

*Hammock Reserve
Community Development District*

Meeting Agenda

May 2, 2024

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 25, 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, May 2, 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. Approval of Minutes of the April 4, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-04 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 1, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
5. Consideration of Resolution 2024-05 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 7, 2024)
6. Ratification of Phase 4 Conveyance Documents
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, **April 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 <i>joined late</i>	Chairperson
Jessica Petrucci	Vice Chairperson
Emily Cassidy	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen <i>by Zoom</i>	District Manager, GMS
Marshall Tindall	Field Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Rey Malave	District Engineer, Dewberry
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 three Supervisors present 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 via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 4,
2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the January 4, 2024 Board of Supervisor meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Petrucci, seconded by Ms. Roden, with all in favor, the Minutes of the January 4, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Burns stated this is the annual renewal of that contract.

On MOTION by Ms. Petrucci, seconded by Ms. Roden, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Change Order from Tucker Paving (to be provided under separate cover)

Ms. Hancock stated the District direct purchased materials for the construction of Phase 4. They change ordered those materials. They returned the materials because excess that was not needed and the District was refunded. This would add the refunded cost back into contract to pay Tucker for them.

On MOTION by Ms. Roden, seconded by Ms. Petrucci, with all in favor, the Change Order from Tucker Paving, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing further. She reminded the Board of ethics training.

B. Engineer

Mr. Arrington had nothing to report at this time.

C. Field Manager’s Report

i. Consideration of Review and Proposal for Wildlife Caution Signs

Mr. Tindall presented the Field Manager’s Report which included satisfactory maintenance of facility, playground inspection complete and repairs were made, tree lifting and trimming ongoing, construction trash removal from ponds in Phase 3, bank clearing completed, solar light

replaced at mailbox, fence repairs, and traffic sign straightening. Wildlife caution signs were sent to the insurance company for review and there were some minor adjustments. The GMS proposal for 26 wildlife signs is \$4,234.12.

On MOTION by Ms. Petrucci, seconded by Ms. Roden, with all in favor, the GMS Proposal for Wildlife Caution Signs, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register. She noted she would be happy to answer any questions on any of the invoices.

**Eric Lavoie joined the meeting at this time.*

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

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

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

A resident entered the meeting requesting information on HOA management company and future phase questions. Ms. Burns noted this is a CDD meeting and not the HOA so she has no information on that. She noted this Board will transition to residents as well. The process for CDD’s is the District has to be established for at least six years and have at least 250 registered voters. At that point, two of the five seats transition and when that happens you will have an insert in your ballot with seats for the CDD. If residents go to the Supervisor of Elections office, they can qualify for that. It is announced at the meeting. The CDD owns and maintains all of the

common areas, amenities and roadways and HOA is things associated with private lots. She noted Phase 4 was the last phase so the community is built out and everything has been installed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hammock Reserve Community Development District (“**District**”) prior to June 15, 2024, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, August 1, 2024
HOUR:	9:30 AM
LOCATION:	Holiday Inn—Winter Haven 200 Cypress Gardens Blvd. Winter Haven, Florida 33880

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more

provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF MAY 2024.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Hammock Reserve
Community Development District

Proposed Budget
FY2025



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Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 837,930	\$ 789,170	\$ 35,535	\$ 824,705	\$ 842,100
Assessments - Direct Bill	\$ 4,170	\$ -	\$ 4,170	\$ 4,170	\$ -
Assessments - Lot Closings	\$ -	\$ 13,225	\$ -	\$ 13,225	\$ -
Total Revenues	\$ 842,100	\$ 802,395	\$ 39,705	\$ 842,100	\$ 842,100
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 4,600	\$ 6,400	\$ 12,000
Engineering	\$ 15,000	\$ 1,148	\$ 5,500	\$ 6,648	\$ 15,000
Attorney	\$ 30,000	\$ 7,656	\$ 15,000	\$ 22,656	\$ 25,000
Annual Audit	\$ 9,200	\$ -	\$ 9,000	\$ 9,000	\$ 9,200
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,565
Arbitrage	\$ 1,350	\$ 450	\$ 900	\$ 1,350	\$ 1,350
Dissemination	\$ 7,500	\$ 4,750	\$ 4,250	\$ 9,000	\$ 7,875
Trustee Fees	\$ 12,123	\$ 8,081	\$ 4,042	\$ 12,123	\$ 12,123
Management Fees	\$ 40,124	\$ 20,062	\$ 20,062	\$ 40,124	\$ 45,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 671	\$ 350	\$ 1,021	\$ 1,000
Insurance	\$ 6,119	\$ 5,758	\$ -	\$ 5,758	\$ 6,334
Copies	\$ 500	\$ 71	\$ 250	\$ 321	\$ 500
Legal Advertising	\$ 7,500	\$ -	\$ 5,500	\$ 5,500	\$ 2,500
Other Current Charges	\$ 1,550	\$ 240	\$ 450	\$ 690	\$ 1,550
Office Supplies	\$ 625	\$ 14	\$ 100	\$ 114	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 153,066	\$ 57,675	\$ 71,504	\$ 129,179	\$ 148,947
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 18,000	\$ 20,286	\$ -	\$ 20,286	\$ 22,923
Field Management	\$ 15,900	\$ 7,950	\$ 7,950	\$ 15,900	\$ 20,000
Landscape Maintenance	\$ 190,000	\$ 95,913	\$ 91,212	\$ 187,124	\$ 190,000
Landscape Replacement	\$ 25,000	\$ 4,951	\$ 12,500	\$ 17,451	\$ 40,000
Pond Maintenance	\$ 10,000	\$ 4,500	\$ 5,500	\$ 10,000	\$ 10,200
Streetlights	\$ 30,360	\$ 14,252	\$ 14,400	\$ 28,652	\$ 30,360
Electric	\$ 8,000	\$ 5,868	\$ 5,880	\$ 11,748	\$ 12,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 8,000	\$ 1,715	\$ 6,285	\$ 8,000	\$ 7,000
General Repairs & Maintenance	\$ 15,000	\$ 3,908	\$ 7,500	\$ 11,408	\$ 22,500
Contingency	\$ 10,000	\$ -	\$ 6,500	\$ 6,500	\$ 10,000
Subtotal Field Expenditures	\$ 332,760	\$ 159,342	\$ 158,976	\$ 318,319	\$ 367,483

Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
Amenity Expenditures					
Amenity - Electric	\$ 12,804	\$ 6,989	\$ 7,200	\$ 14,189	\$ 14,500
Amenity - Water	\$ 10,000	\$ 2,923	\$ 3,480	\$ 6,403	\$ 10,000
Playground Lease	\$ 103,993	\$ 51,996	\$ 51,996	\$ 103,993	\$ 103,993
Internet	\$ 1,500	\$ 530	\$ 540	\$ 1,070	\$ 1,500
Pest Control	\$ 528	\$ 240	\$ 240	\$ 480	\$ 528
Janitorial Services	\$ 17,100	\$ 5,150	\$ 5,130	\$ 10,280	\$ 18,080
Security Services	\$ 36,000	\$ 16,030	\$ 16,050	\$ 32,080	\$ 36,000
Pool Maintenance	\$ 22,600	\$ 11,635	\$ 11,280	\$ 22,915	\$ 23,700
Amenity Management	\$ 6,750	\$ 3,375	\$ 3,375	\$ 6,750	\$ 15,000
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,199	\$ 5,000	\$ 6,199	\$ 10,000
Dog Park Water Filtration	\$ -	\$ -	\$ 6,500	\$ 6,500	\$ 6,500
Annual Maintenance of Water Filtration System	\$ -	\$ -	\$ 2,400	\$ 2,400	\$ 2,400
Contingency	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Subtotal Amenity Expenditures	\$ 231,275	\$ 100,068	\$ 118,191	\$ 218,259	\$ 257,201
Total Operations & Maintenance	\$ 564,035	\$ 259,410	\$ 277,168	\$ 536,578	\$ 624,684
Other Expenditures					
Capital Reserves - Transfer	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 68,469
Total Other Expenditures	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 68,469
Total Expenditures	\$ 842,100	\$ 317,085	\$ 473,671	\$ 790,757	\$ 842,100
Excess Revenues/(Expenditures)	\$ -	\$ 485,310	\$ (433,966)	\$ 51,344	\$ -
Product					
Assessable Units	1027	1.00	\$842,100	\$819.96	\$881.68
	1027		\$842,100		

Hammock Reserve

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Hammock Reserve

Community Development District

General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Hammock Reserve

Community Development District

General Fund Budget

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Pond Maintenance

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

Streetlights

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

Electric

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

Hammock Reserve

Community Development District

General Fund Budget

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Hammock Reserve

Community Development District

General Fund Budget

Pool Maintenance

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

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Repairs & Maintenance

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

Dog Park Water Filtration

This filtration mechanism typically involves various technologies aimed at removing contaminants, sediment, and impurities from the water, providing a hygienic and refreshing drinking experience for canine visitors.

Annual Maintenance of Water Filtration System

This includes tasks such as filter replacement, system inspection, cleaning, calibration, and any necessary repairs to ensure the system continues to effectively purify water and meet safety standards throughout the year.

Contingency

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

Other Expenditures:

Capital Reserves - Transfer

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

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

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ 308,327	\$ 290,100	\$ 18,227	\$ 308,327	\$ 308,327
Interest	\$ -	\$ 5,702	\$ 5,702	\$ 11,404	\$ 5,702
Carry Forward Surplus	\$ 115,531	\$ 117,587	\$ -	\$ 117,587	\$ 124,117
Total Revenues	\$ 423,858	\$ 413,389	\$ 23,929	\$ 437,317	\$ 438,146
Expenditures					
Interest Expense - 11/1	\$ 99,700	\$ 99,700	\$ -	\$ 99,700	\$ 98,256
Principal Expense - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 110,000
Interest Expense - 5/1	\$ 99,700	\$ -	\$ 99,700	\$ 99,700	\$ 98,256
Total Expenditures	\$ 309,400	\$ 99,700	\$ 209,700	\$ 309,400	\$ 306,513
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (3,800)	\$ -	\$ (3,800)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (3,800)	\$ -	\$ (3,800)	\$ -
Excess Revenues/(Expenditures)	\$ 114,458	\$ 309,889	\$ (185,771)	\$ 124,117	\$ 131,634

*Carry forward less amount in Reserve funds.

Interest Expense 11/1/25	\$ 96,813
Total	\$ 96,813

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

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

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

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

Date	Balance	Prinicipal	Interest	Total
05/01/44	\$ 2,090,000.00	\$ 225,000.00	\$ 41,800.00	\$ -
11/01/44	\$ 1,865,000.00	\$ -	\$ 37,300.00	\$ 304,100.00
05/01/45	\$ 1,865,000.00	\$ 235,000.00	\$ 37,300.00	\$ -
11/01/45	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 304,900.00
05/01/46	\$ 1,630,000.00	\$ 245,000.00	\$ 32,600.00	\$ -
11/01/46	\$ 1,385,000.00	\$ -	\$ 27,700.00	\$ 305,300.00
05/01/47	\$ 1,385,000.00	\$ 255,000.00	\$ 27,700.00	\$ -
11/01/47	\$ 1,130,000.00	\$ -	\$ 22,600.00	\$ 305,300.00
05/01/48	\$ 1,130,000.00	\$ 265,000.00	\$ 22,600.00	\$ -
11/01/48	\$ 865,000.00	\$ -	\$ 17,300.00	\$ 304,900.00
05/01/49	\$ 865,000.00	\$ 275,000.00	\$ 17,300.00	\$ -
11/01/49	\$ 590,000.00	\$ -	\$ 11,800.00	\$ 304,100.00
05/01/50	\$ 590,000.00	\$ 290,000.00	\$ 11,800.00	\$ -
11/1/50	\$ 300,000.00	\$ -	\$ 6,000.00	\$ 307,800.00
5/1/51	\$ 300,000.00	\$ 300,000.00	\$ 6,000.00	\$ 306,000.00
		\$ 5,065,000.00	\$ 3,289,725.00	\$ 8,564,425.00

