

*Hammock Reserve
Community Development District*

Meeting Agenda

November 7, 2024

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 31, 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, November 7, 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:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

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. Administration of Oaths of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the September 5, 2024 Board of Supervisors Meeting
5. Consideration of Resident Request for Addition of Stop Signs in Community

¹ Comments will be limited to three (3) minutes

6. Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County
7. Ratification of Phase 3 Special Warranty Deed
8. Ratification of Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Ratification of Work Authorization 2024-01 to Prepare Annual Engineering Report
 - ii. Presentation of 2024 Annual Engineering Report
 - iii. Ratification of Work Authorization 2025-01 for District Engineering Services
 - C. Field Manager's Report (*to be provided under separate cover*)
 - i. Consideration of Resident Request to Add Pet Waste Stations in Community
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

Landowners' Meeting

**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.

**Board of
Supervisors
Meeting**

SECTION III

SECTION B

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 2	Votes _____
_____	Seat 4	Votes _____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of November 2024.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

SECTION D

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT 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 entirely within the City of Haines City, 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>Monica Virgen</u>
Assistant Secretary	<u>George Flint</u>

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

PASSED AND ADOPTED this 7th day of November 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, **September 5, 2024** at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley	Chairperson
Lindsey Roden	Vice Chairperson
Emily Cassidy	Assistant Secretary
Jessica Spencer	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 9:30 a.m. and called the roll. Four Supervisors were 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

Organizational Matters

A. Acceptance of Resignation of Eric Lavoie

Ms. Virgen presented the resignation of Eric Lavoie and asked for a motion to accept.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Accepting the Resignation of Eric Lavoie, was approved.

Ms. Henley noted she would like to resign from seat #1.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, Accepting the Resignation of Bobbie Henley from Seat #1, was approved.

B. Appointment to Fill Vacant Board Seat #3

Ms. Roden nominated Bobbie Henley to fill seat #3.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Appointing Bobbie Henley to Seat #3, was approved.

Ms. Virgen administered the oath of office to Ms. Henley. Ms. Henley nominated Joe Braddy to fill seat #1

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Appointing Joe Braddy to Seat #1, was approved.

Ms. Virgen administered the oath of office to Mr. Braddy. Ms. Roden stated she would like to resign from seat #2.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Accepting the Resignation of Lindsey Roden from Seat #2, was approved.

Ms. Cassidy noted she would like to resign from seat #5.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Resignation of Emily Cassidy from Seat #5, was approved.

Ms. Spencer nominated Lindsey Roden to fill seat #5.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Appointing Lindsey Roden to Seat #5, was approved.

Ms. Spencer appointed Emily Cassidy to fill seat #2.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Appointing Emily Cassidy to Seat #2, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Virgen administered the oath of office to Ms. Cassidy. Ms. Hancock reviewed the Sunshine Law with Mr. Braddy. Ms. Gentry reviewed the Public Records Law and Ethics Law.

D. Consideration of Resolution 2024-09 Electing Officers

Ms. Virgen presented Bobbie Henley as Chair, Lindsey Roden as Vice Chair, and Monica Virgen, Emily Cassidy, Jessica Spencer and Joe Braddy as Assistant Secretaries.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2024-09 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 1, 2024 Board of Supervisors Meeting

Ms. Virgen presented the minutes from the August 1, 2024 Board of Supervisor meeting and asked for any questions or corrections. She noted that these minutes have been reviewed by staff. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, the Minutes of the August 1, 2024 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock noted she had nothing further to report.

B. Engineer

Mr. Malave had nothing to report at this time.

C. Field Manager’s Report

Mr. Tindall reviewed the Field Manager’s report on page 17 of the agenda package.

i. Consideration of Proposal to Add Second Bike Rack at Amenity Center

Mr. Tindall presented a proposal from GMS to add a second bike rack at the amenity center for \$3,309.80. He noted it will probably happen toward the first of October so will go into next year’s budget.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Proposal from GMS to Add Second Bike Rack at Amenity Center, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register from July 19th through August 27th totaling \$43,811.74. A detailed run summary follows the register. She asked for any questions. A Board member referred to check date 08/07/24 and asked if the playground lease was paid twice for September. Ms. Burns noted Hammock Reserve has more than one playground lease.

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

ii. Balance Sheet & Income Statement

Ms. Virgen stated on page 34 of the agenda package is the balance sheet and income statement. No action is necessary.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Virgen asked for a motion to adjourn.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

From: Richard Rodriguez

Subject: Stop Sign

Date: September 26, 2024 at 1:00:53 PM EDT

To: Jillian Burns, Monica Virgen

Subject: Inquiry Regarding Stop Sign Installation on Bernard Blvd

Dear Monica,

I hope this message finds you well.

I've received multiple concerns from residents regarding vehicles speeding eastbound on Bernard Blvd toward Prado Grande. I have a few questions I hope you can assist with:

1. Who was responsible for the installation of the stop signs located at Hammock Reserve?
2. If the CDD was responsible, could a stop sign be installed at the corner of Bernard Blvd and Yarian Drive to create a 3-way stop and help prevent future accidents?
3. If the CDD was not responsible for the installation, could you please clarify which party was, and whether we could request that they install a stop sign at the noted location?

