

*Hammock Reserve
Community Development District*

Meeting Agenda

September 5, 2024

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

August 29, 2024

Board of Supervisors Meeting Hammock Reserve Community Development District

Dear Board Members:

A **Board of Supervisors Meeting** of the **Hammock Reserve Community Development District** will be held **Thursday, September 5, 2024 at 9:30 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/85337681854>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 853 3768 1854

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Acceptance of Resignation of Eric Lavoie
 - B. Appointment to Fill Vacant Board Seat #3
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-09 Electing Officers
4. Approval of Minutes of the August 1, 2024 Board of Supervisors Meeting
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Add Second Bike Rack at Amenity Center
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION A

August 21, 2024

Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

To Whom It May Concern,

I would like to give my resignation to the Board of Supervisors for the following districts, effective immediately:

- Eden Hills Community Development District
- Forest Lake Community Development District
- Hamilton Bluff Community Development District
- Hammock Reserve Community Development District
- Scenic Highway Community Development District
- VillaMar Community Development District
- West Side Haines City Community Development District

Thank you,



Eric Lavoie

SECTION D

RESOLUTION 2024-09

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

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

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

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

PASSED AND ADOPTED this 5th day of September 2024.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the Hammock Reserve Community Development District was held Thursday, **August 1, 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	Chairperson
Emily Cassidy	Assistant Secretary
Lindsey Roden	Assistant Secretary
Bobbie Henley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Marshall Tindall	Field Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Lauren Gentry	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order and called the roll. There were four Supervisors present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen 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 May 2, 2024
Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the May 2, 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. Roden, seconded by Ms. Henley, with all in favor, the Minutes of the May 2, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Opening the Public Hearing, was approved.

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

i. Consideration of Resolution 2024-06 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Virgen presented the resolution on page 15. The proposed budget for FY25 is \$842,100. The budget has not changed since the last time the Board saw it. This resolution states that 60 days prior to the public hearing, the proposed budget was provided to the county. It also memorialized that the budget has been noticed in accordance with Florida State Statute and published on the website.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, Resolution 2024-06 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, were approved.

ii. Consideration of Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Virgen stated that this resolution certifies the assessment roll for collection on the Polk County Tax Bill based on the budget the Board just approved.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-08 Designation of a Regular Monthly Meeting

Date, Time, and Location for Fiscal Year 2024/2025

Ms. Virgen noted the regular monthly meetings will be held on the first Thursday of each month at 9:30 a.m. at the same location.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, Resolution 2024-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

SIXTH ORDER OF BUSINESS

Consideration of the Adoption of Goals and Objectives for the District

Ms. Virgen stated there was a change in Florida Statute that now requires Districts to adopt a set of goals and objectives. This needs to be completed by October 1st.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Virgen stated that they are required to obtain an annual independent audit. The Fiscal Year 2023 audit report is in the package for review. It is a clean audit with no findings or recommendations.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Reports from AMTEC

- A. Series 2021 AA2 Project Bonds**
- B. Series 2022 AA3 Project Bonds**

Ms. Virgen stated the District is required to demonstrate that they do not earn more interest than what they pay on the bonds.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Arbitrage Rebate Reports from AMTEC for Series 2021 AA2 Project Bonds and Series 2022 AA3 Project Bonds, was approved.

NINTH ORDER OF BUSINESS

Ratification of Special Warranty Deed for Phase 3 Parcels

Ms. Virgen stated this has been completed, they are just looking for a motion to ratify it.

On MOTION by Ms. Cassidy, seconded by Ms. Roden, with all in favor, the Special Warranty Deed for Phase 3 Parcels, was ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Field Manager’s Report

Mr. Tindall reviewed the Field Manager’s report.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, Authorizing District Counsel to Draft an Agreement with Homeowner at Maddie Dr. for Access to Easement with Refundable Deposit of \$500, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register. She offered to answer any questions from the Board.

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

ii. Balance Sheet & Income Statement

Ms. Virgen stated these are in the agenda package for review, but there is no action necessary.