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

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ 276,824	\$ 260,715	\$ 16,109	\$ 276,824	\$ 276,824
Interest	\$ -	\$ 5,152	\$ 5,152	\$ 10,303	\$ 5,152
Carry Forward Surplus	\$ 98,769	\$ 102,250	\$ -	\$ 102,250	\$ 115,108
Total Revenues	\$ 375,593	\$ 368,117	\$ 21,260	\$ 389,377	\$ 397,084
Expenditures					
Interest Expense - 11/1	\$ 84,634	\$ 84,634	\$ -	\$ 84,634	\$ 83,388
Principal Expense - 5/1	\$ 105,000	\$ -	\$ 105,000	\$ 105,000	\$ 110,000
Interest Expense - 5/1	\$ 84,634	\$ -	\$ 84,634	\$ 84,634	\$ 83,388
Total Expenditures	\$ 274,269	\$ 84,634	\$ 189,634	\$ 274,269	\$ 276,775
Excess Revenues/(Expenditures)	\$ 101,324	\$ 283,482	\$ (168,374)	\$ 115,108	\$ 120,309

*Carry forward less amount in Reserve funds.

Interest Expense 11/1/25	\$ 82,081
Total	\$ 82,081

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	205	\$ 276,824	\$1,350	\$1,452
	205	\$ 276,824		

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

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

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

Date	Balance	Prinicipal	Interest	Total
11/01/45	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 273,000.00
05/01/46	\$ 1,470,000.00	\$ 220,000.00	\$ 29,400.00	\$ -
11/01/46	\$ 1,250,000.00	\$ -	\$ 25,000.00	\$ 274,400.00
05/01/47	\$ 1,250,000.00	\$ 230,000.00	\$ 25,000.00	\$ -
11/01/47	\$ 1,020,000.00	\$ -	\$ 20,400.00	\$ 275,400.00
05/01/48	\$ 1,020,000.00	\$ 240,000.00	\$ 20,400.00	\$ -
11/01/48	\$ 780,000.00	\$ -	\$ 15,600.00	\$ 276,000.00
05/01/49	\$ 780,000.00	\$ 250,000.00	\$ 15,600.00	\$ -
11/01/49	\$ 530,000.00	\$ -	\$ 10,600.00	\$ 276,200.00
05/01/50	\$ 530,000.00	\$ 260,000.00	\$ 10,600.00	\$ -
11/1/50	\$ 270,000.00	\$ -	\$ 5,400.00	\$ 276,000.00
5/1/51	\$ 270,000.00	\$ 270,000.00	\$ 5,400.00	\$ 275,400.00
		\$ 4,655,000.00	\$ 2,842,087.50	\$ 7,686,721.88

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

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ 904,500	\$ 801,855	\$ 80,871	\$ 882,726	\$ 904,500
Assessments - Prepayment	\$ -	\$ 384,907	\$ -	\$ 384,907	\$ -
Assessments - Lot Closings	\$ -	\$ 21,774	\$ -	\$ 21,774	\$ -
Interest	\$ -	\$ 35,075	\$ 35,075	\$ 70,150	\$ 35,075
Carry Forward Surplus	\$ 774,474	\$ 1,199,744	\$ -	\$ 1,199,744	\$ 444,587
Total Revenues	\$ 1,678,974	\$ 2,443,354	\$ 115,946	\$ 2,559,301	\$ 1,384,162
Expenditures					
Interest Expense - 11/1	\$ 335,050	\$ 329,886	\$ -	\$ 329,886	\$ 290,483
Special Call - 11/1	\$ -	\$ 425,000	\$ -	\$ 425,000	\$ -
Special Call - 2/1	\$ -	\$ 410,000	\$ -	\$ 410,000	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 420,000	\$ 420,000	\$ -
Principal Expense - 5/1	\$ 235,000	\$ -	\$ 215,000	\$ 215,000	\$ 215,000
Interest Expense - 5/1	\$ 335,050	\$ -	\$ 314,828	\$ 314,828	\$ 290,483
Total Expenditures	\$ 905,100	\$ 1,164,886	\$ 949,828	\$ 2,114,714	\$ 795,965
Excess Revenues/(Expenditures)	\$ 773,874	\$ 1,278,468	\$ (833,881)	\$ 444,587	\$ 588,197

*Carry forward less amount in Reserve funds.

