

*Hammock Reserve
Community Development District*

Meeting Agenda

April 3, 2025

AGENDA

Hammock Reserve

Community Development District

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

March 27, 2025

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, April 3, 2025 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/82349741895>

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

Meeting ID: 823 4974 1895

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the February 6, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 3, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Memo Regarding Speed Control Devices within the Community
 - C. Field Manager's Report (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

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, February 6, 2025** at 9:36 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen stated this was the time for public comments on the agenda items. She stated there were no members of the public present on zoom and asked for public comment present.

Resident (Bill Wenger, 6151 Hammock Island Way) asked if they could have permission to install a Purple Martin house at the end of the walkway on the CDD tract. He discussed the benefits of having Purple Martins. His written request is contained in the agenda packet.

Resident (Pedro Perez, 3565 Yarian Drive) made a comment on speeding on the roadways. He stated that he would prefer speed bumps instead of additional signs. He discussed the safety concerns. Mr. Malave stated the CDD would have to get approval through the city and identify locations for the bumps. He noted the cost would be between \$3,000 to \$8,000. Ms. Virgen stated there were not funds in the budget for this fiscal year but could be considered for the next budgeting year. She noted that it may increase assessments.

Discussion ensued on the Board option to consider this for next year, resident concerns of having them by their house, how many communities have installed speed bumps, a traffic study that would be required, approval from the city, flashing signs, and enforcement. Another large concern was the increase in assessments for residents. Mr. Malave suggested he contact the city to inquire on the process and the costs.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Member Joe Braddy (Seat #1) (Elected November 7, 2024 Landowners Meeting)

Ms. Virgen administered the oath of office to new Supervisor Joe Braddy in Seat #1, elected on November 7, 2024 at the Landowners’ meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 7, 2024 Landowners’ Meeting and November 7, 2024 Board of Supervisors Meeting

Ms. Virgen presented the minutes from the November 7, 2024 Landowners’ Meeting and the November 7, 2024 Board of Supervisor meeting and asked for any questions or corrections. She noted that the minutes have been reviewed by staff. The Board had no changes.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the November 7, 2024 Landowners’ Meeting and the November 7, 2024 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resident Request Regarding Installation of Purple Martin Nest on CDD Common Area Tract

Ms. Virgen stated a resident has requested the installation of a Purple Martin nest on CDD Common area tract on Phase 3. She added Mr. Wenger provided information regarding the Purple Martins. Discussion ensued on the ability to remove the nest if needed, upkeep is the responsibility of the resident to maintain, the location in the community, issues with mowers, walking trail in the area, and other nest locations in the community. Ms. Virgen will begin process of agreement.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Resident Request Regarding Installation of Purple Martin Nest on CDD Common Area Tract, was approved.

SIXTH ORDER OF BUSINESS

Discussion Regarding Installation of Additional Road Signage in District

Mr. Tindall provided a map of the locations of the additional 5 turns signs and 5 speed signs. Mr. Tindall asked for consideration to match other signs. He commented on the need in the different phases and the concern of the installation not affecting the speeding. He recommended corner signs, which would need city approval. Board member asked about clarification on missing signs and other areas needing replacement. He discussed the specific locations, and the map was provided for an overview. The Board suggested residents reach out to the police department and this would be the most efficient and cost effective.

Mr. Braddy asked for clarification if there were signs missing that must be replaced by code. Mr. Tindell responded the two in red on the map. There was no action on this item.

SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2020 Assessment Area One Project Bonds from AMTEC

Ms. Virgen provided an overview of the arbitrage report that was completed by AMTEC. She noted there is a negative arbitrage amount which shows the District is not earning more interest than they pay.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Arbitrage Rebate Report for Series 2020 Assessment Area One Project Bonds from AMTEC, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Virgen stated this is an annual agreement with the Polk County Property Appraiser and clarifies the district will hold exempt any records that Polk County holds exempt.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

NINTH ORDER OF BUSINESS

Consideration of 2025 Contract Agreement with Polk County Property Appraiser

Ms. Virgen stated this is a contract agreement with Polk County Property Appraiser that allows the district to place the property assessments on the Polk County Property Tax bill.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock noted the agreement with the resident will be drafted and sent out. She reminded the Board of the 4 hours of ethics training requirements for the new fiscal year. She noted the Board could complete them online. Mr. Braddy asked if he needed to complete by January and it was noted he had to complete it by December 31st.

B. Engineer

Mr. Malave stated he had no additional information with the exception of the signage.

C. Field Manager’s Report

i. Consideration of Resident Request to Add Pet Waste Stations in Community (tabled from November 7, 2024 Board of Supervisors Meeting)

Mr. Tindall presented the field managers’ report that included updates on the amenity area repairs on pavers, Lanai area fan switch replacement, the landscape spring refresh, consideration of annuals at the front entrance for the new budget, pond algae and low water levels, general

maintenance, routine maintenance, dog park updates, updates to the fence, bench work, stop signs installed, fencing delays and Phase 4 completion, trash issues, and consideration of a dog station in Phase 4 which does not have one currently. He noted there have been resident complaints about not having a dog station in that phase.

Ms. Spencer asked about the cost of a dog station. He noted there is a proposal for a dog station that includes delivery and installation and a \$50 monthly fee for pick up added to the contract. He added this would be a total of \$684 a year added to the janitorial for maintenance with contingency. He stated if this started March 1st they would have 7 months and it would total \$350 for the remainder of the year. It was noted in his contingency he had budget of \$6,000 a year for field. She added currently as of December 31st he had spent \$1,050, so there would be funds in the budget.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, the Request to Add a Pet Waste Station in the Community, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register from October 25, 2024 through January 23, 2025 totaling \$1,480,024.43. A detailed run summary follows the check register.

On MOTION by Ms. Cassidy, seconded by Ms. Roden, with all in favor, the Check Register totaling \$1,480,024.43, was approved.

ii. Balance Sheet & Income Statement

Ms. Virgen stated the unaudited financials through December 31, 2024 are included in the packet. She added these are only for informational purposes.

ELEVENTH ORDER OF BUSINESS

Other Business

Ms. Virgen asked the Board for permission to read a public comment from Richard Rodriquez, Simon Watson, Aisha Collazo, and Melany Sanchez. She added copies have been provided to each Board member.

The comment was regarding the meeting schedule specifically the weekday meetings at 9:30 a.m. They stated this time for meetings is completely out of touch for working homeowners making it nearly impossible to attend. Homeowners do not have an opportunity to address concerns and this discourages participation. The request was made to adjust the meeting to allow for participation.

Ms. Virgen responded to the residents and advised them of the various steps the Board has taken to allow for community involvement including the Zoom line availability, the minutes are posted to the website, the ability of residents to request recordings if they cannot attend the meeting in person, the ability for residents to send in public comments, and they do not have to wait until the meetings to bring up problems they can reach out to the District manager at any time. She added the concerns can be addressed outside the meetings. She added the Board can consider this request, but there are many ways to allow for resident participation.

District Counsel stated it is the Board’s discretion of when they hold the meeting. There is no legal requirement but there is a requirement for the Board quorum for making decisions. She explained the Board shift to homeowner members.

Resident (Donna Kingston, 3946 Whitney Lane) asked the question on the annuals in the front of the community and having a water restriction would this be feasible.