SECTION V

SECTION C



Hammock Reserve

Field Management Report



September 05, 2024

Marshall Tindall

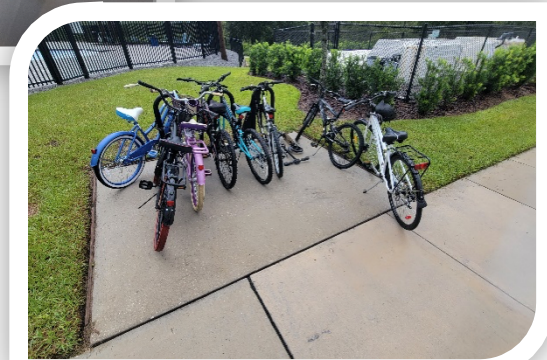
Field Services Manager

GMS

Complete

Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Replaced batteries in all soap dispensers.
- ✚ With school back in session, noted high usage of bike rack.
- ✚ Assembling proposal for consideration of additional bike rack.



Complete

Landscape Review

- ✚ Landscaping maintenance has been satisfactory.
- ✚ Reviewing with landscaper to get some small, missed areas addressed. Most have been resolved. Construction has temporary access impediments in place for one.



Complete

Ponds

- ✚ Ponds are being well maintained.
- ✚ Keeping an eye on construction trash and will arrange supplemental cleanup if needed.



Complete

Maintenance

- ✚ Scheduling repairs to some pond banks where needed.
- ✚ Scheduling adjustments to realign dog park gates.



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 #375



Governmental
Management
Services

Maintenance
Services

<p>Bill To/District: Hammock Reserve CDD</p>	<p>Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801</p>
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Job name and Description

Hammock Reserve CDD – Second amenity bike rack.

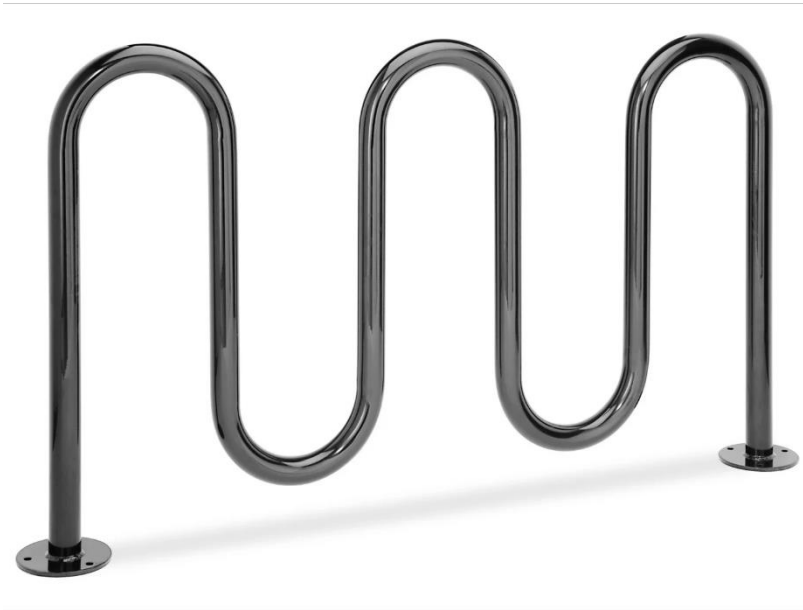
- Proposal is for installation of a new 8’x8’ slab and black bike rack.
- Includes:
- Clearing and removal of soil, forming and pouring concrete slab.
- 2nd day delivery and installation of bike rack after slab has set.

Qty	Description	Unit Price	Line Total
16	Labor	\$50.00	\$1,600.00
2	Mobilization	\$65.00	\$130.00
	Equipment		\$195.00
	Materials		\$1,384.80
Total Due:			\$3,309.80

Proposal #375

Reference

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. Rack to match existing style.



Hammock Reserve by D.R. Horton



Restaurants

Hotels

Things to do

Transit

Parking

Pharmacies

ATMs

Yarria



M

Reyes Point

Yarian Dr

Yarian Dr

Yarian Dr



Hammock Reserve by D.R. Horton

4.0 ★★★★★ (24)

Permanently closed

Overview

Reviews



Directions



Save



Nearby



Send to phone



Share



3524 Yarian Dr, Haines City, FL 33844



Permanently closed



drhorton.com



(863) 884-4366



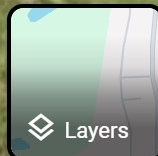
489W+VP Haines City, Florida



Your Maps activity



Add a label



Google



SECTION D

SECTION 1

Hammock Reserve Community Development District

Summary of Check Register

July 19, 2024 through August 27, 2024

Fund	Date	Check No.'s	Amount
General Fund	7/22/24	632-634	\$ 1,003.00
	8/7/24	635-638	\$ 9,455.73
	8/13/24	639-649	\$ 31,393.51
	8/27/24	650-651	\$ 1,959.50
Total Amount			\$ 43,811.74