Interest Expense 11/1/25	\$ 285,968
Total	\$ 285,968

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

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

Date	Balance	Principal	Interest	Total
11/01/24	\$ 12,120,000.00	\$ -	\$ 290,482.50	\$ 290,482.50
05/01/25	\$ 12,120,000.00	\$ 215,000.00	\$ 290,482.50	\$ -
11/01/25	\$ 11,445,000.00	\$ -	\$ 285,967.50	\$ 791,450.00
05/01/26	\$ 11,445,000.00	\$ 225,000.00	\$ 285,967.50	\$ -
11/01/26	\$ 11,445,000.00	\$ -	\$ 281,242.50	\$ 792,210.00
05/01/27	\$ 11,445,000.00	\$ 235,000.00	\$ 281,242.50	\$ -
11/01/27	\$ 11,445,000.00	\$ -	\$ 276,307.50	\$ 792,550.00
05/01/28	\$ 11,445,000.00	\$ 245,000.00	\$ 276,307.50	\$ -
11/01/28	\$ 11,200,000.00	\$ -	\$ 270,917.50	\$ 792,225.00
05/01/29	\$ 11,200,000.00	\$ 260,000.00	\$ 270,917.50	\$ -
11/01/29	\$ 10,940,000.00	\$ -	\$ 265,197.50	\$ 796,115.00
05/01/30	\$ 10,940,000.00	\$ 270,000.00	\$ 265,197.50	\$ -
11/01/30	\$ 10,670,000.00	\$ -	\$ 259,257.50	\$ 794,455.00
05/01/31	\$ 10,095,000.00	\$ 280,000.00	\$ 259,257.50	\$ -
11/01/31	\$ 10,095,000.00	\$ -	\$ 253,097.50	\$ 792,355.00
05/01/32	\$ 10,095,000.00	\$ 295,000.00	\$ 253,097.50	\$ -
11/01/32	\$ 10,095,000.00	\$ -	\$ 246,607.50	\$ 794,705.00
05/01/33	\$ 10,095,000.00	\$ 310,000.00	\$ 246,607.50	\$ -
11/01/33	\$ 9,785,000.00	\$ -	\$ 239,322.50	\$ 795,930.00
05/01/34	\$ 9,785,000.00	\$ 320,000.00	\$ 239,322.50	\$ -
11/01/34	\$ 9,465,000.00	\$ -	\$ 231,802.50	\$ 791,125.00
05/01/35	\$ 9,465,000.00	\$ 340,000.00	\$ 231,802.50	\$ -
11/01/35	\$ 9,125,000.00	\$ -	\$ 223,812.50	\$ 795,615.00
05/01/36	\$ 9,125,000.00	\$ 355,000.00	\$ 223,812.50	\$ -
11/01/36	\$ 8,770,000.00	\$ -	\$ 215,470.00	\$ 794,282.50
05/01/37	\$ 8,770,000.00	\$ 370,000.00	\$ 215,470.00	\$ -
11/01/37	\$ 8,400,000.00	\$ -	\$ 206,775.00	\$ 792,245.00
05/01/38	\$ 8,400,000.00	\$ 390,000.00	\$ 206,775.00	\$ -
11/01/38	\$ 8,010,000.00	\$ -	\$ 197,610.00	\$ 794,385.00
05/01/39	\$ 8,010,000.00	\$ 410,000.00	\$ 197,610.00	\$ -
11/01/39	\$ 7,600,000.00	\$ -	\$ 187,975.00	\$ 795,585.00
05/01/40	\$ 7,600,000.00	\$ 430,000.00	\$ 187,975.00	\$ -
11/01/40	\$ 6,250,000.00	\$ -	\$ 177,870.00	\$ 795,845.00
05/01/41	\$ 6,250,000.00	\$ 450,000.00	\$ 177,870.00	\$ -
11/01/41	\$ 6,250,000.00	\$ -	\$ 167,295.00	\$ 795,165.00
05/01/42	\$ 6,250,000.00	\$ 470,000.00	\$ 167,295.00	\$ -
11/01/42	\$ 6,250,000.00	\$ -	\$ 156,250.00	\$ 793,545.00
05/01/43	\$ 6,250,000.00	\$ 495,000.00	\$ 156,250.00	\$ -
11/01/43	\$ 5,755,000.00	\$ -	\$ 143,875.00	\$ 795,125.00
05/01/44	\$ 5,755,000.00	\$ 520,000.00	\$ 143,875.00	\$ -
11/01/44	\$ 5,235,000.00	\$ -	\$ 130,875.00	\$ 794,750.00
05/01/45	\$ 5,235,000.00	\$ 545,000.00	\$ 130,875.00	\$ -
11/01/45	\$ 4,690,000.00	\$ -	\$ 117,250.00	\$ 793,125.00
05/01/46	\$ 4,690,000.00	\$ 575,000.00	\$ 117,250.00	\$ -
11/01/46	\$ 4,115,000.00	\$ -	\$ 102,875.00	\$ 795,125.00

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

Date	Balance	Prinicipal	Interest	Total
05/01/47	\$ 4,115,000.00	\$ 605,000.00	\$ 102,875.00	\$ -
11/01/47	\$ 3,510,000.00	\$ -	\$ 87,750.00	\$ 795,625.00
05/01/48	\$ 3,510,000.00	\$ 635,000.00	\$ 87,750.00	\$ -
11/01/48	\$ 2,875,000.00	\$ -	\$ 71,875.00	\$ 794,625.00
05/01/49	\$ 2,875,000.00	\$ 665,000.00	\$ 71,875.00	\$ -
11/01/49	\$ 2,210,000.00	\$ -	\$ 55,250.00	\$ 792,125.00
05/01/50	\$ 2,210,000.00	\$ 700,000.00	\$ 55,250.00	\$ -
11/01/50	\$ 1,510,000.00	\$ -	\$ 37,750.00	\$ 793,000.00
05/01/51	\$ 1,510,000.00	\$ 735,000.00	\$ 37,750.00	\$ -
11/01/51	\$ 775,000.00	\$ -	\$ 19,375.00	\$ 792,125.00
05/01/52	\$ 775,000.00	\$ 775,000.00	\$ 19,375.00	\$ 794,375.00
		\$ 12,120,000.00	\$ 10,400,270.00	\$ 22,520,270.00

Hammock Reserve
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 68,469
Total Other Financing Sources/(Uses)	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 68,469
Excess Revenues/(Expenditures)	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 193,469

SECTION V

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Bobbie Henley	11/2024
2	Lindsey Roden	11/2024
3	Eric Lavoie	11/2026
4	Jessica Petrucci	11/2024
5	Emily Cassidy	11/2026

This year, Seat 1, currently held by Bobbie Henley, Seat 2, currently held by Lindsey Roden, and Seat 4, currently held by Jessica Petrucci, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **7th day of November 2024, at 9:30 AM and located at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.**

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its **May 2, 2024** meeting. A sample notice of landowners’

meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 2ND DAY OF MAY 2024.

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Hammock Reserve Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing 393.19 acres, more or less, generally located in an area north and south of Old Polk City Road and Old Haines City Lake Alfred Road and west of Hwy 27 within Haines City and unincorporated Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there may be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Thursday, November 7, 2024
TIME: 9:30 AM
PLACE: Holiday Inn—Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District Office”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 841-5524, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Jill Burns
District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, November 7, 2024**

TIME: **9:30 AM**

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

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING –Thursday, November 7, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Hammock Reserve Community Development District to be held at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, on Thursday, November 7, 2024 at 9:30 AM**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING –THURSDAY, NOVEMBER 7, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hammock Reserve Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
4		

Date: _____

Signed: _____

Printed Name: _____

SECTION VI

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared Albert S. Cassidy ("Affiant") as Manager of Hammock Reserve Partners, LLC, a Florida limited liability company (the "Company" or "Owner"), with a principal address of 346 East Central Avenue, Winter Haven, Florida 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that HAMMOCK RESERVE PARTNERS, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described as follows:

Tracts C-1, C-2, C-3, L-1, L-2, and L-3, together with all Internal Streets and Rights-of-Way depicted thereon including Belize Place, Tobago Drive, Aruba Way, Trinidad Road, Reggae Place, St. Lucia Place, and together with all easement rights related to private drainage easements according to the plat of "Hammock Reserve Phase 4" as recorded in Plat Book 197, Page 46 et seq. of the Public Records of Polk County, Florida.