Resident (Pedro Perez) commented on the no parking restriction zones and the concerns. Ms. Virgen stated the District has adopted parking policies in Phase 1 and Phase 2. She added in Phases 3 and 4 there is a city ordinance and that will override other policies. She added the CDD cannot enforce parking polices in these areas. Issues can be reported to local officials.

Discussion ensued on the lack of common area parking, parking for visitors, ordinances on no street parking, towing vendor is not available, and to let District manager know of parking violations.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Virgen asked for a motion to adjourn.

On MOTION by Ms. Cassidy, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hammock Reserve Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	Thursday, July 3, 2025
HOUR:	9:30 AM
LOCATION:	Prime HOA Offices 375 Avenue A S.E. Winter Haven, Florida 33880

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

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

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

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

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

PASSED AND ADOPTED THIS 3RD DAY OF APRIL 2025.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Hammock Reserve
Community Development District

Proposed Budget
FY2026



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Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 842,100	\$ 819,846	\$ 22,254	\$ 842,100	\$ 842,100
Other Income	\$ -	\$ 30	\$ 24,275	\$ 24,305	\$ -
Total Revenues	\$ 842,100	\$ 819,876	\$ 46,529	\$ 866,405	\$ 842,100
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 3,600	\$ 5,400	\$ 12,000
Employer FICA	\$ -	\$ 77	\$ 275	\$ 352	\$ 918
Engineering	\$ 15,000	\$ 1,765	\$ 6,500	\$ 8,265	\$ 15,000
Attorney	\$ 25,000	\$ 4,767	\$ 14,583	\$ 19,350	\$ 25,000
Annual Audit	\$ 9,200	\$ -	\$ 9,100	\$ 9,100	\$ 9,200
Assessment Administration	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Arbitrage	\$ 1,350	\$ 450	\$ 900	\$ 1,350	\$ 1,350
Dissemination	\$ 7,875	\$ 3,281	\$ 4,594	\$ 7,875	\$ 8,111
Trustee Fees	\$ 12,123	\$ 9,765	\$ 2,358	\$ 12,123	\$ 13,335
Management Fees	\$ 45,000	\$ 18,750	\$ 26,250	\$ 45,000	\$ 46,350
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 339	\$ 661	\$ 1,000	\$ 1,000
Insurance	\$ 6,334	\$ 6,334	\$ -	\$ 6,334	\$ 7,284
Copies	\$ 500	\$ 55	\$ 292	\$ 347	\$ 500
Legal Advertising	\$ 2,500	\$ 983	\$ 1,517	\$ 2,500	\$ 2,500
Other Current Charges	\$ 1,550	\$ 4,828	\$ 450	\$ 5,278	\$ 1,550
Office Supplies	\$ 625	\$ 7	\$ 100	\$ 107	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 148,947	\$ 60,253	\$ 73,017	\$ 133,271	\$ 153,875
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 22,923	\$ 22,045	\$ -	\$ 22,045	\$ 25,352
Field Management	\$ 20,000	\$ 8,333	\$ 11,667	\$ 20,000	\$ 20,600
Landscape Maintenance	\$ 190,000	\$ 77,510	\$ 106,413	\$ 183,923	\$ 195,700
Landscape Replacement	\$ 40,000	\$ 3,710	\$ 23,333	\$ 27,043	\$ 45,000
Pond Maintenance	\$ 10,200	\$ 4,000	\$ 5,600	\$ 9,600	\$ 10,200
Streetlights	\$ 30,360	\$ 14,703	\$ 20,522	\$ 35,225	\$ 38,747
Electric	\$ 12,000	\$ 4,652	\$ 7,348	\$ 12,000	\$ 13,200
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Irrigation Repairs	\$ 7,000	\$ 1,398	\$ 5,602	\$ 7,000	\$ 7,000
General Repairs & Maintenance	\$ 22,500	\$ 12,562	\$ 13,125	\$ 25,687	\$ 22,500
Contingency	\$ 10,000	\$ 1,050	\$ 30,108	\$ 31,158	\$ 10,000
Subtotal Field Expenditures	\$ 367,483	\$ 149,963	\$ 225,177	\$ 375,140	\$ 390,799

Hammock Reserve
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 14,500	\$ 3,601	\$ 5,041	\$ 8,641	\$ 14,500
Amenity - Water	\$ 10,000	\$ 2,673	\$ 3,742	\$ 6,415	\$ 10,000
Playground Lease	\$ 103,993	\$ 43,330	\$ 60,662	\$ 103,993	\$ 98,030
Internet	\$ 1,500	\$ 500	\$ 700	\$ 1,200	\$ 1,500
Pest Control	\$ 528	\$ 200	\$ 280	\$ 480	\$ 3,544
Janitorial Services	\$ 18,080	\$ 6,565	\$ 9,905	\$ 16,470	\$ 19,505
Security Services	\$ 36,000	\$ 10,447	\$ 14,625	\$ 25,072	\$ 36,000
Pool Maintenance	\$ 23,700	\$ 10,325	\$ 13,825	\$ 24,150	\$ 24,408
Amenity Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,450
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,228	\$ 5,833	\$ 11,062	\$ 10,000
Dog Park Water Filtration	\$ 6,500	\$ -	\$ -	\$ -	\$ -
Annual Maintenance of Water Filtration System	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	\$ 2,400
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Contingency	\$ 15,000	\$ 8,608	\$ 6,392	\$ 15,000	\$ 15,000
Subtotal Amenity Expenditures	\$ 257,201	\$ 97,727	\$ 132,156	\$ 229,883	\$ 270,337
<u>Total Operations & Maintenance</u>	\$ 624,684	\$ 247,690	\$ 357,333	\$ 605,023	\$ 661,136
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 68,469	\$ -	\$ 68,469	\$ 68,469	\$ 27,089
<u>Total Other Expenditures</u>	\$ 68,469	\$ -	\$ 68,469	\$ 68,469	\$ 27,089
Total Expenditures	\$ 842,100	\$ 307,943	\$ 498,819	\$ 806,762	\$ 842,100
Excess Revenues/(Expenditures)	\$ -	\$ 511,933	\$ (452,290)	\$ 59,642	\$ -
Product					
Assessable Units	1027	1.00	\$842,100	\$819.96	\$881.68
	1027		\$842,100		

Hammock Reserve

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Hammock Reserve

Community Development District

General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Hammock Reserve

Community Development District

General Fund Budget

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Pond Maintenance

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

Streetlights

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

Electric

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

Hammock Reserve Community Development District General Fund Budget

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Hammock Reserve

Community Development District

General Fund Budget

Pool Maintenance

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

Amenity Management

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

Amenity Repairs & Maintenance

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

Dog Park Water Filtration

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

Annual Maintenance of Water Filtration System

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

Contingency

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

Other Expenditures:

Capital Reserves - Transfer

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

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

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 308,327	\$ 299,884	\$ 8,443	\$ 308,327	\$ 308,327
Interest	\$ 6,761	\$ 4,789	\$ 6,705	\$ 11,495	\$ 5,747
Carry Forward Surplus	\$ 127,663	\$ 126,505	\$ -	\$ 126,505	\$ 138,637
Total Revenues	\$ 442,751	\$ 431,178	\$ 15,148	\$ 446,326	\$ 452,711
Expenditures					
Interest Expense - 11/1	\$ 98,256	\$ 98,256	\$ -	\$ 98,256	\$ 96,813
Principal Expense - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 115,000
Interest Expense - 5/1	\$ 98,256	\$ -	\$ 98,256	\$ 98,256	\$ 96,813
Total Expenditures	\$ 306,513	\$ 98,256	\$ 208,256	\$ 306,513	\$ 308,625
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (1,177)	\$ -	\$ (1,177)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (1,177)	\$ -	\$ (1,177)	\$ -
Excess Revenues/(Expenditures)	\$ 136,238	\$ 331,745	\$ (193,108)	\$ 138,637	\$ 144,086

*Carry forward less amount in Reserve funds.