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/22/24	00040	7/15/24	108795	202407	330	57200	48000		ADJ TIME ON ACCESS CONTRL CURRENT DEMANDS ELECTRICAL, INC	*	150.00	150.00	000632
7/22/24	00025	7/16/24	9919	202406	310	51300	31500		GENERAL COUNSEL JUN24 KILINSKI VAN WYK, PLLC	*	813.00	813.00	000633
7/22/24	00048	7/20/24	60119327	202407	330	57200	48100		PEST CONTROL JUL24 MASSEY SERVICES	*	40.00	40.00	000634
8/07/24	00001	8/01/24	24065	202408	320	53800	45000		GEN LIAB-PROPERTY ADDED EGIS INSURANCE & RISK ADVISORS	*	72.00	72.00	000635
8/07/24	00060	7/31/24	00065826	202407	310	51300	48000		PH/ADOPT FY25 BUDGET GANNETT MEDIA CORP DBA GANNETT	*	717.66	717.66	000636
8/07/24	00037	8/06/24	08062024	202408	300	15500	10000		PLAYGROUND LEASE SEP24 PLAYGROUND LEASE SEP24 HNB PROPERTY, LLC	*	3,733.19	7,175.27	000637
8/07/24	00019	8/06/24	08062024	202408	300	15500	10000		PLAYGROUND LEASE AUG24 WHFS, LLC	*	1,490.80	1,490.80	000638
8/13/24	00056	7/30/24	18157	202407	320	53800	47000		POND HERBICIDE JUL24 AQUATIC WEED MANAGEMENT, INC	*	800.00	800.00	000639
8/13/24	00057	8/01/24	BH080120	202408	310	51300	11000		SUPERVISOR FEE 08/01/24 BOBBIE HENLEY	*	200.00	200.00	000640
8/13/24	00044	7/26/24	12848	202407	330	57200	48200		CLEANING SVCS JUL24 CSS OF CENTRAL FLORIDA	*	855.00	855.00	000641
8/13/24	00040	4/25/24	187854	202404	330	57200	34500		CS25 PROXIMITY CARD QTY8 CURRENT DEMANDS ELECTRICAL, INC	*	571.20	571.20	000642

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/13/24	00042	8/01/24	EC080120	202408	310-51300	11000			SUPERVISOR FEE 08/01/24	*	200.00		
									EMILY CASSIDY			200.00	000643
8/13/24	00039	8/01/24	EL080120	202408	310-51300	11000			SUPERVISOR FEE 08/01/24	*	200.00		
									ERIC LAVOIE			200.00	000644
8/13/24	00006	6/30/24	223	202406	320-53800	48000			GENERAL MAINTENANCE JUN24	*	1,986.71		
		6/30/24	223	202406	330-57200	48000			AMENITY REPAIRS JUN24	*	800.00		
		8/01/24	221	202408	310-51300	34000			MANAGEMENT FEES AUG24	*	3,343.67		
		8/01/24	221	202408	310-51300	35200			WEBSITE ADMIN AUG24	*	100.00		
		8/01/24	221	202408	310-51300	35100			INFORMATION TECH AUG24	*	150.00		
		8/01/24	221	202408	310-51300	31400			DISSEMINATION SVCS AUG24	*	625.00		
		8/01/24	221	202408	330-57200	48300			AMENITY ACCESS AUG24	*	562.50		
		8/01/24	221	202408	310-51300	51000			OFFICE SUPPLIES AUG24	*	3.70		
		8/01/24	221	202408	310-51300	42000			POSTAGE AUG24	*	52.90		
		8/01/24	221	202408	310-51300	42500			COPIES AUG24	*	1.50		
		8/01/24	222	202408	320-53800	34000			FIELD MANAGEMENT AUG24	*	1,325.00		
									GOVERNMENTAL MANAGEMENT SERVICES			8,950.98	000645
8/13/24	00055	8/01/24	LR080120	202408	310-51300	11000			SUPERVISOR FEE 08/01/24	*	200.00		
									LINDSEY RODEN			200.00	000646
8/13/24	00041	8/01/24	23725	202408	330-57200	48500			POOL MAINTENANCE AUG24	*	1,880.00		
									MCDONNELL CORPORATION DBA RESORT			1,880.00	000647
8/13/24	00027	8/01/24	13640	202408	320-53800	46200			LANDSCAPE MAINT AUG24	*	15,201.92		
									PRINCE & SONS, INC.			15,201.92	000648
8/13/24	00049	7/31/24	11827266	202407	330-57200	34500			SECURITY SVCS JUL24	*	2,334.41		
									SECURITAS SECURITY SERVICES USA INC			2,334.41	000649