2. That the above described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.


6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

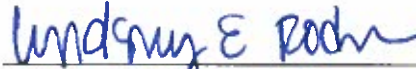
8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

FURTHER AFFIANT SAYETH NOT.

By: 
Albert S. Cassidy
Manager, Hammock Reserve Partners, LLC
Date: 3/29/2024

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 29th day of March, 2024, by Albert S. Cassidy, as Manager of Hammock Reserve Partners, LLC, a Florida limited liability company, on behalf of company.


(Official Notary Signature)
Name: Lindsey E Roden
Personally Known
OR Produced Identification _____
Type of Identification _____

[notary seal]



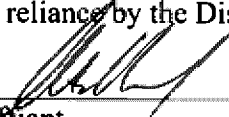
PREPARED BY AND RETURN TO:
Lauren Gentry, Esquire
Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

STATE OF FLORIDA
COUNTY OF POLK

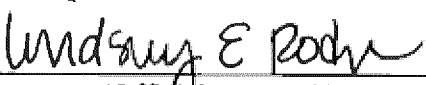
I, Albert S. Cassidy ("Affiant"), on being duly sworn, state:

- 1. I am the Manager of Hammock Reserve Partners, LLC, a Florida limited liability company (collectively, the "Company").
- 2. The management of the Company is vested in Affiant.
- 3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
- 4. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached **Exhibit A** (the "Property") or any interests therein.
- 5. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.
- 6. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Hammock Reserve Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.



Affiant

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 3rd day of March, 2024 by Albert S. Cassidy, as Manager of Hammock Reserve Partners, LLC, a Florida limited liability company, on behalf of company.



(Official Notary Signature)
Name: Lindsey E Roden
Personally Known
OR Produced Identification _____
Type of Identification _____

[notary seal]



Exhibit A
LEGAL DESCRIPTION OF PROPERTY

Tracts C-1, C-2, C-3, L-1, L-2, and L-3, together with all Internal Streets and Rights-of-Way depicted thereon including Belize Place, Tobago Drive, Aruba Way, Trinidad Road, Reggae Place, St. Lucia Place, and together with all easement rights related to private drainage easements according to the plat of "Hammock Reserve Phase 4" as recorded in Plat Book 197, Page 46 et seq. of the Public Records of Polk County, Florida.

PREPARED BY AND RETURN TO:

Lauren Gentry, Esquire
Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 26th day of March, 2024, by **HAMMOCK RESERVE PARTNERS, LLC**, a Florida limited liability company, with a mailing address of 346 E. Central Avenue, Winter Haven, Florida 33880 (hereinafter called the “grantor”), in favor of **HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described as:

Tracts C-1, C-2, C-3, L-1, L-2, and L-3, together with all Internal Streets and Rights-of-Way depicted thereon including Belize Place, Tobago Drive, Aruba Way, Trinidad Road, Reggae Place, and St. Lucia Place, and together with all easement rights related to private drainage easements according to the plat of “Hammock Reserve Phase 4” as recorded in Plat Book 197, Page 46 et seq. of the Public Records of Polk County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

[Signature pages follow]

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

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

GRANTOR:

Signed, sealed and delivered in the presence of:

HAMMOCK RESERVE PARTNERS, LLC a Florida limited liability company

Albert Cassidy
Print Name: Kristin Cassidy
Address: 346 E Central Ave
Winter Haven, FL 33880

Albert S. Cassidy
By: Albert S. Cassidy
Its: Manager

Jessica Petrulli
Print Name: Jessica Petrulli
Address: 346 E Central Ave
Winter Haven, FL 33880

STATE OF FLORIDA
COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 21st day of MARCH, 2024 by Albert S. Cassidy, as Manager of HAMMOCK RESERVE PARTNERS, LLC, a Florida limited liability company, on behalf of company.

Lindsey E Roden
(Official Notary Signature)
Name: Lindsey E Roden
Personally Known
OR Produced Identification _____
Type of Identification _____

[notary seal]



ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 1st day of April, 2024.

Signed, sealed and delivered in the presence of:

Witnesses:

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

Lindsey Roden
Name: Lindsey Roden
Address: 346 E Central Ave
Winter Haven, FL 33880

By: [Signature]
Chairperson
Board of Supervisors

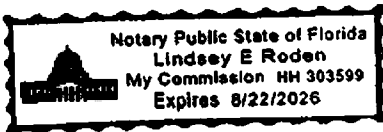
Kristin Cassidy
Name: Kristin Cassidy
Address: 346 E Central Ave.
Winter Haven, FL 33880

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of April, 2024, by Eric Lavoie, as Chairperson of the Board of Supervisors of the Hammock Reserve Community Development District.