Interest Expense 11/1/26	\$ 94,944
Total	\$ 94,944

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

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

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

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

Date	Balance	Principal	Interest	Total
05/01/44	\$ 2,090,000.00	\$ 225,000.00	\$ 41,800.00	\$ -
11/01/44	\$ 1,865,000.00	\$ -	\$ 37,300.00	\$ 304,100.00
05/01/45	\$ 1,865,000.00	\$ 235,000.00	\$ 37,300.00	\$ -
11/01/45	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 304,900.00
05/01/46	\$ 1,630,000.00	\$ 245,000.00	\$ 32,600.00	\$ -
11/01/46	\$ 1,385,000.00	\$ -	\$ 27,700.00	\$ 305,300.00
05/01/47	\$ 1,385,000.00	\$ 255,000.00	\$ 27,700.00	\$ -
11/01/47	\$ 1,130,000.00	\$ -	\$ 22,600.00	\$ 305,300.00
05/01/48	\$ 1,130,000.00	\$ 265,000.00	\$ 22,600.00	\$ -
11/01/48	\$ 865,000.00	\$ -	\$ 17,300.00	\$ 304,900.00
05/01/49	\$ 865,000.00	\$ 275,000.00	\$ 17,300.00	\$ -
11/01/49	\$ 590,000.00	\$ -	\$ 11,800.00	\$ 304,100.00
05/01/50	\$ 590,000.00	\$ 290,000.00	\$ 11,800.00	\$ -
11/1/50	\$ 300,000.00	\$ -	\$ 6,000.00	\$ 307,800.00
5/1/51	\$ 300,000.00	\$ 300,000.00	\$ 6,000.00	\$ 306,000.00
		\$ 5,065,000.00	\$ 3,191,468.75	\$ 8,256,468.75

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

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 276,824	\$ 269,508	\$ 7,316	\$ 276,824	\$ 276,824
Interest	\$ 6,135	\$ 4,503	\$ 6,305	\$ 10,808	\$ 5,404
Carry Forward Surplus	\$ 120,342	\$ 121,050	\$ -	\$ 121,050	\$ 131,906
Total Revenues	\$ 403,301	\$ 395,061	\$ 13,621	\$ 408,681	\$ 414,134
Expenditures					
Interest Expense - 11/1	\$ 83,388	\$ 83,388	\$ -	\$ 83,388	\$ 82,081
Principal Expense - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 110,000
Interest Expense - 5/1	\$ 83,388	\$ -	\$ 83,388	\$ 83,388	\$ 82,081
Total Expenditures	\$ 276,775	\$ 83,388	\$ 193,388	\$ 276,775	\$ 274,163
Excess Revenues/(Expenditures)	\$ 126,526	\$ 311,673	\$ (179,767)	\$ 131,906	\$ 139,972

*Carry forward less amount in Reserve funds.

Interest Expense 11/1/26	\$ 80,775
Total	\$ 80,775

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

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

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

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

Date	Balance	Principal	Interest	Total
11/01/45	\$ 1,470,000.00	\$ -	\$ 29,400.00	\$ 273,000.00
05/01/46	\$ 1,470,000.00	\$ 220,000.00	\$ 29,400.00	\$ -
11/01/46	\$ 1,250,000.00	\$ -	\$ 25,000.00	\$ 274,400.00
05/01/47	\$ 1,250,000.00	\$ 230,000.00	\$ 25,000.00	\$ -
11/01/47	\$ 1,020,000.00	\$ -	\$ 20,400.00	\$ 275,400.00
05/01/48	\$ 1,020,000.00	\$ 240,000.00	\$ 20,400.00	\$ -
11/01/48	\$ 780,000.00	\$ -	\$ 15,600.00	\$ 276,000.00
05/01/49	\$ 780,000.00	\$ 250,000.00	\$ 15,600.00	\$ -
11/01/49	\$ 530,000.00	\$ -	\$ 10,600.00	\$ 276,200.00
05/01/50	\$ 530,000.00	\$ 260,000.00	\$ 10,600.00	\$ -
11/1/50	\$ 270,000.00	\$ -	\$ 5,400.00	\$ 276,000.00
5/1/51	\$ 270,000.00	\$ 270,000.00	\$ 5,400.00	\$ 275,400.00
		\$ 4,655,000.00	\$ 2,758,700.00	\$ 7,413,700.00

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

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 797,850	\$ 776,763	\$ 21,087	\$ 797,850	\$ 797,850
Interest	\$ 37,305	\$ 14,491	\$ 20,287	\$ 34,778	\$ 17,389
Carry Forward Surplus	\$ 66,273	\$ 461,253	\$ -	\$ 461,253	\$ 492,853
Total Revenues	\$ 901,428	\$ 1,252,506	\$ 41,375	\$ 1,293,881	\$ 1,308,093
Expenditures					
Interest Expense - 11/1	\$ 290,483	\$ 290,483	\$ -	\$ 290,483	\$ 285,843
Special Call - 2/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest Expense - 2/1	\$ -	\$ 63	\$ -	\$ 63	\$ -
Principal Expense - 5/1	\$ 215,000	\$ -	\$ 215,000	\$ 215,000	\$ 225,000
Interest Expense - 5/1	\$ 290,483	\$ -	\$ 290,483	\$ 290,483	\$ 285,843
Total Expenditures	\$ 795,965	\$ 295,545	\$ 505,483	\$ 801,028	\$ 796,685
Excess Revenues/(Expenditures)	\$ 105,463	\$ 956,961	\$ (464,108)	\$ 492,853	\$ 511,408

*Carry forward less amount in Reserve funds.