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/27/24	00025	8/20/24 10153	202407 310-51300-31500	KILINSKI VAN WYK, PLLC	*	669.50	669.50 000650
8/27/24	00021	6/19/24 1895	202404 310-51300-31100	WOOD & ASSOCIATES ENGINEERING LLC	*	1,290.00	1,290.00 000651
TOTAL FOR BANK A						43,811.74	
TOTAL FOR REGISTER						43,811.74	

HAMR HAMMOCK RESERV ZYAN

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
July 31, 2024



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 295,459	\$ -	\$ -	\$ 295,459
Capital Projects Account	\$ -	\$ -	\$ 410	\$ 410
Investments:				
Series 2020				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 123,826	\$ -	\$ 123,826
Construction	\$ -	\$ -	\$ 12,621	\$ 12,621
Series 2021				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 117,339	\$ -	\$ 117,339
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 104	\$ -	\$ 104
Construction	\$ -	\$ -	\$ 0	\$ 0
Cost of Issuance	\$ -	\$ -	\$ 1	\$ 1
Series 2022				
Reserve	\$ -	\$ 398,058	\$ -	\$ 398,058
Revenue	\$ -	\$ 445,469	\$ -	\$ 445,469
Prepayment	\$ -	\$ 3,226	\$ -	\$ 3,226
Construction	\$ -	\$ -	\$ 398,065	\$ 398,065
Due from Developer	\$ -	\$ -	\$ 6,000	\$ 6,000
Due from General Fund	\$ -	\$ 4,497	\$ -	\$ 4,497
Prepaid Expenses	\$ 14,727	\$ -	\$ -	\$ 14,727
Total Assets	\$ 310,186	\$ 1,384,779	\$ 417,096	\$ 2,112,061
Liabilities:				
Accounts Payable	\$ 10,024	\$ -	\$ -	\$ 10,024
Due to Debt Service	\$ 4,497	\$ -	\$ -	\$ 4,497
Total Liabilities	\$ 14,522	\$ -	\$ -	\$ 14,522
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 14,727	\$ -	\$ -	\$ 14,727
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 278,791	\$ -	\$ 278,791
Debt Service - Series 2021	\$ -	\$ 256,571	\$ -	\$ 256,571
Debt Service - Series 2022	\$ -	\$ 849,418	\$ -	\$ 849,418
Capital Projects - Series 2020	\$ -	\$ -	\$ 13,030	\$ 13,030
Capital Projects - Series 2021	\$ -	\$ -	\$ 1	\$ 1
Capital Projects - Series 2022	\$ -	\$ -	\$ 404,065	\$ 404,065
Unassigned	\$ 280,937	\$ -	\$ -	\$ 280,937
Total Fund Balances	\$ 295,664	\$ 1,384,779	\$ 417,096	\$ 2,097,540
Total Liabilities & Fund Balance	\$ 310,186	\$ 1,384,779	\$ 417,096	\$ 2,112,061

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 837,930	\$ 837,930	\$ 847,896	\$ 9,965
Assessments - Direct Bill	\$ 4,171	\$ 4,171	\$ 4,171	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 13,225	\$ 13,225
Other Income	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 842,101	\$ 842,101	\$ 865,322	\$ 23,221
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 3,600	\$ 6,400
Engineering	\$ 15,000	\$ 12,500	\$ 2,693	\$ 9,808
Attorney	\$ 30,000	\$ 25,000	\$ 12,201	\$ 12,799
Annual Audit	\$ 9,200	\$ 9,100	\$ 9,100	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 7,500	\$ 6,250	\$ 7,750	\$ (1,500)
Trustee Fees	\$ 12,123	\$ 11,112	\$ 11,112	\$ -
Management Fees	\$ 40,124	\$ 33,437	\$ 33,437	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 1,000	\$ 833	\$ 1,257	\$ (424)
Insurance	\$ 6,119	\$ 6,119	\$ 5,758	\$ 361
Copies	\$ 500	\$ 417	\$ 103	\$ 314
Legal Advertising	\$ 7,500	\$ 6,250	\$ 718	\$ 5,532
Other Current Charges	\$ 1,551	\$ 1,293	\$ 413	\$ 879
Office Supplies	\$ 625	\$ 521	\$ 28	\$ 493
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 153,067	\$ 132,156	\$ 97,494	\$ 34,662

