 150	$ 150
Total Revenues	**$ -**	**$ -**	**$ 150**	**$ 150**
Expenditures:				
Contingency	$ -	$ -	$ 193	$ (193)
Total Expenditures	**$ -**	**$ -**	**$ 193**	**$ (193)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (43)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 3,198	$ 3,198
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 3,198**	**$ 3,198**
Net Change in Fund Balance	**$ -**		**$ 3,155**	
Fund Balance - Beginning	$ -		$ 6,816	
Fund Balance - Ending	$ -		$ 9,971	

Hammock Reserve

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Developer Contributions	$ -	$ -	$ 555	$ 555
Total Revenues	**$ -**	**$ -**	**$ 555**	**$ 555**
Expenditures:				
Capital Outlay	$ -	$ -	$ 555	$ (555)
Total Expenditures	**$ -**	**$ -**	**$ 555**	**$ (555)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ -**	
Net Change in Fund Balance	**$ -**		**$ -**	
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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Developer Contributions	$ -	$ -	$ 138,309	$ 138,309
Interest	$ -	$ -	$ 280	$ 280
Total Revenues	**$ -**	**$ -**	**$ 138,588**	**$ 138,588**
Expenditures:				
Capital Outlay - Phase 3	$ -	$ -	$ 69,976	$ (69,976)
Capital Outlay - Phase 4	$ -	$ -	$ 35,677	$ (35,677)
Total Expenditures	**$ -**	**$ -**	**$ 105,653**	**$ (105,653)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 32,935**	
Net Change in Fund Balance	**$ -**		**$ 32,935**	
Fund Balance - Beginning	$ -		$ 20,305	
Fund Balance - Ending	$ -		$ 53,240	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	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	$ 526,802	$ 93,149	$ 63,626	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 702,267
Assessments - Direct Bill	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ 18,691**	**$ 526,802**	**$ 93,149**	**$ 63,626**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 702,267**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800
Engineering	$ 255	$ 365	$ 383	$ 528	$ (383)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,148
Attorney	$ 1,039	$ 2,208	$ 850	$ 3,211	$ 348	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,656
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,300
Arbitrage	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 1,125	$ 625	$ 625	$ 1,125	$ 625	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,125
Trustee Fees	$ 5,051	$ 3,030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,081
Management Fees	$ 3,344	$ 3,344	$ 3,344	$ 3,344	$ 3,344	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,718
Information Technology	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750
Website Maintenance	$ 100	$ 100	$ 100	$ 100	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500
Postage & Delivery	$ 86	$ 98	$ 42	$ 422	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 647
Insurance	$ 5,758	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,758
Copies	$ -	$ 3	$ -	$ -	$ 68	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 71
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 40	$ 39	$ 39	$ 39	$ 42	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 198
Boundary Amendment Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ 4	$ 4	$ 1	$ 1	$ 4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 24,226**	**$ 10,415**	**$ 5,533**	**$ 8,919**	**$ 4,298**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 53,391**

Hammock Reserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 20,286	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,286
Field Management	$ 1,325	$ 1,325	$ 1,325	$ 1,325	$ 1,325	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,625
Landscape Maintenance	$ 19,903	$ 15,202	$ 15,202	$ 15,202	$ 15,202	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 80,711
Landscape Replacement	$ 4,951	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,951
Pond Maintenance	$ -	$ 600	$ 600	$ 600	$ 2,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,900
Streetlights	$ 1,772	$ 1,772	$ 1,888	$ 3,201	$ 2,809	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,442
Electric	$ 1,130	$ 1,200	$ 917	$ 905	$ 860	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,013
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 328	$ 659	$ 316	$ 279	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,581
General Repairs & Maintenance	$ -	$ 790	$ 790	$ 784	$ 1,544	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,908
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 49,695**	**$ 21,548**	**$ 21,037**	**$ 22,296**	**$ 23,840**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 138,417**
Amenity Expenditures													
Amenity - Electric	$ 1,372	$ 1,212	$ 1,244	$ 1,022	$ 881	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,731
Amenity - Water	$ 505	$ 525	$ 498	$ 478	$ 448	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,454
Playground Lease	$ 8,666	$ 8,666	$ 8,666	$ 8,666	$ 8,666	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 43,330
Internet	$ 88	$ 88	$ 88	$ 88	$ 88	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 440
Pest Control	$ 40	$ 40	$ 40	$ 40	$ 40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 200
Janitorial Services	$ 925	$ 825	$ 845	$ 855	$ 855	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,305
Security Services	$ 2,591	$ 2,363	$ 2,818	$ 3,077	$ 2,363	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,212
Pool Maintenance	$ 1,880	$ 1,880	$ 1,880	$ 2,235	$ 1,880	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,755
Amenity Access Management	$ 563	$ 563	$ 563	$ 563	$ 563	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,813
Amenity Repairs & Maintenance	$ -	$ 982	$ -	$ 217	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,199
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Amenity Expenditures	**$ 16,629**	**$ 17,143**	**$ 16,642**	**$ 17,241**	**$ 15,784**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 83,439**
Total Operations & Maintenance	**$ 66,324**	**$ 38,691**	**$ 37,680**	**$ 39,537**	**$ 39,624**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 221,856**
Total Expenditures	**$ 90,549**	**$ 49,107**	**$ 43,212**	**$ 48,456**	**$ 43,922**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 275,246**
Excess (Deficiency) of Revenues over Expenditures	$ (90,549)	$ (30,416)	$ 483,590	$ 44,693	$ 19,704	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 427,021
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (90,549)**	**$ (30,416)**	**$ 483,590**	**$ 44,693**	**$ 19,704**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 427,021**

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	$850,270	
Reserve Fund Balance	$823,553	
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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2020 Debt Service	2021 Debt Service	2022 Debt Service	Total
						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%
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
12/8/23	11/13-11/22/23	$95,531.35	($3,821.41)	($1,834.20)	$0.00	$89,875.74	$33,115.10	$12,173.16	$10,940.11	$33,647.37	$89,875.74
12/21/23	11/23-11/30/23	$1,203,429.66	($48,092.66)	($23,106.74)	$0.00	$1,132,230.26	$417,175.05	$153,354.16	$137,820.53	$423,880.52	$1,132,230.26
12/29/23	12/01-12/15/23	$220,528.79	($8,634.54)	($4,237.89)	$0.00	$207,656.36	$76,511.87	$28,125.88	$25,276.93	$77,741.68	$207,656.36
1/1/24	1% Fee Adj	($24,453.51)	$0.00	$0.00	$0.00	($24,453.51)	($9,010.01)	($3,312.08)	($2,976.60)	($9,154.82)	($24,453.51)
1/10/24	12/16-12/31/23	$286,815.40	($8,603.82)	($5,564.23)	$0.00	$272,647.35	$100,458.07	$36,928.55	$33,187.94	$102,072.79	$272,647.35
1/16/24	Interest	$0.00	$0.00	$0.00	$4,616.00	$4,616.00	$1,700.78	$625.22	$561.88	$1,728.12	$4,616.00
2/9/24	01/01-01/31/24	$181,296.51	($5,089.42)	($3,524.14)	$0.00	$172,682.95	$63,625.76	$23,388.93	$21,019.80	$64,648.46	$172,682.95
	Total	$ 2,017,073.28	$ (76,404.20)	$ (39,302.46)	$ 4,616.00	$ 1,905,982.62	$ 702,267.38	$ 258,154.56	$ 232,005.39	$ 713,555.29	$ 1,905,982.62

83.81% Net Percent Collected

$ 368,194.44 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	$ -	$ -