Interest Expense 11/1/26	\$ 281,118
Total	\$ 281,118

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 3	382	\$ 515,700	\$1,350	\$1,452
Single Family - Phase 4	209	\$ 282,150	\$1,350	\$1,452
		\$ 797,850		

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 11,440,000.00	\$ -	\$ 285,842.50	\$ 791,200.00
05/01/26	\$ 11,440,000.00	\$ 225,000.00	\$ 285,842.50	\$ -
11/01/26	\$ 11,440,000.00	\$ -	\$ 281,117.50	\$ 791,960.00
05/01/27	\$ 11,440,000.00	\$ 235,000.00	\$ 281,117.50	\$ -
11/01/27	\$ 11,440,000.00	\$ -	\$ 276,182.50	\$ 792,300.00
05/01/28	\$ 11,440,000.00	\$ 245,000.00	\$ 276,182.50	\$ -
11/01/28	\$ 11,195,000.00	\$ -	\$ 270,792.50	\$ 791,975.00
05/01/29	\$ 11,195,000.00	\$ 260,000.00	\$ 270,792.50	\$ -
11/01/29	\$ 10,935,000.00	\$ -	\$ 265,072.50	\$ 795,865.00
05/01/30	\$ 10,935,000.00	\$ 270,000.00	\$ 265,072.50	\$ -
11/01/30	\$ 10,665,000.00	\$ -	\$ 259,132.50	\$ 794,205.00
05/01/31	\$ 10,090,000.00	\$ 280,000.00	\$ 259,132.50	\$ -
11/01/31	\$ 10,090,000.00	\$ -	\$ 252,972.50	\$ 792,105.00
05/01/32	\$ 10,090,000.00	\$ 295,000.00	\$ 252,972.50	\$ -
11/01/32	\$ 10,090,000.00	\$ -	\$ 246,482.50	\$ 794,455.00
05/01/33	\$ 10,090,000.00	\$ 310,000.00	\$ 246,482.50	\$ -
11/01/33	\$ 9,780,000.00	\$ -	\$ 239,197.50	\$ 795,680.00
05/01/34	\$ 9,780,000.00	\$ 320,000.00	\$ 239,197.50	\$ -
11/01/34	\$ 9,460,000.00	\$ -	\$ 231,677.50	\$ 790,875.00
05/01/35	\$ 9,460,000.00	\$ 340,000.00	\$ 231,677.50	\$ -
11/01/35	\$ 9,120,000.00	\$ -	\$ 223,687.50	\$ 795,365.00
05/01/36	\$ 9,120,000.00	\$ 355,000.00	\$ 223,687.50	\$ -
11/01/36	\$ 8,765,000.00	\$ -	\$ 215,345.00	\$ 794,032.50
05/01/37	\$ 8,765,000.00	\$ 370,000.00	\$ 215,345.00	\$ -
11/01/37	\$ 8,395,000.00	\$ -	\$ 206,650.00	\$ 791,995.00
05/01/38	\$ 8,395,000.00	\$ 390,000.00	\$ 206,650.00	\$ -
11/01/38	\$ 8,005,000.00	\$ -	\$ 197,485.00	\$ 794,135.00
05/01/39	\$ 8,005,000.00	\$ 410,000.00	\$ 197,485.00	\$ -
11/01/39	\$ 7,595,000.00	\$ -	\$ 187,850.00	\$ 795,335.00
05/01/40	\$ 7,595,000.00	\$ 430,000.00	\$ 187,850.00	\$ -
11/01/40	\$ 6,245,000.00	\$ -	\$ 177,745.00	\$ 795,595.00
05/01/41	\$ 6,245,000.00	\$ 450,000.00	\$ 177,745.00	\$ -
11/01/41	\$ 6,245,000.00	\$ -	\$ 167,170.00	\$ 794,915.00
05/01/42	\$ 6,245,000.00	\$ 470,000.00	\$ 167,170.00	\$ -
11/01/42	\$ 6,245,000.00	\$ -	\$ 156,125.00	\$ 793,295.00
05/01/43	\$ 6,245,000.00	\$ 495,000.00	\$ 156,125.00	\$ -
11/01/43	\$ 5,750,000.00	\$ -	\$ 143,750.00	\$ 794,875.00
05/01/44	\$ 5,750,000.00	\$ 520,000.00	\$ 143,750.00	\$ -
11/01/44	\$ 5,230,000.00	\$ -	\$ 130,750.00	\$ 794,500.00
05/01/45	\$ 5,230,000.00	\$ 545,000.00	\$ 130,750.00	\$ -
11/01/45	\$ 4,685,000.00	\$ -	\$ 117,125.00	\$ 792,875.00
05/01/46	\$ 4,685,000.00	\$ 575,000.00	\$ 117,125.00	\$ -
11/01/46	\$ 4,110,000.00	\$ -	\$ 102,750.00	\$ 794,875.00

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

Date	Balance	Prinicipal	Interest	Total
05/01/47	\$ 4,110,000.00	\$ 600,000.00	\$ 102,750.00	\$ -
11/01/47	\$ 3,510,000.00	\$ -	\$ 87,750.00	\$ 790,500.00
05/01/48	\$ 3,510,000.00	\$ 635,000.00	\$ 87,750.00	\$ -
11/01/48	\$ 2,875,000.00	\$ -	\$ 71,875.00	\$ 794,625.00
05/01/49	\$ 2,875,000.00	\$ 665,000.00	\$ 71,875.00	\$ -
11/01/49	\$ 2,210,000.00	\$ -	\$ 55,250.00	\$ 792,125.00
05/01/50	\$ 2,210,000.00	\$ 700,000.00	\$ 55,250.00	\$ -
11/01/50	\$ 1,510,000.00	\$ -	\$ 37,750.00	\$ 793,000.00
05/01/51	\$ 1,510,000.00	\$ 735,000.00	\$ 37,750.00	\$ -
11/01/51	\$ 775,000.00	\$ -	\$ 19,375.00	\$ 792,125.00
05/01/52	\$ 775,000.00	\$ 775,000.00	\$ 19,375.00	\$ 794,375.00
		\$ 12,115,000.00	\$ 10,104,162.50	\$ 22,219,162.50

Hammock Reserve
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
Interest	\$ -	\$ 2,096	\$ 2,935	\$ 5,031	\$ 2,515
Carry Forward Surplus	\$ -	\$ 126,155	\$ -	\$ 126,155	\$ 199,654
Total Revenues	\$ -	\$ 128,251	\$ 2,935	\$ 131,185	\$ 202,170
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ 68,469	\$ -	\$ 68,469	\$ 68,469	\$ 27,089
Total Other Financing Sources/(Uses)	\$ 68,469	\$ -	\$ 68,469	\$ 68,469	\$ 27,089
Excess Revenues/(Expenditures)	\$ 68,469	\$ 128,251	\$ 71,404	\$ 199,654	\$ 229,259

SECTION V

SECTION B

SECTION 1



MEMORANDUM

DATE: March 17, 2025

TO: Hammock Reserve CDD Board of Supervisors

FROM: Dewberry Engineers

SUBJECT: Hammock Reserve Speed Control Devices.

Message

The board of supervisors had expressed interest in installing speed control devices around the district to reduce the amount of speeding vehicles that had been observed and reported on district roads. We were asked by the board to investigate what would be required by Haines City to install these devices.

After contacting the city planner, we were informed that the district would first need to determine where it would like to place these speed control devices, and what kind it would like to install. The district would then need to submit this as a formal request to the Haines City Public Service Admin, James Keene, for approval. After Approval by the city a traffic study would also be necessary prior to installation.

Additionally, depending on which speed control devices are selected, approval may also need to be obtained by emergency response services, and these devices can impede their response time.