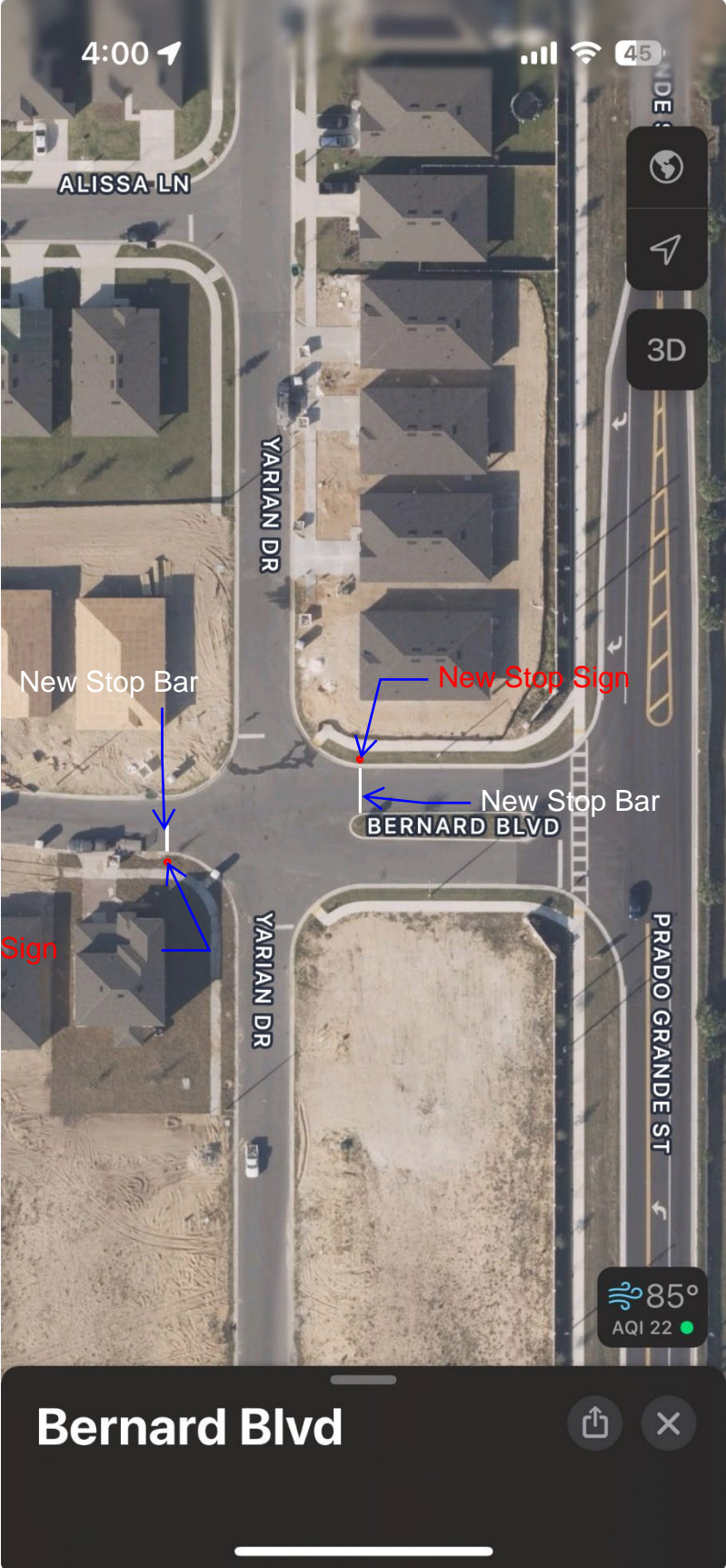
For your reference, I have already spoken with the city, and they informed me that the CDD is responsible for signage and can install a stop sign at the location. However, the cost of the installation would fall under the CDD's responsibility.

Thank you in advance for your attention to this matter. I appreciate your time and understanding.

Best regards,

Richard Rodriguez
Hammock Reserve

HAMMOCK RESERVE CDD
Sept. 27, 2024
Additional Stop Sign Locations



New Stop Sign

New Stop Bar

New Stop Sign

New Stop Bar

Bernard Blvd

SECTION VI

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICALLY ACCESSABLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICALLY ACCESSABLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLIMENTING RESOLUTIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hammock Reserve Community Development District (“**District**”) is a local unit of special purpose government¹ created and existing pursuant to Chapter 190, Florida Statutes, and situated within Polk County, Florida; and

WHEREAS, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, Florida Statutes; and

WHEREAS, Chapter 50, Florida Statutes, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

WHEREAS, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“County Regulations”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“Publicly Accessible Website”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

¹ Section 190.003(6), FS

WHEREAS, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

WHEREAS, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

WHEREAS, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the Authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in Composite Exhibit A, attached hereto and incorporated by this reference, is in the best interests of the District.

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

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION. The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

3. DELEGATION OF AUTHORITY. The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as Composite Exhibit A.

4. PUBLICATION OF NOTICE AND REGISTRY. The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), Florida Statutes.

5. AUTHORIZATION. The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311 and the County Regulations.

6. CONFLICTING PROVISIONS. All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

7. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

8. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 7TH DAY OF NOVEMBER 2024.

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair

Print Name: _____

Print Name: _____

Composite Exhibit A

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

This Order is between County/[Governmental Agency] ("County")/"Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows:

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

Additional Terms:

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.
- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D- R Media, even in a situation where D-R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,
effective as of the date the last party signs this Order.

GOVERNMENTAL AGENCY NAME

ATTEST:

By: _____
GOVERNMENTAL AGENCY NAME/TITLE

CITY CLERK

Print Name
____ day of _____, 20__

Contractor

Signature

Print/Type Name

Title

**Form Participation Agreement for Publication of Legal Notices on County Designated
Publicly Accessible Website**

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and Hammock Reserve Community Development District, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively the "Parties").