[notary seal]

Lindsey E Roden
(Official Notary Signature)
Name: Lindsey E Roden
Personally Known
OR Produced Identification _____
Type of Identification _____



SECTION VII

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Hammock Reserve Community Development District

Summary of Check Register

March 22, 2024 through April 18, 2024

Fund	Date	Check No.'s	Amount
General Fund	3/22/24	564	\$ 714.00
	3/26/24	565-567	\$ 2,184.25
	4/3/24	568-570	\$ 292,827.73
	4/9/24	571-578	\$ 19,226.92
	4/16/24	579-581	\$ 230,092.94
Total Amount			\$ 545,045.84

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/22/24	00040	1/22/24	17496	202401	330-57200-34500	CS25 PROXIMITY CARD QTY10	CURRENT DEMANDS ELECTRICAL, INC	*	714.00	714.00	000564
3/26/24	00056	3/25/24	17488	202403	320-53800-47000	POND HERBICIDE MAR24	AQUATIC WEED MANAGEMENT, INC	*	600.00	600.00	000565
3/26/24	00006	2/29/24	197	202402	320-53800-48000	GENERAL MAINTENANCE FEB24	GOVERNMENTAL MANAGEMENT SERVICES	*	1,544.25	1,544.25	000566
3/26/24	00048	3/20/24	57528048	202403	330-57200-48100	PEST CONTROL MAR24	MASSEY SERVICES	*	40.00	40.00	000567
4/03/24	00037	4/02/24	04022024	202404	300-15500-10000	PLAYGROUND LEASE MAY24	HNB PROPERTY, LLC	*	3,733.18	7,175.25	000568
		4/02/24	04022024	202404	300-15500-10000	PLAYGROUND LEASE MAY24		*	3,442.07		
4/03/24	00031	4/03/24	04032024	202404	300-20700-10000	FY24 S2020 DEBT SVC ASSES	HAMMOCK RESERVE CDD C/O USBANK	*	60,942.70	284,161.69	000569
		4/03/24	04032024	202404	300-20700-10000	FY24 S2021 DEBT SVC ASSES		*	54,769.62		
		4/03/24	04032024	202404	300-20700-10000	FY24 S2022 DEBT SVC ASSES		*	168,449.37		
4/03/24	00019	4/02/24	04022024	202404	300-15500-10000	PLAYGROUND LEASE MAY24	WHFS, LLC	*	1,490.79	1,490.79	000570
4/09/24	00044	3/29/24	11978	202403	330-57200-48200	CLEANING SVCS MAR24	CSS OF CENTRAL FLORIDA	*	845.00	845.00	000571
4/09/24	00034	4/02/24	6	202404	310-51300-31400	AMORT SERIES 2022 5-1-24	DISCLOSURE SERVICES LLC	*	500.00	500.00	000572
4/09/24	00042	4/04/24	EC040420	202404	310-51300-11000	SUPERVISOR FEE 04/04/24	EMILY CASSIDY	*	200.00	200.00	000573

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/24	00039	4/04/24	EL040420	202404	310-51300	11000	SUPERVISOR FEE 04/04/24 ERIC LAVOIE	*	200.00	200.00	000574
4/09/24	00043	4/04/24	JP040420	202404	310-51300	11000	SUPERVISOR FEE 04/04/24 JESSICA PETRUCCI	*	200.00	200.00	000575
4/09/24	00055	4/04/24	LR040420	202404	310-51300	11000	SUPERVISOR FEE 04/04/24 LINDSEY RODEN	*	200.00	200.00	000576
4/09/24	00041	4/01/24	22511	202404	330-57200	48500	POOL MAINTENANCE APR24 MCDONNELL CORPORATION DBA RESORT	*	1,880.00	1,880.00	000577
4/09/24	00027	4/01/24	12170	202404	320-53800	46200	LANDSCAPE MAINT APR24 PRINCE & SONS, INC.	*	15,201.92	15,201.92	000578
4/16/24	00006	4/01/24	194	202404	310-51300	34000	MANAGEMENT FEES APR24	*	3,343.67		
		4/01/24	194	202404	310-51300	35200	WEBSITE ADMIN APR24	*	100.00		
		4/01/24	194	202404	310-51300	35100	INFORMATION TECH APR24	*	150.00		
		4/01/24	194	202404	310-51300	31400	DISSEMINATION SVCS APR24	*	625.00		
		4/01/24	194	202404	330-57200	48300	AMENITY ACCESS APR24	*	562.50		
		4/01/24	194	202404	310-51300	51000	OFFICE SUPPLIES APR24	*	1.56		
		4/01/24	194	202404	310-51300	42000	POSTAGE APR24	*	95.51		
		4/01/24	195	202404	320-53800	34000	FIELD MANAGEMENT APR24	*	1,325.00		
							GOVERNMENTAL MANAGEMENT SERVICES			6,203.24	000579
4/16/24	00031	4/12/24	04122024	202404	300-20700	10000	FY24 S2020 DEBT SVC ASSES	*	47,412.01		
		4/12/24	04122024	202404	300-20700	10000	FY24 S2021 DEBT SVC ASSES	*	42,609.52		
		4/12/24	04122024	202404	300-20700	10000	FY24 S2022 DEBT SVC ASSES	*	131,049.77		
							HAMMOCK RESERVE CDD C/O USBANK			221,071.30	000580

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/16/24	00049	3/31/24 11678080	202403 330-57200-34500	SECURITY SVCS MAR24	*	2,818.40	
-----							2,818.40 000581
TOTAL FOR BANK A						545,045.84	
TOTAL FOR REGISTER						545,045.84	

HAMR HAMMOCK RESERV ZYAN

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
March 31, 2024



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6	<u>Debt Service Fund Series 2022</u>
7	<u>Capital Projects Fund Series 2020</u>
8	<u>Capital Projects Fund Series 2021</u>
9	<u>Capital Projects Fund Series 2022</u>
10	<u>Capital Reserve Fund</u>
11-12	<u>Month to Month</u>
13	<u>Long Term Debt Report</u>
14	<u>Assessment Receipt Schedule</u>