Hammock Reserve
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 18,000	\$ 18,000	\$ 20,892	\$ (2,892)
Field Management	\$ 15,900	\$ 13,250	\$ 13,250	\$ -
Landscape Maintenance	\$ 190,000	\$ 158,333	\$ 156,720	\$ 1,613
Landscape Replacement	\$ 25,000	\$ 20,833	\$ 6,876	\$ 13,957
Pond Maintenance	\$ 10,000	\$ 8,333	\$ 7,500	\$ 833
Streetlights	\$ 30,360	\$ 25,300	\$ 25,886	\$ (586)
Electric	\$ 8,000	\$ 6,667	\$ 25,322	\$ (18,655)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 8,000	\$ 6,667	\$ 1,715	\$ 4,951
General Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 6,983	\$ 5,518
Contingency	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Subtotal Field Expenditures	\$ 332,760	\$ 280,300	\$ 265,144	\$ 15,156
Amenity Expenditures				
Amenity - Electric	\$ 12,804	\$ 10,670	\$ 8,126	\$ 2,544
Amenity - Water	\$ 10,000	\$ 8,333	\$ 5,356	\$ 2,978
Playground Lease	\$ 103,993	\$ 86,661	\$ 86,661	\$ 0
Internet	\$ 1,500	\$ 1,250	\$ 890	\$ 360
Pest Control	\$ 528	\$ 440	\$ 400	\$ 40
Janitorial Services	\$ 17,100	\$ 14,250	\$ 8,500	\$ 5,750
Security Services	\$ 36,000	\$ 30,000	\$ 26,480	\$ 3,520
Pool Maintenance	\$ 22,600	\$ 18,833	\$ 19,155	\$ (322)
Amenity Access Management	\$ 6,750	\$ 5,625	\$ 5,625	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 8,333	\$ 5,158	\$ 3,175
Contingency	\$ 10,000	\$ 8,333	\$ 785	\$ 7,548
Pool Permit (Licenses)	\$ -	\$ -	\$ 280	\$ (280)
Subtotal Amenity Expenditures	\$ 231,275	\$ 192,729	\$ 167,416	\$ 25,313
Total Operations & Maintenance	\$ 564,035	\$ 473,029	\$ 432,559	\$ 40,469
Total Expenditures	\$ 717,101	\$ 605,185	\$ 530,054	\$ 75,131
Excess (Deficiency) of Revenues over Expenditures	\$ 125,000		\$ 335,268	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (125,000)	\$ (125,000)	\$ (125,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (125,000)	\$ (125,000)	\$ (125,000)	
Net Change in Fund Balance	\$ -		\$ 210,268	
Fund Balance - Beginning	\$ -		\$ 85,396	
Fund Balance - Ending	\$ -		\$ 295,664	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 308,327	\$ 311,688	\$ 3,361
Interest	\$ -	\$ -	\$ 11,240	\$ 11,240
Total Revenues	\$ 308,327	\$ 308,327	\$ 322,928	\$ 14,601
Expenditures:				
Interest - 11/1	\$ 99,700	\$ 99,700	\$ 99,700	\$ -
Principal - 5/1	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Interest - 5/1	\$ 99,700	\$ 99,700	\$ 99,700	\$ -
Total Expenditures	\$ 309,400	\$ 309,400	\$ 309,400	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,073)		\$ 13,528	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,323)	\$ (6,323)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,323)	\$ (6,323)
Net Change in Fund Balance	\$ (1,073)		\$ 7,204	
Fund Balance - Beginning	\$ 115,531		\$ 271,587	
Fund Balance - Ending	\$ 114,458		\$ 278,791	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 276,824	\$ 276,824	\$ 280,116	\$ 3,292
Interest	\$ -	\$ -	\$ 10,212	\$ 10,212
Total Revenues	\$ 276,824	\$ 276,824	\$ 290,328	\$ 13,505
Expenditures:				
Interest - 11/1	\$ 84,634	\$ 84,634	\$ 84,634	\$ -
Principal - 5/1	\$ 105,000	\$ 105,000	\$ 105,000	\$ -
Interest - 5/1	\$ 84,634	\$ 84,634	\$ 84,634	\$ -
Total Expenditures	\$ 274,269	\$ 274,269	\$ 274,269	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,555		\$ 16,060	
Net Change in Fund Balance	\$ 2,555		\$ 16,060	
Fund Balance - Beginning	\$ 98,769		\$ 240,511	
Fund Balance - Ending	\$ 101,324		\$ 256,571	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 904,500	\$ 904,500	\$ 861,524	\$ (42,976)
Assessments - Prepayment	\$ -	\$ -	\$ 384,907	\$ 384,907
Assessments - Lot Closings	\$ -	\$ -	\$ 21,774	\$ 21,774
Interest	\$ -	\$ -	\$ 60,899	\$ 60,899
Total Revenues	\$ 904,500	\$ 904,500	\$ 1,329,105	\$ 424,605
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)
Special Call - 5/1	\$ -	\$ -	\$ 420,000	\$ (420,000)
Principal - 5/1	\$ 235,000	\$ 215,000	\$ 215,000	\$ -
Interest - 5/1	\$ 335,050	\$ 335,050	\$ 305,040	\$ 30,010
Total Expenditures	\$ 905,100	\$ 885,100	\$ 2,104,926	\$ (1,219,826)
Excess (Deficiency) of Revenues over Expenditures	\$ (600)		\$ (775,821)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (398,058)	\$ (398,058)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (398,058)	\$ (398,058)
Net Change in Fund Balance	\$ (600)		\$ (1,173,879)	
Fund Balance - Beginning	\$ 774,474		\$ 2,023,297	
Fund Balance - Ending	\$ 773,874		\$ 849,418	