RECITALS

- A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, Florida Statutes.
- B. Effective January 1, 2023, Section 50.0311, Florida Statutes, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.
- C. Local Government represents that it is a governmental agency as defined in Section 50.0311, Florida Statutes. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.
- D. Pursuant to Section 50.0311, Florida Statutes, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.
- 2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to

written notice to Local Government in accordance with the Notices section of this Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, Florida Statutes. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, Florida Statutes, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, Florida Statutes.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or

relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), Florida Statutes. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused

or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1. Termination without cause. Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice to the other Party.

10.2. Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3. Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11. Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COUNTY:

County Manager

Polk County Board of County Commissioners

P.O. Box 9005

Bartow, Florida 33830

With a copy to:

County Attorney

Polk County Board of County Commissioners

P.O. Box 9005, Drawer AT01 Bartow,

Florida 33830

FOR LOCAL GOVERNMENT:

Email address: _____

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Participation Agreement, such reference is to the section or article as a whole, including all of

the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Participation Agreement.

16. Law. Jurisdiction. Venue. Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed

physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

(Remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:

Stacy M. Butterfield
Clerk to the Board

POLK COUNTY

a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
County Manager

Date:
.....

ATTEST:

Hammock Reserve Community
Development District

Signature

Signature

Print Name

Print Name

Title

Title

SECTION VII

INSTR # 2024203094
BK 13250 Pgs 2069-2071 PG(s)3
09/03/2024 12:07:07 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00

PREPARED BY AND RETURN TO:

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

Parcel IDs: 262724489504014150; 262724489504003060; 262724489504006260; 262724489504002350;
262724489504002360

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 28th day of August, 2024, by **CH DEV HAMMOCK, 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 A, B, C, D, E, F, G, H, J, K, and those internal streets and rights of way known as Catamaran Avenue, Hammock Island Way, Bimini Avenue, Maddie Drive, Mast Avenue, Mainsail Street, Starboard Street, Helm Street, Rigging Street, and Bernard Boulevard, together with easement rights to those certain private drainage easements, all as depicted on the Plat titled “Hammock Reserve Phase 3,” recorded at Book 196, Page 8 et seq. of the Official 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 anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of 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.

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:

CH DEV HAMMOCK, LLC
a Florida limited liability company

Lindsey Roden
Print Name: Lindsey Roden
Address: 340 E Central Ave
Winter Haven FL 33880

[Signature]
By: Albert B. Cassidy
Its: Manager

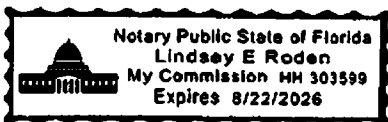
Kristin Cassidy
Print Name: Kristin Cassidy
Address: 340 E Central Ave
Winter Haven FL 33880

STATE OF FLORIDA
COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization this 20th day of August, 2024, by Albert B. Cassidy, as Manager of CH DEV HAMMOCK, LLC, a Florida limited liability company, on behalf of company.

[notary seal]

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



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 28th day of August, 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: Jessica Spencer
Jessica Spencer
Vice Chairperson, Board of Supervisors

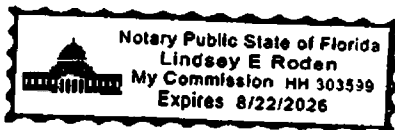
Kristin Cassidy
Name: Kristin Cassidy
Address: 346 E Central Ave
Winter Haven FL 33880

STATE OF FLORIDA
COUNTY OF POIK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of August, 2024, by Jessica Spencer, as Vice Chairperson of the Board of Supervisors of the Hammock Reserve Community Development District.

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

[notary seal]



SECTION VIII



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 9, 2024

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

We are pleased to confirm our understanding of the services we are to provide Hammock Reserve Community Development District, City of Haines City, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Hammock Reserve Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

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

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

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

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

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

Audit Objectives

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$9,200 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

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

Signed by:

By: FE93D4BE1C3E4B6...

Title: Chairperson

Date: 9/27/2024



Florida Institute of Certified Public Accountants

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



Peer Review
Program

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

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION IX

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: mvirgen@gmscfl.com

September 11, 2024

Ms. Monica Virgen, District Manager
Hammock Reserve Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

**Subject: Work Authorization Number 2024-1
Hammock Reserve Community Development District
Annual Engineer’s Report 2024**

Dear Ms. Virgen:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Hammock Reserve Community Development District (CDD). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows:

I. Scope of Work

We will provide the Annual Engineer’s Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$4,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

Rey Malavé, P.E.
Dewberry Engineers Inc.
Associate Vice President

September 11, 2024
Date

APPROVED AND ACCEPTED

DocuSigned by:

By: 93E2B39796F04E0...
Authorized Representative of
Hammock Reserve
Community Development District

September 11, 2024
Date

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$175.00, \$200.00, \$230.00
Engineer VII, VIII, IX	\$260.00, \$290.00, \$320.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$155.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$215.00
Planner I, II, III	\$105.00, \$125.00, \$155.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$215.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$155.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$215.00
Principal	\$360.00
Technical	
CADD Technician I, II, III, IV, V	\$85.00, \$105.00, \$125.00, \$140.00, \$180.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$205.00, \$230.00
Construction	
Construction Professional I, II, III	\$125.00, \$160.00, \$185.00
Construction Professional IV, V, VI	\$220.00, \$245.00, \$290.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$100.00
Surveyor IV, V, VI	\$120.00, \$135.00, \$150.00
Surveyor VII, VIII, IX	\$165.00, \$195.00, \$235.00
Senior Surveyor IX	\$295.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$185.00, \$245.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$100.00, \$120.00, \$150.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION 2



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

September 26, 2024

Ms. Jillian Burns, District Manager
Hammock Reserve Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

**Subject: District Engineers Report - 2024
Hammock Reserve Community Development District
Section 9.21 of the Master Trust Indenture**

Dear Ms. Burns:

In accordance with Section 9.21 of the Master Trust Indenture for the Hammock Reserve Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2025 and believe that it is sufficient for the proper operation and maintenance of the Hammock Reserve CDD.