Hammock Reserve
Community Development District
Combined Balance Sheet
March 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 997,809	\$ -	\$ -	\$ 997,809
Capital Projects Account	\$ -	\$ -	\$ 1,941	\$ 1,941
Investments:				
Series 2020				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 217,000	\$ -	\$ 217,000
Construction	\$ -	\$ -	\$ 9,919	\$ 9,919
Series 2021				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 199,901	\$ -	\$ 199,901
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 102	\$ -	\$ 102
Construction	\$ -	\$ -	\$ 0	\$ 0
Cost of Issuance	\$ -	\$ -	\$ 1	\$ 1
Series 2022				
Reserve	\$ -	\$ 823,553	\$ -	\$ 823,553
Revenue	\$ -	\$ 632,067	\$ -	\$ 632,067
Prepayment	\$ -	\$ 389,653	\$ -	\$ 389,653
Construction	\$ -	\$ -	\$ 43,577	\$ 43,577
Due from Developer	\$ -	\$ -	\$ 71,333	\$ 71,333
Due from General Fund	\$ -	\$ 433,116	\$ -	\$ 433,116
Prepaid Expenses	\$ 9,676	\$ -	\$ -	\$ 9,676
Total Assets	\$ 1,007,485	\$ 2,987,653	\$ 126,771	\$ 4,121,909
Liabilities:				
Accounts Payable	\$ 3,663	\$ -	\$ -	\$ 3,663
Contracts Payable	\$ -	\$ -	\$ 65,333	\$ 65,333
Due to Capital Projects	\$ -	\$ -	\$ 1,326	\$ 1,326
Due to Debt Service	\$ 433,116	\$ -	\$ -	\$ 433,116
Total Liabilities	\$ 436,779	\$ -	\$ 66,659	\$ 503,438
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 9,676		\$ -	\$ 9,676
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 463,889	\$ -	\$ 463,889
Debt Service - Series 2021	\$ -	\$ 421,743	\$ -	\$ 421,743
Debt Service - Series 2022	\$ -	\$ 2,102,021	\$ -	\$ 2,102,021
Capital Projects - Series 2020	\$ -	\$ -	\$ 10,534	\$ 10,534
Capital Projects - Series 2021	\$ -	\$ -	\$ 1	\$ 1
Capital Projects - Series 2022	\$ -	\$ -	\$ 49,577	\$ 49,577
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 561,029	\$ -	\$ -	\$ 561,029
Total Fund Balances	\$ 570,706	\$ 2,987,653	\$ 60,112	\$ 3,618,471
Total Liabilities & Fund Balance	\$ 1,007,485	\$ 2,987,653	\$ 126,771	\$ 4,121,909

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 837,930	\$ 789,170	\$ 789,170	\$ -
Assessments - Direct Bill	\$ 4,171	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 13,225	\$ 13,225
Total Revenues	\$ 842,101	\$ 789,170	\$ 802,395	\$ 13,225
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,800	\$ 4,200
Engineering	\$ 15,000	\$ 7,500	\$ 1,148	\$ 6,353
Attorney	\$ 30,000	\$ 15,000	\$ 7,656	\$ 7,344
Annual Audit	\$ 9,200	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,500	\$ 3,750	\$ 4,750	\$ (1,000)
Trustee Fees	\$ 12,123	\$ 8,081	\$ 8,081	\$ -
Management Fees	\$ 40,124	\$ 20,062	\$ 20,062	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 671	\$ (171)
Insurance	\$ 6,119	\$ 6,119	\$ 5,758	\$ 361
Copies	\$ 500	\$ 250	\$ 71	\$ 179
Legal Advertising	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Other Current Charges	\$ 1,551	\$ 776	\$ 240	\$ 536
Office Supplies	\$ 625	\$ 313	\$ 14	\$ 298
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 153,067	\$ 79,525	\$ 57,675	\$ 21,850

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 18,000	\$ 18,000	\$ 20,286	\$ (2,286)
Field Management	\$ 15,900	\$ 7,950	\$ 7,950	\$ -
Landscape Maintenance	\$ 190,000	\$ 95,000	\$ 95,913	\$ (913)
Landscape Replacement	\$ 25,000	\$ 12,500	\$ 4,951	\$ 7,549
Pond Maintenance	\$ 10,000	\$ 5,000	\$ 4,500	\$ 500
Streetlights	\$ 30,360	\$ 15,180	\$ 14,252	\$ 928
Electric	\$ 8,000	\$ 4,000	\$ 5,868	\$ (1,868)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 8,000	\$ 4,000	\$ 1,715	\$ 2,285
General Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 3,908	\$ 3,592
Contingency	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Subtotal Field Expenditures	\$ 332,760	\$ 175,380	\$ 159,342	\$ 16,038
Amenity Expenditures				
Amenity - Electric	\$ 12,804	\$ 6,402	\$ 6,989	\$ (587)
Amenity - Water	\$ 10,000	\$ 5,000	\$ 2,923	\$ 2,077
Playground Lease	\$ 103,993	\$ 51,996	\$ 51,996	\$ 0
Internet	\$ 1,500	\$ 750	\$ 530	\$ 220
Pest Control	\$ 528	\$ 264	\$ 240	\$ 24
Janitorial Services	\$ 17,100	\$ 8,550	\$ 5,150	\$ 3,400
Security Services	\$ 36,000	\$ 18,000	\$ 16,030	\$ 1,970
Pool Maintenance	\$ 22,600	\$ 11,300	\$ 11,635	\$ (335)
Amenity Access Management	\$ 6,750	\$ 3,375	\$ 3,375	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 1,199	\$ 3,801
Contingency	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Subtotal Amenity Expenditures	\$ 231,275	\$ 115,637	\$ 100,068	\$ 15,570
Total Operations & Maintenance	\$ 564,035	\$ 291,017	\$ 259,410	\$ 31,607
Total Expenditures	\$ 717,101	\$ 370,543	\$ 317,085	\$ 53,457
Excess (Deficiency) of Revenues over Expenditures	\$ 125,000		\$ 485,310	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (125,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (125,000)	\$ -	\$ -	
Net Change in Fund Balance	\$ 0		\$ 485,310	
Fund Balance - Beginning	\$ -		\$ 85,396	
Fund Balance - Ending	\$ 0		\$ 570,706	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 290,100	\$ 290,100	\$ -
Interest	\$ -	\$ -	\$ 5,702	\$ 5,702
Total Revenues	\$ 308,327	\$ 290,100	\$ 295,802	\$ 5,702
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)		\$ 196,102	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,800)	\$ (3,800)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,800)	\$ (3,800)
Net Change in Fund Balance	\$ (1,073)		\$ 192,302	
Fund Balance - Beginning	\$ 115,531		\$ 271,587	
Fund Balance - Ending	\$ 114,458		\$ 463,889	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 276,824	\$ 260,715	\$ 260,715	\$ -
Interest	\$ -	\$ -	\$ 5,152	\$ 5,152
Total Revenues	\$ 276,824	\$ 260,715	\$ 265,867	\$ 5,152
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		\$ 181,232	
Net Change in Fund Balance	\$ 2,555		\$ 181,232	
Fund Balance - Beginning	\$ 98,769		\$ 240,511	
Fund Balance - Ending	\$ 101,324		\$ 421,743	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 904,500	\$ 801,855	\$ 801,855	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 384,907	\$ 384,907
Assessments - Lot Closings	\$ -	\$ -	\$ 21,774	\$ 21,774
Interest	\$ -	\$ -	\$ 35,075	\$ 35,075
Total Revenues	\$ 904,500	\$ 801,855	\$ 1,243,611	\$ 441,756
Expenditures:				
Interest - 11/1	\$ 335,050	\$ 335,050	\$ 329,886	\$ 5,164
Special Call - 11/1	\$ -	\$ -	\$ 425,000	\$ (425,000)
Special Call - 2/1	\$ -	\$ -	\$ 410,000	\$ (410,000)
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)		\$ 78,724	
Net Change in Fund Balance	\$ (600)		\$ 78,724	
Fund Balance - Beginning	\$ 774,474		\$ 2,023,297	
Fund Balance - Ending	\$ 773,874		\$ 2,102,021	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 186	\$ 186
Total Revenues	\$ -	\$ -	\$ 186	\$ 186
Expenditures:				
Contingency	\$ -	\$ -	\$ 268	\$ (268)
Total Expenditures	\$ -	\$ -	\$ 268	\$ (268)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (82)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,800	\$ 3,800
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,800	\$ 3,800
Net Change in Fund Balance	\$ -	\$ -	\$ 3,718	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,816	
Fund Balance - Ending	\$ -	\$ -	\$ 10,534	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 203,642	\$ 203,642
Interest	\$ -	\$ -	\$ 468	\$ 468
Total Revenues	\$ -	\$ -	\$ 204,110	\$ 204,110
Expenditures:				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 135,309	\$ (135,309)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 39,529	\$ (39,529)
Total Expenditures	\$ -	\$ -	\$ 174,838	\$ (174,838)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 29,272	
Net Change in Fund Balance	\$ -		\$ 29,272	
Fund Balance - Beginning	\$ -		\$ 20,305	
Fund Balance - Ending	\$ -		\$ 49,577	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	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	\$ 86,902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 789,170
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,225
Total Revenues	\$ -	\$ 18,691	\$ 526,802	\$ 93,149	\$ 63,626	\$ 100,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 802,395
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	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,750
Trustee Fees	\$ 5,051	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,062
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 86	\$ 98	\$ 42	\$ 422	\$ -	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 671
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Copies	\$ -	\$ 3	\$ -	\$ -	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 39	\$ 39	\$ 39	\$ 42	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 4	\$ 4	\$ 1	\$ 1	\$ 4	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 24,226	\$ 10,415	\$ 5,533	\$ 8,919	\$ 4,298	\$ 4,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,675