Hammock Reserve

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 364	\$ 364
Total Revenues	\$ -	\$ -	\$ 364	\$ 364
Expenditures:				
Contingency	\$ -	\$ -	\$ 473	\$ (473)
Total Expenditures	\$ -	\$ -	\$ 473	\$ (473)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (109)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,323	\$ 6,323
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,323	\$ 6,323
Net Change in Fund Balance	\$ -	\$ -	\$ 6,214	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,816	
Fund Balance - Ending	\$ -	\$ -	\$ 13,030	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	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 July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 256,533	\$ 256,533
Interest	\$ -	\$ -	\$ 730	\$ 730
Total Revenues	\$ -	\$ -	\$ 257,263	\$ 257,263
Expenditures:				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 248,477	\$ (248,477)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 23,084	\$ (23,084)
Total Expenditures	\$ -	\$ -	\$ 271,561	\$ (271,561)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (14,298)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 398,058	\$ 398,058
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 398,058	\$ 398,058
Net Change in Fund Balance	\$ -	\$ -	\$ 383,760	
Fund Balance - Beginning	\$ -	\$ -	\$ 20,305	
Fund Balance - Ending	\$ -	\$ -	\$ 404,065	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	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	\$ 42,074	\$ 10,574	\$ 5,997	\$ 81	\$ -	\$ -	\$ 847,896
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,225
Total Revenues	\$ -	\$ 18,691	\$ 526,802	\$ 93,149	\$ 63,626	\$ 100,128	\$ 42,074	\$ 14,745	\$ 6,027	\$ 81	\$ -	\$ -	\$ 865,322
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Engineering	\$ 255	\$ 365	\$ 383	\$ 528	\$ (383)	\$ -	\$ 1,345	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 2,693
Attorney	\$ 1,039	\$ 2,208	\$ 850	\$ 3,211	\$ 348	\$ 363	\$ 1,325	\$ 1,375	\$ 813	\$ 670	\$ -	\$ -	\$ 12,201
Annual Audit	\$ 9,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,100
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 1,125	\$ 625	\$ 625	\$ 1,125	\$ 625	\$ 625	\$ 1,125	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ 7,750
Trustee Fees	\$ 5,051	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,684	\$ 1,347	\$ -	\$ -	\$ -	\$ 11,112
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ 33,437
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Postage & Delivery	\$ 86	\$ 98	\$ 42	\$ 422	\$ -	\$ 24	\$ 96	\$ 148	\$ 167	\$ 175	\$ -	\$ -	\$ 1,257
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Copies	\$ -	\$ 3	\$ -	\$ -	\$ 68	\$ -	\$ -	\$ 2	\$ 31	\$ -	\$ -	\$ -	\$ 103
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 718	\$ -	\$ -	\$ 718
Other Current Charges	\$ 40	\$ 39	\$ 39	\$ 39	\$ 42	\$ 41	\$ 41	\$ 42	\$ 50	\$ 41	\$ -	\$ -	\$ 413
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 4	\$ 4	\$ 1	\$ 1	\$ 4	\$ 1	\$ 2	\$ 7	\$ 4	\$ 1	\$ -	\$ -	\$ 28
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 35,126	\$ 10,415	\$ 5,533	\$ 8,919	\$ 4,298	\$ 4,647	\$ 7,527	\$ 8,125	\$ 7,080	\$ 5,824	\$ -	\$ -	\$ 97,494