In addition, and in accordance with Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage, and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (321) 354-9656.

Sincerely,

A handwritten signature in blue ink, appearing to read "RM", with a long horizontal flourish extending to the right.

Reinardo Malavé, P.E.
District Engineer
Hammock Reserve Community Development District

RM:ap

Q:\Hammock Reserve CDD - 50153179\Adm\Reports\Hammock Reserve District Engineer's Report 2024_09-26-2024

SECTION 3



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

September 13, 2024

Ms. Jill Burns, District Manager
Hammock Reserve Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2025-1
Hammock Reserve Community Development District
District Engineering Services
City of Winter Haven, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this work order to provide professional consulting services for the Hammock Reserve Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement") as follows:

With this information in mind, we propose the following tasks and corresponding fees:

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2025 only. We estimate a budget of \$15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

III. Additional Services

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

Ms. Jillian Burns
Hammock Reserve CDD
Work Authorization #2025-1
September 13, 2024

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Joey V. Duncan, PE
Principal Engineer



Reinardo Malavé, P.E.
Associate Vice President

JD;RM:ap
Q:\Crossings CDD_50143515\Adm\Correspondence\AAS\Hammock Reserve CDD District Engineering Services_09-13-2024
Enclosures

APPROVED AND ACCEPTED

Signed by:

FE93D4BE1C3E4B6...

By: _____
Authorized Representative of
Hammock Reserve Community Development District

Date: 9/27/2024

EXHIBIT B - Hourly Fee Schedule



Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$175.00, \$200.00, \$230.00
Engineer VII, VIII, IX	\$260.00, \$290.00, \$320.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$155.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$215.00
Planner I, II, III	\$105.00, \$125.00, \$155.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$215.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$155.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$215.00
Principal	\$360.00
Technical	
CADD Technician I, II, III, IV, V	\$85.00, \$105.00, \$125.00, \$140.00, \$180.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$205.00, \$230.00
Construction	
Construction Professional I, II, III	\$125.00, \$160.00, \$185.00
Construction Professional IV, V, VI	\$220.00, \$245.00, \$290.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$100.00
Surveyor IV, V, VI	\$120.00, \$135.00, \$150.00
Surveyor VII, VIII, IX	\$165.00, \$195.00, \$235.00
Senior Surveyor IX	\$295.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$185.00, \$245.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$100.00, \$120.00, \$150.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

Company Confidential and Proprietary. Use or disclosure of data contained on this sheet is subject to restriction on the title page of this report.

Revised 06-01-24\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Hammock Reserve Community Development District

Summary of Check Register

August 28, 2024 through October 24, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	9/3/24	652-656	\$ 38,857.71
	9/10/24	657-665	\$ 9,032.22
	9/18/24	666-668	\$ 23,300.39
	9/24/24	669	\$ 5,565.00
	10/2/24	670-674	\$ 10,067.37
	10/16/24	675-681	\$ 28,368.33
	10/23/24	682-684	\$ 3,467.71
Total Amount			\$ 118,658.73

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/24	00001	8/29/24	25002	202408	300	15500	10000		FY25 INSURANCE POLICY	*	28,379.00		
									EGIS INSURANCE & RISK ADVISORS			28,379.00	000652
9/03/24	00006	7/31/24	227	202407	320	53800	48000		CLEANING PHASE 4 FENCE	*	812.66		
		7/31/24	228	202407	320	53800	48000		REPAIR WASHOUT ALONG POND	*	960.00		
									GOVERNMENTAL MANAGEMENT SERVICES			1,772.66	000653
9/03/24	00037	9/03/24	09032024	202409	300	15500	10000		PLAYGROUND LEASE OCT24	*	3,733.18		
		9/03/24	09032024	202409	300	15500	10000		PLAYGROUND LEASE OCT24	*	3,442.08		
									HNB PROPERTY, LLC			7,175.26	000654
9/03/24	00048	8/23/24	60582857	202408	330	57200	48100		PEST CONTROL AUG24	*	40.00		
									MASSEY SERVICES, INC.			40.00	000655
9/03/24	00019	9/03/24	09032024	202409	300	15500	10000		PLAYGROUND LEASE OCT24	*	1,490.79		
									WHFS, LLC			1,490.79	000656
9/10/24	00056	8/29/24	18295	202408	320	53800	47000		POND HERBICIDE AUG24	*	800.00		
									AQUATIC WEED MANAGEMENT, INC			800.00	000657
9/10/24	00057	9/05/24	BH090520	202409	310	51300	11000		SUPERVISOR FEE 09/05/24	*	200.00		
									BOBBIE HENLEY			200.00	000658
9/10/24	00044	8/28/24	13054	202408	330	57200	48200		CLEANING SVCS AUG24	*	855.00		
									CSS OF CENTRAL FLORIDA			855.00	000659
9/10/24	00042	9/05/24	EC090520	202409	310	51300	11000		SUPERVISOR FEE 09/05/24	*	200.00		
									EMILY CASSIDY			200.00	000660
9/10/24	00031	9/06/24	09062024	202409	300	20700	10000		FY24 S2020 DEBT SVC ASSES	*	964.49		
		9/06/24	09062024	202409	300	20700	10000		FY24 S2021 DEBT SVC ASSES	*	866.80		
		9/06/24	09062024	202409	300	20700	10000		FY24 S2022 DEBT SVC ASSES	*	2,665.93		
									HAMMOCK RESERVE CDD C/O USBANK			4,497.22	000661