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	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,950
Landscape Maintenance	\$ 19,903	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	95,913
Landscape Replacement	\$ 4,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,951
Pond Maintenance	\$ -	\$ 600	\$ 600	\$ 600	\$ 2,100	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,500
Streetlights	\$ 1,772	\$ 1,772	\$ 1,888	\$ 3,201	\$ 2,809	\$ 2,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,252
Electric	\$ 1,130	\$ 1,200	\$ 917	\$ 905	\$ 860	\$ 855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,868
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 328	\$ 659	\$ 316	\$ 279	\$ -	\$ 134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,715
General Repairs & Maintenance	\$ -	\$ 790	\$ 790	\$ 784	\$ 1,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,908
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 49,695	\$ 21,548	\$ 21,037	\$ 22,296	\$ 23,840	\$ 20,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	159,342
Amenity Expenditures													
Amenity - Electric	\$ 1,372	\$ 1,212	\$ 1,244	\$ 1,022	\$ 881	\$ 1,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,989
Amenity - Water	\$ 505	\$ 525	\$ 498	\$ 478	\$ 448	\$ 468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,923
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	51,996
Internet	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	530
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240
Janitorial Services	\$ 925	\$ 825	\$ 845	\$ 855	\$ 855	\$ 845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,150
Security Services	\$ 2,591	\$ 2,363	\$ 2,818	\$ 3,077	\$ 2,363	\$ 2,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,030
Pool Maintenance	\$ 1,880	\$ 1,880	\$ 1,880	\$ 2,235	\$ 1,880	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,635
Amenity Access Management	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,375
Amenity Repairs & Maintenance	\$ -	\$ 982	\$ -	\$ 217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,199
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 16,629	\$ 17,143	\$ 16,642	\$ 17,241	\$ 15,784	\$ 16,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100,068
Total Operations & Maintenance	\$ 66,324	\$ 38,691	\$ 37,680	\$ 39,537	\$ 39,624	\$ 37,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	259,410
Total Expenditures	\$ 90,549	\$ 49,107	\$ 43,212	\$ 48,456	\$ 43,922	\$ 41,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	317,085
Excess (Deficiency) of Revenues over Expenditures	\$ (90,549)	\$ (30,416)	\$ 483,590	\$ 44,693	\$ 19,704	\$ 58,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	485,310
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	\$ 58,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	485,310

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	\$823,553	
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)
Special Call - 2/1/24		(\$410,000)
Current Bonds Outstanding		\$12,755,000

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	37% 14% 12% 37% 100%				Total
							General Fund	2020 Debt Service	2021 Debt Service	2022 Debt Service	
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
3/13/24	02/01-02/29/24	\$243,183.44	(\$2,513.36)	(\$4,813.40)	\$0.00	\$235,856.68	\$86,902.40	\$31,945.45	\$28,709.61	\$88,299.22	\$235,856.68
Total		\$2,260,256.72	(\$78,917.56)	(\$44,115.86)	\$4,616.00	\$2,141,839.30	\$789,169.78	\$290,100.01	\$260,715.00	\$801,854.51	\$2,141,839.30

94.18% Net Percent Collected
 \$ 132,337.76 Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

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