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 606	\$ -	\$ -	\$ -	\$ -	\$ 20,892
Field Management	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ -	\$ -	\$ 13,250
Landscape Maintenance	\$ 19,903	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ -	\$ -	\$ 156,720
Landscape Replacement	\$ 4,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,925	\$ -	\$ -	\$ -	\$ 6,876
Pond Maintenance	\$ -	\$ 600	\$ 600	\$ 600	\$ 2,100	\$ 600	\$ 600	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ 7,500
Streetlights	\$ 1,772	\$ 1,772	\$ 1,888	\$ 3,201	\$ 2,809	\$ 2,809	\$ 2,809	\$ 2,947	\$ 2,947	\$ 2,932	\$ -	\$ -	\$ 25,886
Electric	\$ 1,130	\$ 1,200	\$ 917	\$ 905	\$ 860	\$ 855	\$ 808	\$ 737	\$ 762	\$ 17,145	\$ -	\$ -	\$ 25,322
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 328	\$ 659	\$ 316	\$ 279	\$ -	\$ 134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,715
General Repairs & Maintenance	\$ -	\$ 790	\$ 790	\$ 784	\$ 1,544	\$ 843	\$ 245	\$ -	\$ 1,987	\$ -	\$ -	\$ -	\$ 6,983
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 49,695	\$ 21,548	\$ 21,037	\$ 22,296	\$ 23,840	\$ 21,768	\$ 20,989	\$ 21,617	\$ 24,948	\$ 37,404	\$ -	\$ -	\$ 265,144
Amenity Expenditures													
Amenity - Electric	\$ 1,372	\$ 1,212	\$ 1,244	\$ 1,022	\$ 881	\$ 1,259	\$ 1,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,126
Amenity - Water	\$ 505	\$ 525	\$ 498	\$ 478	\$ 448	\$ 468	\$ 458	\$ 548	\$ 598	\$ 828	\$ -	\$ -	\$ 5,356
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ -	\$ -	\$ 86,661
Internet	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ -	\$ -	\$ 890
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ 400
Janitorial Services	\$ 925	\$ 825	\$ 845	\$ 855	\$ 855	\$ 845	\$ 835	\$ 835	\$ 825	\$ 855	\$ -	\$ -	\$ 8,500
Security Services	\$ 2,591	\$ 2,363	\$ 2,818	\$ 3,077	\$ 2,363	\$ 2,818	\$ 2,934	\$ 2,363	\$ 2,818	\$ 2,334	\$ -	\$ -	\$ 26,480
Pool Maintenance	\$ 1,880	\$ 1,880	\$ 1,880	\$ 2,235	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ -	\$ -	\$ 19,155
Amenity Access Management	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ -	\$ -	\$ 5,625
Amenity Repairs & Maintenance	\$ -	\$ 982	\$ -	\$ 217	\$ -	\$ -	\$ 860	\$ 1,254	\$ 1,695	\$ 150	\$ -	\$ -	\$ 5,158
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 785	\$ -	\$ -	\$ -	\$ 785
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 280
Subtotal Amenity Expenditures	\$ 16,629	\$ 17,143	\$ 16,642	\$ 17,241	\$ 15,784	\$ 16,629	\$ 17,463	\$ 16,519	\$ 17,960	\$ 15,406	\$ -	\$ -	\$ 167,416
Total Operations & Maintenance	\$ 66,324	\$ 38,691	\$ 37,680	\$ 39,537	\$ 39,624	\$ 38,397	\$ 38,452	\$ 38,136	\$ 42,908	\$ 52,810	\$ -	\$ -	\$ 432,559
Total Expenditures	\$ 101,449	\$ 49,107	\$ 43,212	\$ 48,456	\$ 43,922	\$ 43,045	\$ 45,979	\$ 46,262	\$ 49,989	\$ 58,634	\$ -	\$ -	\$ 530,054
Excess (Deficiency) of Revenues over Expenditures	\$ (101,449)	\$ (30,416)	\$ 483,590	\$ 44,693	\$ 19,704	\$ 57,083	\$ (3,904)	\$ (31,517)	\$ (43,962)	\$ (58,553)	\$ -	\$ -	\$ 335,268
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (125,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (125,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (125,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (125,000)
Net Change in Fund Balance	\$ (101,449)	\$ (30,416)	\$ 483,590	\$ 44,693	\$ 19,704	\$ 57,083	\$ (128,904)	\$ (31,517)	\$ (43,962)	\$ (58,553)	\$ -	\$ -	\$ 210,268