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/10/24	00043	9/05/24	JP090520	202409	310-51300	11000		SUPERVISOR FEE 09/05/24 JESSICA SPENCER	*	200.00	200.00	000662
9/10/24	00061	9/05/24	JB090520	202409	310-51300	11000		SUPERVISOR FEE 09/05/24 JOE D. BRADDY	*	200.00	200.00	000663
9/10/24	00055	9/05/24	LR080550	202409	310-51300	11000		SUPERVISOR FEE 09/05/24 LINDSEY RODEN	*	200.00	200.00	000664
9/10/24	00041	9/01/24	24066	202409	330-57200	48500		POOL MAINTENANCE SEP24 MCDONNELL CORPORATION DBA RESORT	*	1,880.00	1,880.00	000665
9/18/24	00006	9/01/24	230	202409	310-51300	34000		MANAGEMENT FEES SEP24	*	3,343.67		
		9/01/24	230	202409	310-51300	35200		WEBSITE ADMIN SEP24	*	100.00		
		9/01/24	230	202409	310-51300	35100		INFORMATION TECH SEP24	*	150.00		
		9/01/24	230	202409	310-51300	31400		DISSEMINATION SVCS SEP24	*	625.00		
		9/01/24	230	202409	330-57200	48300		AMENITY ACCESS SEP24	*	562.50		
		9/01/24	230	202409	310-51300	51000		OFFICE SUPPLIES SEP24	*	1.08		
		9/01/24	230	202409	310-51300	42000		POSTAGE SEP24	*	110.22		
		9/01/24	231	202409	320-53800	34000		FIELD MANAGEMENT SEP24	*	1,325.00		
								GOVERNMENTAL MANAGEMENT SERVICES			6,217.47	000666
9/18/24	00025	9/12/24	10392	202408	310-51300	31500		GENERAL COUNSEL AUG24 KILINSKI VAN WYK, PLLC	*	1,686.00	1,686.00	000667
9/18/24	00027	8/14/24	14223	202408	320-53800	47300		EXCHANGED ACC HUNTER CONT	*	195.00		
		9/01/24	14125	202409	320-53800	46200		LANDSCAPE MAINT SEP24 PRINCE & SONS, INC.	*	15,201.92	15,396.92	000668
9/24/24	00006	9/15/24	234	202409	300-15500	10000		ASSESSMENT ROLL FY25 GOVERNMENTAL MANAGEMENT SERVICES	*	5,565.00	5,565.00	000669

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/24	00038	9/27/24	22422423	202408	310	51300	31100		GENERAL ENGINEERING AUG24 DEWBERRY ENGINEERS INC.	*	365.00	365.00	000670
10/02/24	00037	10/01/24	10012024	202410	300	15500	10000		PLAYGROUND LEASE NOV24 HNB PROPERTY, LLC	*	3,733.19	7,175.26	000671
		10/01/24	10012024	202410	300	15500	10000		PLAYGROUND LEASE NOV24	*	3,442.07		
10/02/24	00048	9/21/24	61069555	202409	330	57200	48100		PEST CONTROL SEP24 MASSEY SERVICES, INC.	*	40.00	40.00	000672
10/02/24	00049	9/25/24	11884807	202408	330	57200	34500		SECURITY SVCS AUG24 ADJ SECURITAS SECURITY SERVICES USA INC	*	996.32	996.32	000673
10/02/24	00019	10/01/24	10012024	202410	300	15500	10000		PLAYGROUND LEASE NOV24 WHFS, LLC	*	1,490.79	1,490.79	000674
10/16/24	00056	9/30/24	18454	202409	320	53800	47000		POND HERBICIDE SEP24 AQUATIC WEED MANAGEMENT, INC	*	800.00	800.00	000675
10/16/24	00044	9/26/24	13275	202409	330	57200	48200		CLEANING SVCS SEP24 CSS OF CENTRAL FLORIDA	*	890.00	890.00	000676
10/16/24	00040	10/02/24	20380	202410	330	57200	34500		CS25 PROXIMITY CARD QTY9 CURRENT DEMANDS ELECTRICAL, INC	*	642.60	642.60	000677
10/16/24	00060	9/30/24	00067004	202409	310	51300	48000		NOT BOS MEETINGS 09/26/24 GANNETT MEDIA CORP DBA GANNETT	*	368.83	368.83	000678
10/16/24	00006	8/31/24	236	202408	320	53800	48000		GENERAL MAINTENANCE AUG24	*	700.00		
		10/01/24	237	202410	310	51300	34000		MANAGEMENT FEES OCT24	*	3,750.00		
		10/01/24	237	202410	310	51300	35200		WEBSITE ADMIN OCT24	*	105.00		
		10/01/24	237	202410	310	51300	35100		INFORMATION TECH OCT24	*	157.50		