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Hammock Reserve Community Development District

Summary of Check Register

January 24, 2025 through March 21, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	1/29/25	731-735	\$ 20,993.23
	2/4/25	736-738	\$ 9,046.06
	2/11/25	739-745	\$ 44,693.32
	2/25/25	746-749	\$ 13,125.38
	3/4/25	750-754	\$ 11,254.53
	3/7/25	755	\$ 237.44
	3/13/25	756-761	\$ 52,356.26
	3/19/25	762-767	\$ 31,716.34
			\$ 183,422.56
Payroll			
	January 24, 2025 through March 21, 2025		
	BOBBIE HENLEY	50000	\$ 184.70
	JESSICA SPENCER	50001	\$ 184.70
	JOE BRADDY	50002	\$ 184.70
	LINDSEY RODEN	50003	\$ 184.70
	EMILY CASSIDY	50004	\$ 184.70
			\$ 923.50
Total Amount			\$ 184,346.06

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/29/25	00044	12/30/24 13946	202412 330-57200-48200	CLEANING SVCS DEC24	*	1,415.00	
				CSS OF CENTRAL FLORIDA			1,415.00 000731
1/29/25	00006	11/30/24 255	202411 320-53800-48000	GENERAL MAINTENANCE NOV24	*	826.31	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			826.31 000732
1/29/25	00048	1/20/25 63570143	202501 330-57200-48100	PEST CONTROL JAN25	*	40.00	
				MASSEY SERVICES, INC.			40.00 000733
1/29/25	00041	1/01/25 25891	202501 330-57200-48500	POOL MAINTENANCE JAN25	*	1,880.00	
				MCDONNELL CORPORATION DBA RESORT			1,880.00 000734
1/29/25	00027	12/26/24 15793	202412 320-53800-46200	BUSHHOGGED FENCE LINE PH3	*	1,500.00	
		1/01/25 15875	202501 320-53800-46200	LANDSCAPE MAINT JAN25	*	15,201.92	
		1/20/25 16124	202501 320-53800-47300	LOCATE VALVE BOX STUCK ON	*	130.00	
				PRINCE & SONS, INC.			16,831.92 000735
2/04/25	00037	2/04/25 02042025	202502 300-15500-10000	PLAYGROUND LEASE MAR25	*	3,442.07	
		2/04/25 02042025	202502 300-15500-10000	PLAYGROUND LEASE MAR25	*	3,733.19	
				HEIDI BONNETT DBA HNB PROPERTY, LLC			7,175.26 000736
2/04/25	00041	1/27/25 26210	202501 330-57200-48500	ADJ POOL MAINT OCT-JAN	*	380.00	
				MCDONNELL CORPORATION DBA RESORT			380.00 000737
2/04/25	00019	2/04/25 02042025	202502 300-15500-10000	PLAYGROUND LEASE MAR25	*	1,490.80	
				WHFS LLC			1,490.80 000738
2/11/25	00056	1/31/25 19100	202501 320-53800-47000	POND HERBICIDE JAN25	*	800.00	
				AQUATIC WEED MANAGEMENT, INC			800.00 000739
2/11/25	00044	1/28/25 14182	202501 330-57200-48200	CLEANING SVCS JAN25	*	1,415.00	
				CSS OF CENTRAL FLORIDA			1,415.00 000740

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/25	00006	2/01/25	263	202502	310-51300-34000		MANAGEMENT FEES FEB25	*	3,750.00		
		2/01/25	263	202502	310-51300-35200		WEBSITE ADMIN FEB25	*	105.00		
		2/01/25	263	202502	310-51300-35100		INFORMATION TECH FEB25	*	157.50		
		2/01/25	263	202502	310-51300-31400		DISSEMINATION SVCS FEB25	*	656.25		
		2/01/25	263	202502	330-57200-48300		AMENITY ACCESS FEB25	*	1,250.00		
		2/01/25	263	202502	310-51300-51000		OFFICE SUPPLIES FEB25	*	.69		
		2/01/25	263	202502	310-51300-42000		POSTAGE FEB25	*	116.91		
		2/01/25	264	202502	320-53800-34000		FIELD MANAGEMENT FEB25	*	1,666.67		
GOVERNMENTAL MANAGEMENT SERVICES-CF										7,703.02	000741
2/11/25	00031	2/07/25	02072025	202502	300-20700-10000		FY25 S2020 DEBT SVC ASSES	*	3,533.21		
		2/07/25	02072025	202502	300-20700-10000		FY25 S2021 DEBT SVC ASSES	*	3,175.32		
		2/07/25	02072025	202502	300-20700-10000		FY25 S2022 DEBT SVC ASSES	*	9,151.75		
HAMMOCK RESERVE CDD C/O USBANK										15,860.28	000742
2/11/25	00041	2/01/25	26238	202502	330-57200-48500		POOL MAINTENANCE FEB25	*	1,975.00		
MCDONNELL CORPORATION DBA RESORT										1,975.00	000743
2/11/25	00027	2/01/25	16252	202502	320-53800-46200		LANDSCAPE MAINT FEB25	*	15,201.92		
PRINCE & SONS, INC.										15,201.92	000744
2/11/25	00049	1/31/25	12044958	202501	330-57200-34500		SECURITY SVCS JAN25	*	1,738.10		
SECURITAS SECURITY SERVICES USA INC										1,738.10	000745
2/25/25	00006	12/31/24	260	202412	330-57200-48000		AMENITY REPAIRS DEC24	*	1,211.48		
		12/31/24	261	202412	320-53800-48000		MILTON-FENCE MATERIALS	*	7,728.40		
GOVERNMENTAL MANAGEMENT SERVICES-CF										8,939.88	000746
2/25/25	00025	2/17/25	11527	202501	310-51300-31500		GENERAL COUNSEL JAN25	*	585.50		
KILINSKI VAN WYK PLLC										585.50	000747
HAMR HAMMOCK RESERV ZYAN											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/25/25	00048	2/15/25 63908693	202502 330-57200-48100	PEST CONTROL FEB25 MASSEY SERVICES, INC.	*	40.00	40.00 000748
2/25/25	00027	2/14/25 16462	202502 320-53800-46300	CHOCOLATE MULCH TOUCH UP PRINCE & SONS, INC.	*	3,560.00	3,560.00 000749
3/04/25	00013	12/26/24 12262024	202412 330-57200-49000	4-WAY STOP INTERSECTION CITY OF HAINES CITY	*	569.24	569.24 000750
3/04/25	00038	1/24/25 22434753	202412 310-51300-31100	GENERAL ENGINEERING DEC24	*	540.00	
		2/24/25 22438677	202501 310-51300-31100	GENERAL ENGINEERING JAN25 DEWBERRY ENGINEERS INC.	*	720.00	1,260.00 000751
3/04/25	00037	3/04/25 03042025	202503 300-15500-10000	PLAYGROUND LEASE APR25	*	3,733.18	
		3/04/25 03042025	202503 300-15500-10000	PLAYGROUND LEASE APR25 HEIDI BONNETT DBA HNB PROPERTY, LLC	*	3,442.07	7,175.25 000752
3/04/25	00027	2/19/25 16505	202502 320-53800-47300	LOCATE WIRE DAMAGED/POWER	*	482.65	
		2/25/25 16542	202502 320-53800-47300	REPLACE WIRE/YARIAN EXIT PRINCE & SONS, INC.	*	276.60	759.25 000753
3/04/25	00019	3/04/25 03042025	202503 300-15500-10000	PLAYGROUND LEASE APR25 WHFS LLC	*	1,490.79	1,490.79 000754
3/07/25	00062	2/25/25 208304	202502 320-53800-43000	ELECTRICITY ACCT 8625 ONLINE INFORMATION SERVICES, INC	*	237.44	237.44 000755
3/13/25	00056	2/28/25 19266	202502 320-53800-47000	POND HERBICIDE FEB25 AQUATIC WEED MANAGEMENT, INC	*	800.00	800.00 000756
3/13/25	00044	2/27/25 14409	202502 330-57200-48200	CLEANING SVCS FEB25 CSS OF CENTRAL FLORIDA	*	1,405.00	1,405.00 000757