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)
Principal - 5/1/24		(\$110,000)
Current Bonds Outstanding		\$5,065,000

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)
Principal - 5/1/24		(\$105,000)
Current Bonds Outstanding		\$4,655,000

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	\$398,058	
Reserve Fund Balance	\$398,058	
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)
Principal - 5/1/24		(\$215,000)
Current Bonds Outstanding		\$12,540,000

Hammock Reserve
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

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

37% 14% 12% 37% 100%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2020 Debt Service	2021 Debt Service	2022 Debt Service	Total
11/10/23	10/13-10/14/23	\$259.85	(\$15.59)	(\$4.89)	\$0.00	\$239.37	\$88.20	\$32.42	\$29.14	\$89.61	\$239.37
11/14/23	10/1-10/31/23	\$4,666.58	(\$186.67)	(\$89.60)	\$0.00	\$4,390.31	\$1,617.63	\$594.64	\$534.41	\$1,643.63	\$4,390.31
11/17/23	10/1-11/5/23	\$4,666.58	(\$186.67)	(\$89.60)	\$0.00	\$4,390.31	\$1,617.63	\$594.64	\$534.41	\$1,643.63	\$4,390.31
11/24/23	11/6-11/12/23	\$44,332.07	(\$1,773.42)	(\$851.17)	\$0.00	\$41,707.48	\$15,367.30	\$5,649.04	\$5,076.84	\$15,614.30	\$41,707.48
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)	(\$4,813.43)	\$0.00	\$235,856.68	\$86,902.40	\$31,945.45	\$28,709.61	\$88,299.22	\$235,856.68
4/10/24	03/01-03/31/24	\$116,615.06	(\$93.34)	(\$2,330.43)	\$0.00	\$114,191.29	\$42,074.27	\$15,466.56	\$13,899.91	\$42,750.55	\$114,191.29
5/20/24	01/01-03/31/24	\$0.00	\$0.00	\$0.00	\$1,188.80	\$1,188.80	\$438.02	\$161.02	\$144.70	\$445.06	\$1,188.80
5/31/24	04/01-04/30/24	\$28,069.87	\$0.00	(\$561.40)	\$0.00	\$27,508.47	\$10,135.61	\$3,725.87	\$3,348.46	\$10,298.53	\$27,508.47
6/20/24	05/01-05/31/24	\$9,565.94	\$0.00	(\$191.32)	\$0.00	\$9,374.62	\$3,454.12	\$1,269.74	\$1,141.12	\$3,509.64	\$9,374.62
6/28/24	06/03-06/03/24	\$7,042.45	\$0.00	(\$140.85)	\$0.00	\$6,901.60	\$2,542.92	\$934.78	\$840.10	\$2,583.80	\$6,901.60
7/25/24	04/01-06/30/24	\$0.00	\$0.00	\$0.00	\$219.38	\$219.38	\$80.84	\$29.71	\$26.70	\$82.13	\$219.38
Total		\$2,421,550.04	\$ (79,010.90)	\$ (47,339.86)	\$ 6,024.18	\$ 2,301,223.46	\$ 847,895.56	\$ 311,687.69	\$ 280,115.99	\$ 861,524.22	\$ 2,301,223.46

101.19%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Hammock Reserve Partners, LLC					
2024-01					
		Net Assessments	\$ 4,171.18	\$ 4,171.18	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
5/15/24	11/1/23	1107	\$ 4,171.18	\$ 4,171.18	\$ 4,171.18
			\$ 4,171.18	\$ 4,171.18	\$ 4,171.18