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/24		237		202410	310	310-51300	31400			*	656.25		
			DISSEMINATION SVCS OCT24										
10/01/24		237		202410	330	330-57200	48300			*	1,250.00		
			AMENITY ACCESS OCT24										
10/01/24		237		202410	310	310-51300	51000			*	4.12		
			OFFICE SUPPLIES OCT24										
10/01/24		237		202410	310	310-51300	42000			*	90.94		
			POSTAGE OCT24										
10/01/24		237		202410	310	310-51300	42500			*	4.50		
			COPIES OCT24										
10/01/24		238		202410	320	320-53800	34000			*	1,666.67		
			FIELD MANAGEMENT OCT24										
GOVERNMENTAL MANAGEMENT SERVICES											8,384.98	000679	
10/16/24	00041	10/01/24	24427	202410	330	330-57200	48500			*	1,880.00		
			POOL MAINTENANCE OCT24										
		10/03/24	24721	202410	330	330-57200	48500			*	200.00		
			HURRICANE HELENE CLEAN UP										
MCDONNELL CORPORATION DBA RESORT											2,080.00	000680	
10/16/24	00027	10/01/24	14640	202410	320	320-53800	46200			*	15,201.92		
			LANDSCAPE MAINT OCT24										
PRINCE & SONS, INC.											15,201.92	000681	
10/23/24	00002	10/01/24	91386	202410	310	310-51300	54000			*	175.00		
			SPECIAL DISTRICT FEE FY25										
DEPARTMENT OF ECONOMIC OPPORTUNITY											175.00	000682	
10/23/24	00025	10/14/24	10579	202409	310	310-51300	31500			*	474.31		
			GENERAL COUNSEL SEP24										
KILINSKI VAN WYK, PLLC											474.31	000683	
10/23/24	00049	9/30/24	11893644	202409	330	330-57200	34500			*	2,818.40		
			SECURITY SVCS SEP24										
SECURITAS SECURITY SERVICES USA INC											2,818.40	000684	
TOTAL FOR BANK A											118,658.73		
TOTAL FOR REGISTER											118,658.73		

HAMR HAMMOCK RESERV ZYAN

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
September 30, 2024



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14	<u>Assessment Receipt Schedule</u>

Hammock Reserve
Community Development District
Combined Balance Sheet
September 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 165,839	\$ -	\$ -	\$ 165,839
Capital Projects Account	\$ -	\$ -	\$ 314	\$ 314
Capital Reserve Account	\$ -	\$ -	\$ 126,155	\$ 126,155
Investments:				
Series 2020				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 125,820	\$ -	\$ 125,820
Series 2021				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 120,330	\$ -	\$ 120,330
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 105	\$ -	\$ 105
Cost of Issuance	\$ -	\$ -	\$ 1	\$ 1
Series 2022				
Reserve	\$ -	\$ 398,058	\$ -	\$ 398,058
Revenue	\$ -	\$ 456,109	\$ -	\$ 456,109
Prepayment	\$ -	\$ 3,252	\$ -	\$ 3,252
Due from Developer	\$ -	\$ -	\$ 7,626	\$ 7,626
Prepaid Expenses	\$ 48,671	\$ -	\$ -	\$ 48,671
Total Assets	\$ 214,510	\$ 1,395,934	\$ 134,095	\$ 1,744,539
Liabilities:				
Accounts Payable	\$ 22,824	\$ -	\$ -	\$ 22,824
Contracts Payable	\$ -	\$ -	\$ 1,626	\$ 1,626
Total Liabilities	\$ 22,824	\$ -	\$ 1,626	\$ 24,449
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 48,671	\$ -	\$ -	\$ 48,671
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 279,820	\$ -	\$ 279,820
Debt Service - Series 2021	\$ -	\$ 258,696	\$ -	\$ 258,696
Debt Service - Series 2022	\$ -	\$ 857,419	\$ -	\$ 857,419
Capital Projects - Series 2020	\$ -	\$ -	\$ 314	\$ 314
Capital Projects - Series 2021	\$ -	\$ -	\$ 1	\$ 1
Capital Projects - Series 2022	\$ -	\$ -	\$ 6,000	\$ 6,000
Unassigned	\$ 143,015	\$ -	\$ -	\$ 143,015
Total Fund Balances	\$ 191,686	\$ 1,395,934	\$ 132,469	\$ 1,720,090
Total Liabilities & Fund Balance	\$ 214,510	\$ 1,395,934	\$ 134,095	\$ 1,744,539

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	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:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 5,400	\$ 6,600
Engineering	\$ 15,000	\$ 15,000	\$ 8,550	\$ 6,450
Attorney	\$ 30,000	\$ 30,000	\$ 14,361	\$ 15,639
Annual Audit	\$ 9,200	\$ 9,200	\$ 9,100	\$ 100
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 7,500	\$ 7,500	\$ 9,000	\$ (1,500)
Trustee Fees	\$ 12,123	\$ 12,123	\$ 11,112	\$ 1,011
Management Fees	\$ 40,124	\$ 40,124	\$ 40,124	\$ (0)
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 1,420	\$ (420)
Insurance	\$ 6,119	\$ 6,119	\$ 5,758	\$ 361
Copies	\$ 500	\$ 500	\$ 105	\$ 395
Legal Advertising	\$ 7,500	\$ 7,500	\$ 1,086	\$ 6,414
Other Current Charges	\$ 1,551	\$ 1,551	\$ 496	\$ 1,055
Office Supplies	\$ 625	\$ 625	\$ 33	\$ 592
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 153,067	\$ 153,067	\$ 116,370	\$ 36,697