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/25	00006	3/01/25	267	202503 310-51300-34000		MANAGEMENT FEES MAR25	*	3,750.00		
		3/01/25	267	202503 310-51300-35200		WEBSITE ADMIN MAR25	*	105.00		
		3/01/25	267	202503 310-51300-35100		INFORMATION TECH MAR25	*	157.50		
		3/01/25	267	202503 310-51300-31400		DISSEMINATION SVCS MAR25	*	656.25		
		3/01/25	267	202503 330-57200-48300		AMENITY ACCESS MAR25	*	1,250.00		
		3/01/25	267	202503 310-51300-51000		OFFICE SUPPLIES MAR25	*	3.19		
		3/01/25	267	202503 310-51300-42000		POSTAGE MAR25	*	235.06		
		3/01/25	267	202503 310-51300-42500		COPIES MAR25	*	24.90		
		3/01/25	268	202503 320-53800-34000		FIELD MANAGEMENT MAR25	*	1,666.67		
									7,848.57	000758

3/13/25	00031	3/10/25	03102025	202503 300-20700-10000		FY25 S2020 DEBT SVC ASSES	*	5,597.29		
		3/10/25	03102025	202503 300-20700-10000		FY25 S2021 DEBT SVC ASSES	*	5,030.32		
		3/10/25	03102025	202503 300-20700-10000		FY25 S2022 DEBT SVC ASSES	*	14,498.16		
									25,125.77	000759

3/13/25	00041	3/01/25	26570	202503 330-57200-48500		POOL MAINTENANCE MAR25	*	1,975.00		
									1,975.00	000760

3/13/25	00027	3/01/25	16665	202503 320-53800-46200		LANDSCAPE MAINT MAR25	*	15,201.92		
									15,201.92	000761

3/19/25	00006	1/31/25	269	202501 330-57200-48000		AMENITY REPAIRS JAN25	*	696.00		
		1/31/25	270	202501 320-53800-48000		GENERAL MAINTENANCE JAN25	*	500.00		
		1/31/25	270	202501 330-57200-48000		AMENITY REPAIRS JAN25	*	1,642.42		
									2,838.42	000762

3/19/25	00025	3/17/25	11818	202502 310-51300-31500		GENERAL COUNSEL FEB25	*	2,293.22		
									2,293.22	000763

HAMR HAMMOCK RESERV ZYAN										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/19/25	00048	3/11/25 64334257	202503 330-57200-48100	PEST CONTROL MAR25 MASSEY SERVICES, INC.	*	40.00	40.00 000764
3/19/25	00063	3/04/25 220533	202503 320-53800-49000	MILTON-VINYL FENCE REPAIR MY FENCE COMPANY LLC	*	24,275.00	24,275.00 000765
3/19/25	00027	2/28/25 16779	202502 320-53800-47300	REPLACED A ROTOR	*	92.50	
		3/06/25 16820	202503 320-53800-47300	REPLACED VALVE #8 PRINCE & SONS, INC.	*	348.00	440.50 000766
3/19/25	00049	2/28/25 12075952	202502 330-57200-34500	SECURITY SVCS FEB25 SECURITAS SECURITY SERVICES USA INC	*	1,829.20	1,829.20 000767
TOTAL FOR BANK A						183,422.56	
TOTAL FOR REGISTER						183,422.56	

HAMR HAMMOCK RESERV ZYAN

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
February 28, 2025



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Hammock Reserve
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 724,035	\$ -	\$ -	\$ -	\$ 724,035
Capital Projects Account	\$ -	\$ -	\$ 1,061	\$ -	\$ 1,061
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 128,251	\$ 128,251
Investments:					
Series 2020					
Reserve	\$ -	\$ 154,000	\$ -	\$ -	\$ 154,000
Revenue	\$ -	\$ 328,332	\$ -	\$ -	\$ 328,332
Series 2021					
Reserve	\$ -	\$ 138,261	\$ -	\$ -	\$ 138,261
Revenue	\$ -	\$ 308,500	\$ -	\$ -	\$ 308,500
Prepayment	\$ -	\$ 106	\$ -	\$ -	\$ 106
Cost of Issuance	\$ -	\$ -	\$ 1	\$ -	\$ 1
Series 2022					
Reserve	\$ -	\$ 398,058	\$ -	\$ -	\$ 398,058
Revenue	\$ -	\$ 948,099	\$ -	\$ -	\$ 948,099
Prepayment	\$ -	\$ 23	\$ -	\$ -	\$ 23
Due from Developer	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000
Due from General Fund	\$ -	\$ 15,320	\$ -	\$ -	\$ 15,320
Prepaid Expenses	\$ 9,003	\$ -	\$ -	\$ -	\$ 9,003
Total Assets	\$ 733,038	\$ 2,290,698	\$ 7,062	\$ 128,251	\$ 3,159,049
Liabilities:					
Accounts Payable	\$ 12,084	\$ -	\$ -	\$ -	\$ 12,084
FICA Payable	\$ 153	\$ -	\$ -	\$ -	\$ 153
Due to Debt Service	\$ 15,320	\$ -	\$ -	\$ -	\$ 15,320
Total Liabilities	\$ 27,557	\$ -	\$ -	\$ -	\$ 27,557
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 9,003	\$ -	\$ -	\$ -	\$ 9,003
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 485,745	\$ -	\$ -	\$ 485,745
Debt Service - Series 2021	\$ -	\$ 449,934	\$ -	\$ -	\$ 449,934
Debt Service - Series 2022	\$ -	\$ 1,355,019	\$ -	\$ -	\$ 1,355,019
Capital Projects - Series 2020	\$ -	\$ -	\$ 1,061	\$ -	\$ 1,061
Capital Projects - Series 2021	\$ -	\$ -	\$ 1	\$ -	\$ 1
Capital Projects - Series 2022	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 128,251	\$ 128,251
Unassigned	\$ 696,478	\$ -	\$ -	\$ -	\$ 696,478
Total Fund Balances	\$ 705,480	\$ 2,290,698	\$ 7,062	\$ 128,251	\$ 3,131,492
Total Liabilities & Fund Balance	\$ 733,038	\$ 2,290,698	\$ 7,062	\$ 128,251	\$ 3,159,049

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 842,100	\$ 819,846	\$ 819,846	\$ -
Other Income	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 842,100	\$ 819,846	\$ 819,876	\$ 30
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,800	\$ 3,200
Employer FICA Expense	\$ -	\$ 77	\$ 77	\$ -
Engineering	\$ 15,000	\$ 6,250	\$ 1,765	\$ 4,485
Attorney	\$ 25,000	\$ 10,417	\$ 4,767	\$ 5,650
Annual Audit	\$ 9,200	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,875	\$ 3,281	\$ 3,281	\$ -
Trustee Fees	\$ 12,123	\$ 9,765	\$ 9,765	\$ -
Management Fees	\$ 45,000	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 339	\$ 78
Insurance	\$ 6,334	\$ 6,334	\$ 6,334	\$ -
Copies	\$ 500	\$ 208	\$ 55	\$ 153
Legal Advertising	\$ 2,500	\$ 1,042	\$ 983	\$ 58
Other Current Charges	\$ 1,550	\$ 1,550	\$ 4,828	\$ (3,278)
Office Supplies	\$ 625	\$ 260	\$ 7	\$ 254
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 148,947	\$ 70,853	\$ 60,253	\$ 10,599