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 18,000	\$ 18,000	\$ 20,964	\$ (2,964)
Field Management	\$ 15,900	\$ 15,900	\$ 15,900	\$ -
Landscape Maintenance	\$ 190,000	\$ 190,000	\$ 187,124	\$ 2,876
Landscape Replacement	\$ 25,000	\$ 25,000	\$ 6,876	\$ 18,124
Pond Maintenance	\$ 10,000	\$ 10,000	\$ 9,100	\$ 900
Streetlights	\$ 30,360	\$ 30,360	\$ 31,749	\$ (1,389)
Electric	\$ 8,000	\$ 8,000	\$ 27,886	\$ (19,886)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 8,000	\$ 8,000	\$ 2,074	\$ 5,926
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 14,941	\$ 59
Contingency	\$ 10,000	\$ 10,000	\$ 4,229	\$ 5,771
Subtotal Field Expenditures	\$ 332,760	\$ 332,760	\$ 320,843	\$ 11,917
Amenity Expenditures				
Amenity - Electric	\$ 12,804	\$ 12,804	\$ 8,126	\$ 4,678
Amenity - Water	\$ 10,000	\$ 10,000	\$ 6,722	\$ 3,278
Playground Lease	\$ 103,993	\$ 103,993	\$ 103,993	\$ 0
Internet	\$ 1,500	\$ 1,500	\$ 1,070	\$ 430
Pest Control	\$ 528	\$ 528	\$ 480	\$ 48
Janitorial Services	\$ 17,100	\$ 17,100	\$ 10,245	\$ 6,855
Security Services	\$ 36,000	\$ 36,000	\$ 30,295	\$ 5,705
Pool Maintenance	\$ 22,600	\$ 22,600	\$ 22,915	\$ (315)
Amenity Access Management	\$ 6,750	\$ 6,750	\$ 6,750	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 5,158	\$ 4,842
Contingency	\$ 10,000	\$ 10,000	\$ 785	\$ 9,215
Pool Permit (Licenses)	\$ -	\$ -	\$ 280	\$ (280)
Subtotal Amenity Expenditures	\$ 231,275	\$ 231,275	\$ 196,819	\$ 34,456
Total Operations & Maintenance	\$ 564,035	\$ 564,035	\$ 517,662	\$ 46,372
Total Expenditures	\$ 717,101	\$ 717,101	\$ 634,032	\$ 83,069
Excess (Deficiency) of Revenues over Expenditures	\$ 125,000		\$ 231,290	
<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	\$ -		\$ 106,290	
Fund Balance - Beginning	\$ -		\$ 85,396	
Fund Balance - Ending	\$ -		\$ 191,686	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 308,327	\$ 311,688	\$ 3,361
Interest	\$ -	\$ -	\$ 13,546	\$ 13,546
Total Revenues	\$ 308,327	\$ 308,327	\$ 325,234	\$ 16,907
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)		\$ 15,834	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (7,601)	\$ (7,601)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,601)	\$ (7,601)
Net Change in Fund Balance	\$ (1,073)		\$ 8,233	
Fund Balance - Beginning	\$ 115,531		\$ 271,587	
Fund Balance - Ending	\$ 114,458		\$ 279,820	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 276,824	\$ 276,824	\$ 280,116	\$ 3,292
Interest	\$ -	\$ -	\$ 12,337	\$ 12,337
Total Revenues	\$ 276,824	\$ 276,824	\$ 292,453	\$ 15,630
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		\$ 18,185	
Net Change in Fund Balance	\$ 2,555		\$ 18,185	
Fund Balance - Beginning	\$ 98,769		\$ 240,511	
Fund Balance - Ending	\$ 101,324		\$ 258,696	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	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	\$ -	\$ -	\$ 68,900	\$ 68,900
Total Revenues	\$ 904,500	\$ 904,500	\$ 1,337,106	\$ 432,606
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	\$ 235,000	\$ 215,000	\$ 20,000
Interest - 5/1	\$ 335,050	\$ 335,050	\$ 305,040	\$ 30,010
Total Expenditures	\$ 905,100	\$ 905,100	\$ 2,104,926	\$ (1,199,826)
Excess (Deficiency) of Revenues over Expenditures	\$ (600)		\$ (767,821)	
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)		\$ (1,165,878)	
Fund Balance - Beginning	\$ 774,474		\$ 2,023,297	
Fund Balance - Ending	\$ 773,874		\$ 857,419	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 503	\$ 503
Total Revenues	\$ -	\$ -	\$ 503	\$ 503
Expenditures:				
Contingency	\$ -	\$ -	\$ 569	\$ (569)
Total Expenditures	\$ -	\$ -	\$ 14,606	\$ (14,606)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (14,103)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 7,601	\$ 7,601
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,601	\$ 7,601
Net Change in Fund Balance	\$ -	\$ -	\$ (6,502)	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,816	
Fund Balance - Ending	\$ -	\$ -	\$ 314	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	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	\$ -		\$ (0)	
Net Change in Fund Balance	\$ -		\$ (0)	
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 September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 258,159	\$ 258,159
Interest	\$ -	\$ -	\$ 3,677	\$ 3,677
Total Revenues	\$ -	\$ -	\$ 261,836	\$ 261,836
Expenditures:				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 509,461	\$ (509,461)
Capital Outlay - Phase 4	\$ -	\$ -	\$ 164,737	\$ (164,737)
Total Expenditures	\$ -	\$ -	\$ 674,198	\$ (674,198)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (412,362)	
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	\$ -	\$ -	\$ (14,305)	
Fund Balance - Beginning	\$ -	\$ -	\$ 20,305	
Fund Balance - Ending	\$ -	\$ -	\$ 6,000	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1,155	\$ 1,155
Total Revenues	\$ -	\$ -	\$ 1,155	\$ 1,155
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,155	
Other Financing Sources/(Uses)				
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	\$ 125,000		\$ 126,155	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 125,000		\$ 126,155	