Hammock Reserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 22,923	\$ 22,045	\$ 22,045	\$ -
Field Management	\$ 20,000	\$ 8,333	\$ 8,333	\$ (0)
Landscape Maintenance	\$ 190,000	\$ 79,167	\$ 77,510	\$ 1,657
Landscape Replacement	\$ 40,000	\$ 16,667	\$ 3,710	\$ 12,957
Pond Maintenance	\$ 10,200	\$ 4,250	\$ 4,000	\$ 250
Streetlights	\$ 30,360	\$ 12,650	\$ 14,703	\$ (2,053)
Electric	\$ 12,000	\$ 5,000	\$ 4,652	\$ 348
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,000	\$ 2,917	\$ 1,398	\$ 1,519
General Repairs & Maintenance	\$ 22,500	\$ 9,375	\$ 12,562	\$ (3,187)
Contingency	\$ 10,000	\$ 4,167	\$ 1,050	\$ 3,117
Subtotal Field Expenditures	\$ 367,483	\$ 165,612	\$ 149,963	\$ 15,648
Amenity Expenditures				
Amenity - Electric	\$ 14,500	\$ 6,042	\$ 3,601	\$ 2,441
Amenity - Water	\$ 10,000	\$ 4,167	\$ 2,673	\$ 1,494
Playground Lease	\$ 103,993	\$ 43,330	\$ 43,330	\$ (0)
Internet	\$ 1,500	\$ 625	\$ 500	\$ 125
Pest Control	\$ 528	\$ 220	\$ 200	\$ 20
Janitorial Services	\$ 18,080	\$ 7,533	\$ 6,565	\$ 968
Security Services	\$ 36,000	\$ 15,000	\$ 10,447	\$ 4,553
Pool Maintenance	\$ 23,700	\$ 9,875	\$ 10,325	\$ (450)
Amenity Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 5,228	\$ (1,062)
Dog Park Water Filtration	\$ 6,500	\$ 2,708	\$ -	\$ 2,708
Annual Maintenance of Water Filtration System	\$ 2,400	\$ 1,000	\$ -	\$ 1,000
Contingency	\$ 15,000	\$ 6,250	\$ 8,608	\$ (2,358)
Subtotal Amenity Expenditures	\$ 257,201	\$ 107,167	\$ 97,727	\$ 9,440
Total Operations & Maintenance	\$ 624,684	\$ 272,779	\$ 247,690	\$ 25,089
Total Expenditures	\$ 773,631	\$ 343,631	\$ 307,943	\$ 35,688
Excess (Deficiency) of Revenues over Expenditures	\$ 68,469		\$ 511,933	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (68,469)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (68,469)	\$ -	\$ -	
Net Change in Fund Balance	\$ -		\$ 511,933	
Fund Balance - Beginning	\$ -		\$ 193,548	
Fund Balance - Ending	\$ -		\$ 705,480	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 299,884	\$ 299,884	\$ -
Interest	\$ 6,761	\$ 4,789	\$ 4,789	\$ -
Total Revenues	\$ 315,088	\$ 304,673	\$ 304,673	\$ -
Expenditures:				
Interest - 11/1	\$ 98,256	\$ 98,256	\$ 98,256	\$ -
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 98,256	\$ -	\$ -	\$ -
Total Expenditures	\$ 306,513	\$ 98,256	\$ 98,256	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,575		\$ 206,417	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,177)	\$ (1,177)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,177)	\$ (1,177)
Net Change in Fund Balance	\$ 8,575		\$ 205,240	
Fund Balance - Beginning	\$ 127,663		\$ 280,505	
Fund Balance - Ending	\$ 136,238		\$ 485,745	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 276,824	\$ 269,508	\$ 269,508	\$ -
Interest	\$ 6,135	\$ 4,503	\$ 4,503	\$ -
Total Revenues	\$ 282,959	\$ 274,011	\$ 274,011	\$ -
Expenditures:				
Interest - 11/1	\$ 83,388	\$ 83,388	\$ 83,388	\$ -
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 83,388	\$ -	\$ -	\$ -
Total Expenditures	\$ 276,775	\$ 83,388	\$ 83,388	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,184		\$ 190,624	
Net Change in Fund Balance	\$ 6,184		\$ 190,624	
Fund Balance - Beginning	\$ 120,342		\$ 259,311	
Fund Balance - Ending	\$ 126,526		\$ 449,934	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 797,850	\$ 776,763	\$ 776,763	\$ -
Interest	\$ 37,305	\$ 14,491	\$ 14,491	\$ -
Total Revenues	\$ 835,155	\$ 791,254	\$ 791,254	\$ -
Expenditures:				
Interest - 11/1	\$ 290,483	\$ 290,483	\$ 290,483	\$ -
Special Call - 2/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 2/1	\$ -	\$ -	\$ 63	\$ (63)
Principal - 5/1	\$ 215,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 290,483	\$ -	\$ -	\$ -
Total Expenditures	\$ 795,965	\$ 290,483	\$ 295,545	\$ (5,063)
Excess (Deficiency) of Revenues over Expenditures	\$ 39,190		\$ 495,709	
Net Change in Fund Balance	\$ 39,190		\$ 495,709	
Fund Balance - Beginning	\$ 66,273		\$ 859,311	
Fund Balance - Ending	\$ 105,463		\$ 1,355,019	

Hammock Reserve

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 1,000	\$ 1,000
Interest	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ -	\$ -	\$ 1,003	\$ 1,003
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,180	\$ (1,180)
Contingency	\$ -	\$ -	\$ 253	\$ (253)
Total Expenditures	\$ -	\$ -	\$ 1,433	\$ (1,433)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (430)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,177	\$ 1,177
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,177	\$ 1,177
Net Change in Fund Balance	\$ -	\$ -	\$ 747	
Fund Balance - Beginning	\$ -	\$ -	\$ 314	
Fund Balance - Ending	\$ -	\$ -	\$ 1,061	

Hammock Reserve
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 112	\$ 112
Total Revenues	\$ -	\$ -	\$ 112	\$ 112
Expenditures:				
Capital Outlay - Phase 3	\$ -	\$ -	\$ 112	\$ (112)
Total Expenditures	\$ -	\$ -	\$ 112	\$ (112)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ -		\$ 6,000	
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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 2,096	\$ 2,096
Total Revenues	\$ -	\$ -	\$ 2,096	\$ 2,096
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2,096	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 68,469	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 68,469	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 68,469		\$ 2,096	
Fund Balance - Beginning	\$ -		\$ 126,155	
Fund Balance - Ending	\$ 68,469		\$ 128,251	

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	\$ -	\$ 11,981	\$ 788,875	\$ 8,395	\$ 10,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 819,846
Other Income	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Total Revenues	\$ 30	\$ 11,981	\$ 788,875	\$ 8,395	\$ 10,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 819,876
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Employer FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ -	\$ 505	\$ 540	\$ 720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,765
Attorney	\$ 609	\$ 1,032	\$ 247	\$ 586	\$ 2,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,767
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,281
Trustee Fees	\$ 6,061	\$ 3,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,765
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Postage & Delivery	\$ 91	\$ 25	\$ 86	\$ 20	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339
Insurance	\$ 6,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,334
Copies	\$ 5	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
Legal Advertising	\$ 983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 983
Other Current Charges	\$ 42	\$ 4,659	\$ 41	\$ 42	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,828
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 4	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 26,337	\$ 15,046	\$ 5,584	\$ 6,086	\$ 7,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,253

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	\$ 22,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,045
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,333
Landscape Maintenance	\$ 15,202	\$ 15,202	\$ 16,702	\$ 15,202	\$ 15,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77,510
Landscape Replacement	\$ 150	\$ -	\$ -	\$ -	\$ 3,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,710
Pond Maintenance	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,000
Streetlights	\$ 2,932	\$ 2,932	\$ 2,932	\$ 2,932	\$ 2,976	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,703
Electric	\$ 907	\$ 1,127	\$ 679	\$ 836	\$ 1,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,652
Irrigation Repairs	\$ 86	\$ 120	\$ 210	\$ 130	\$ 852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,398
General Repairs & Maintenance	\$ 3,507	\$ 826	\$ 7,728	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,562
Contingency	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,050
Subtotal Field Expenditures	\$ 48,346	\$ 22,673	\$ 30,717	\$ 22,067	\$ 26,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	149,963
Amenity Expenditures													
Amenity - Electric	\$ 522	\$ 696	\$ 785	\$ 782	\$ 815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,601
Amenity - Water	\$ 518	\$ 568	\$ 592	\$ 512	\$ 482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,673
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43,330
Internet	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Janitorial Services	\$ 875	\$ 1,455	\$ 1,415	\$ 1,415	\$ 1,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,565
Security Services	\$ 2,467	\$ 2,591	\$ 1,822	\$ 1,738	\$ 1,829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,447
Pool Maintenance	\$ 2,330	\$ 1,880	\$ 1,880	\$ 2,260	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,325
Amenity Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,250
Amenity Repairs & Maintenance	\$ 1,438	\$ 240	\$ 1,211	\$ 2,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,228
Dog Park Water Filtration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Maintenance of Water Filtration System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ 569	\$ 8,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,608
Subtotal Amenity Expenditures	\$ 18,207	\$ 17,486	\$ 18,332	\$ 27,140	\$ 16,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	97,727
Total Operations & Maintenance	\$ 66,553	\$ 40,159	\$ 49,049	\$ 49,207	\$ 42,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	247,690
Total Expenditures	\$ 92,890	\$ 55,205	\$ 54,633	\$ 55,294	\$ 49,922	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	307,943
Excess (Deficiency) of Revenues over Expenditures	\$ (92,860)	\$ (43,224)	\$ 734,243	\$ (46,899)	\$ (39,327)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	511,933
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (92,860)	\$ (43,224)	\$ 734,243	\$ (46,899)	\$ (39,327)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	511,933

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		(\$420,000)
Special Call - 2/1/25		(\$5,000)
Current Bonds Outstanding		\$12,330,000

Hammock Reserve
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments \$ 905,485.36 \$ 331,209.00 \$ 297,660.00 \$ 857,901.51 \$ 2,392,255.87
Net Assessments \$ 842,101.38 \$ 308,024.37 \$ 276,823.80 \$ 797,848.40 \$ 2,224,797.96

38% 14% 12% 36% 100%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2020 Debt Service</i>	<i>2021 Debt Service</i>	<i>2022 Debt Service</i>	<i>Total</i>
11/12/24	10/21/24	\$854.54	(\$51.28)	(\$16.07)	\$0.00	\$787.19	\$297.95	\$108.99	\$97.95	\$282.30	\$787.19
11/19/24	11/1/24	\$16,285.20	(\$651.44)	(\$312.68)	\$0.00	\$15,321.08	\$5,799.13	\$2,121.21	\$1,906.35	\$5,494.39	\$15,321.08
11/26/24	11/8-11/15/24	\$41,951.39	(\$1,678.11)	(\$805.47)	\$0.00	\$39,467.81	\$14,938.84	\$5,464.34	\$4,910.84	\$14,153.79	\$39,467.81
11/30/24	1% Fee Adj	(\$23,922.56)	\$0.00	\$0.00	\$0.00	(\$23,922.56)	(\$9,054.85)	(\$3,312.09)	(\$2,976.60)	(\$8,579.02)	(\$23,922.56)
12/6/24	11/16-11/26/24	\$487,428.79	(\$19,498.16)	(\$9,358.61)	\$0.00	\$458,572.02	\$173,572.67	\$63,489.52	\$57,058.51	\$164,451.32	\$458,572.02
12/20/24	11/27-11/30/24	\$1,592,445.50	(\$63,699.06)	(\$30,574.93)	\$0.00	\$1,498,171.51	\$567,068.26	\$207,422.58	\$186,412.22	\$537,268.45	\$1,498,171.51
12/27/24	12/1-12/15/24	\$135,330.96	(\$5,297.03)	(\$2,600.68)	\$0.00	\$127,433.25	\$48,234.36	\$17,643.20	\$15,856.07	\$45,699.62	\$127,433.25
1/10/25	12/16-12/31/24	\$23,331.29	(\$699.98)	(\$452.63)	\$0.00	\$22,178.68	\$8,394.78	\$3,070.65	\$2,759.62	\$7,953.63	\$22,178.68
2/3/25	10/1-12/31/25	\$0.00	\$0.00	\$0.00	\$3,340.96	\$3,340.96	\$1,264.58	\$462.56	\$415.70	\$1,198.12	\$3,340.96
2/10/25	1/1-1/31/25	\$25,666.58	(\$513.26)	(\$503.07)	\$0.00	\$24,650.25	\$9,330.29	\$3,412.84	\$3,067.14	\$8,839.98	\$24,650.25
Total		\$2,299,371.69	\$ (92,088.32)	\$ (44,624.14)	\$ 3,340.96	\$ 2,166,000.19	\$ 819,846.01	\$ 299,883.80	\$ 269,507.80	\$ 776,762.58	\$ 2,166,000.19

97.36%	Net Percent Collected
\$ 58,797.77	Balance Remaining to Collect

Audit Committee Meeting

SECTION III

SECTION A

**HAMMOCK RESERVE COUNTY COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2025
Polk County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday, April 28, 2025 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Monica Virgen/Samantha Ham, District Manager, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Hammock Reserve Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2025, plus the cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION EVALUATION CRITERIA**

1. *Ability of Personnel.* (20 Points)

(E.g., geographic location of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. *Proposer’s Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required.

5. *Price.* (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL (100 Points)

SECTION B

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Hammock Reserve Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Haines City, Polk County, Florida. The District currently has an operating budget of approximately \$842,100. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Monica Virgen/Samantha Ham, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Hammock Reserve Community Development District.**"

Proposals must be received by **5:00 PM on Monday, April 28, 2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Monica Virgen, District Manager
Governmental Management Services – Central Florida, LLC

Run Date: **Monday, April 14, 2025**