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	\$ 5,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Engineering	\$ 255	\$ 365	\$ 383	\$ 528	\$ (383)	\$ -	\$ 1,345	\$ 200	\$ -	\$ -	\$ 365	\$ -	\$ 3,058
Attorney	\$ 1,039	\$ 2,208	\$ 850	\$ 3,211	\$ 348	\$ 363	\$ 1,325	\$ 1,375	\$ 813	\$ 670	\$ 1,686	\$ 474	\$ 14,361
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	\$ 625	\$ 625	\$ 9,000
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	\$ 3,344	\$ 3,344	\$ 40,124
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ 86	\$ 98	\$ 42	\$ 422	\$ -	\$ 24	\$ 96	\$ 148	\$ 167	\$ 175	\$ 53	\$ 110	\$ 1,420
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Copies	\$ -	\$ 3	\$ -	\$ -	\$ 68	\$ -	\$ -	\$ 2	\$ 31	\$ -	\$ 2	\$ -	\$ 105
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 718	\$ -	\$ 369	\$ 1,086
Other Current Charges	\$ 40	\$ 39	\$ 39	\$ 39	\$ 42	\$ 41	\$ 41	\$ 42	\$ 50	\$ 41	\$ 41	\$ 41	\$ 496
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 4	\$ 4	\$ 1	\$ 1	\$ 4	\$ 1	\$ 2	\$ 7	\$ 4	\$ 1	\$ 4	\$ 1	\$ 33
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 36,926	\$ 10,415	\$ 5,533	\$ 8,919	\$ 4,298	\$ 4,647	\$ 7,527	\$ 8,125	\$ 7,080	\$ 5,824	\$ 6,369	\$ 5,214	\$ 110,877

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	\$ -	\$ -	\$ 72	\$ -	\$ 20,964
Field Management	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 15,900
Landscape Maintenance	\$ 19,903	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 187,124
Landscape Replacement	\$ 4,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,925	\$ -	\$ -	\$ -	\$ 6,876
Pond Maintenance	\$ -	\$ 600	\$ 600	\$ 600	\$ 2,100	\$ 600	\$ 600	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 9,100
Streetlights	\$ 1,772	\$ 1,772	\$ 1,888	\$ 3,201	\$ 2,809	\$ 2,809	\$ 2,809	\$ 2,947	\$ 2,947	\$ 2,932	\$ 2,932	\$ 2,932	\$ 31,749
Electric	\$ 1,130	\$ 1,200	\$ 917	\$ 905	\$ 860	\$ 855	\$ 808	\$ 737	\$ 762	\$ 17,145	\$ 850	\$ 1,715	\$ 27,886
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 328	\$ 659	\$ 316	\$ 279	\$ -	\$ 134	\$ -	\$ -	\$ -	\$ -	\$ 195	\$ 163	\$ 2,074
General Repairs & Maintenance	\$ -	\$ 790	\$ 790	\$ 784	\$ 1,544	\$ 843	\$ 245	\$ -	\$ 1,987	\$ 1,773	\$ 700	\$ -	\$ 9,455
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 49,695	\$ 21,548	\$ 21,037	\$ 22,296	\$ 23,840	\$ 21,768	\$ 20,989	\$ 21,617	\$ 24,948	\$ 39,176	\$ 22,075	\$ 22,137	\$ 311,128
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	\$ 618	\$ 748	\$ 6,722
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 103,993
Internet	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 1,070
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 480
Janitorial Services	\$ 925	\$ 825	\$ 845	\$ 855	\$ 855	\$ 845	\$ 835	\$ 835	\$ 825	\$ 855	\$ 855	\$ 890	\$ 10,245
Security Services	\$ 2,591	\$ 2,363	\$ 2,818	\$ 3,077	\$ 2,363	\$ 2,818	\$ 2,934	\$ 2,363	\$ 2,818	\$ 2,334	\$ 996	\$ 2,818	\$ 30,295
Pool Maintenance	\$ 1,880	\$ 1,880	\$ 1,880	\$ 2,235	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 1,880	\$ 22,915
Amenity Access Management	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 563	\$ 6,750
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	\$ 13,708	\$ 15,695	\$ 196,819
Total Operations & Maintenance	\$ 66,324	\$ 38,691	\$ 37,680	\$ 39,537	\$ 39,624	\$ 38,397	\$ 38,452	\$ 38,136	\$ 42,908	\$ 54,583	\$ 35,783	\$ 37,832	\$ 507,947
Total Expenditures	\$ 103,249	\$ 49,107	\$ 43,212	\$ 48,456	\$ 43,922	\$ 43,045	\$ 45,979	\$ 46,262	\$ 49,989	\$ 60,406	\$ 42,152	\$ 43,046	\$ 618,825
Excess (Deficiency) of Revenues over Expenditures	\$ (103,249)	\$ (30,416)	\$ 483,590	\$ 44,693	\$ 19,704	\$ 57,083	\$ (3,904)	\$ (31,517)	\$ (43,962)	\$ (60,326)	\$ (42,152)	\$ (43,046)	\$ 246,497
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	\$ (103,249)	\$ (30,416)	\$ 483,590	\$ 44,693	\$ 19,704	\$ 57,083	\$ (128,904)	\$ (31,517)	\$ (43,962)	\$ (60,326)	\$ (42,152)	\$ (43,046)	\$ 121,497

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					
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
			Net Assessments \$	4,171.18	\$ 4,171.18
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