

*Hammock Reserve  
Community Development District*

*Meeting Agenda*

*April 2, 2026*

# AGENDA

# *Hammock Reserve*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

March 26, 2026

### **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 2, 2026 at 10:30 AM at the Offices of Prime Community Management, 375 Avenue A SE, Winter Haven, FL 33880.**

**Zoom Video Link: <https://us06web.zoom.us/j/87023340478>**

**Zoom Call-In Number: 1-646-876-9923      Meeting ID: 870 2334 0478**

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the March 5, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
  - A. Option A – Increase
  - B. Option B – No Increase
5. Consideration of Resolution 2026-08 Relating to General Election Qualifying Period and Procedure
6. Reports
  - A. Attorney
    - i. Update on Haines City Violation Fines
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Prince Proposal for Plant Replacement
    - ii. Consideration of CSS Proposal for Seasonal Cleaning
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

# 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, **March 5, 2026** at 10:30 a.m. at Prime Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Lindsey Roden	Vice Chairperson
Jessica Spencer	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. O'Rourke called the meeting to order and took roll call. Four Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. O'Rourke opened the public comment period.

Resident (Nick Licata, 5732 Mast Ave) expressed concern about parking restrictions in Phases 3 and 4, stating that street widths appear similar to other areas where parking is permitted and asked what actions may be taken to address the issue. Staff advised that parking in Phases 3 and 4 would be discussed later in the agenda.

Mr. Licata also asked how meeting notices are distributed. Staff explained that meeting notices are posted on the District’s website and published in a newspaper of general circulation in accordance with Florida statutory notice requirements. Additional notifications such as emails or letters are not currently provided unless directed by the Board.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the November 6, 2025, Board of Supervisors Meeting**

Ms. O’Rourke presented the minutes of the November 6, 2025, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes and there was a motion of approval

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the November 6, 2025 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation of Arbitrage Report – Series 2020**

Ms. O’Rourke presented the arbitrage rebate report for the Series 2020 Bonds, noting that under the Internal Revenue Code the District must demonstrate that it does not earn more interest on bond proceeds than it pays on the bond. The report included in the agenda packet shows a negative arbitrage amount confirming the District’s compliance.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Accepting the Arbitrage Report for Series 2020, was approved.

**FIFTH ORDER OF BUSINESS**

**Notice of Magistrate Hearing**

Ms. O’Rourke reported that the District received code enforcement violations related to builder signs and flags displayed at the community entrance and a perimeter fence damaged during a severe storm. Mr. Bailey attended the initial magistrate hearing in February. The District had already come into compliance by removing the signs and flags but was assessed an administrative fee of approximately \$56. A second magistrate hearing is scheduled for March 26 regarding the fence. The fence has since been repaired and the District is currently in compliance, though a similar administrative fee is expected.

The Board discussed sending a letter to the responsible builders requesting reimbursement for the administrative fee. A motion was made to approve a not-to-exceed amount of \$100 for the magistrate administrative fee and authorize District Counsel to send a reimbursement request letter to the builders responsible for the violation.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, a NTE amount of \$100 for the Magistrate Administrative Fee, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04  
Certifying the Series 2020 Assessment  
Area 1 Project Complete**

Ms. O'Rourke presented Resolution 2026-04, declaring the completion of the Series 2020 Assessment Area Project 1. Staff noted that the District's Engineer has certified both projects as complete, all construction funds have been expended, and final reserve releases have been processed. Ms. O'Rourke stated that approval of the resolutions authorizes staff to submit them to the Trustee to close the associated construction accounts.

On MOTION by Ms. Spencer, seconded by Ms. Shockley with all in favor, Resolution 2026-04 Certifying the Series 2020 Assessment Area 1 Project Complete, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05  
Certifying the Series 2021 Assessment  
Area 2 Project Complete**

Ms. O'Rourke reviewed Resolution 2026-05 certifying the Series 2021 Assessment Area 2 project complete. Ms. O'Rourke stated that approval of the resolutions authorizes staff to submit them to the Trustee to close the associated construction accounts

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-05 Certifying the Series 2021 Assessment Area 2 Project Complete, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Contract Agreement with Polk County Property Appraiser**

Ms. O'Rourke presented the annual agreement with the Polk County Property Appraiser for the provision of parcel listings used to place the District's assessments on the tax roll.

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

**NINTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. O'Rourke presented the Data Sharing and Usage Agreement with the Polk County Property Appraiser. Staff explained that the agreement is administrative in nature and confirms the District will comply with statutory requirements regarding the confidentiality of certain protected individuals, such as law enforcement officers and judges.

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

**TENTH ORDER OF BUSINESS**

**Ratification of Proposal for Chaise Lounge Chair Repairs**

Ms. O'Rourke reported that eight pool chaise lounge chairs required repair and re-slinging. In order to have the chairs repaired and returned in time for increased pool use during the spring season, staff authorized the proposal in advance.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal for Chaise Lounge Chair Repairs, was ratified.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Additional Pet Waste Stations**

Ms. O'Rourke presented a proposal to add three pet waste stations in Phases 3 and 4 in response to requests from residents and HOA members. A map showing proposed location was included in the agenda package.

The installation cost for the three stations is \$1,770, with an additional monthly janitorial cost of \$150 for servicing. Staff noted that the installation cost can be covered through the amenity contingency line item, and the ongoing service cost can also be accommodated within the current budget.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Proposal for Three Additional Pet Waste Stations, was approved.

**TWELFTH ORDER OF BUSINESS**

**Update on Phases 3 and 4 Parking**

Staff provided an update regarding parking restrictions in Phases 3 and 4 following Board direction from a prior meeting. After reviewing the PUD language and construction plans, staff confirmed that the filed construction plans with the city supersede the PUD and indicate no on-street parking in Phases 3 and 4. The District Engineer also confirmed that streets in these phases are approximately four feet narrower than those in Phases 1 and 2, which contributes to the restriction.

At the Board’s request, the District Engineer evaluated the community for potential overflow or visitor parking locations. Several possible areas were identified in Phase 3, though Phase 4 does not appear to have viable locations due to limited space and surrounding lot configurations. The engineer estimated that creating approximately four to six parking spaces could cost \$25,000-35,000, including engineering, permitting, and construction, subject to City approval.

Board members discussed the limited benefit relative to the cost and the potential for residents from other phases to use the spaces. The Board directed staff to prepare two budgeted scenarios for the next meeting; one including funding for potential parking improvements and one without so the Board can evaluate the impact before deciding.

Staff also confirmed that the District adopted a parking policy prohibiting street parking in Phase 3 and 4, and enforcement began earlier in the year, including towing when necessary.

**THIRTEENTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Joe Braddy**

Ms. O'Rourke presented the resignation of Supervisor Joe Braddy from Seat 1 and asked for a motion to accept.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Accepting the Resignation of Joe Braddy, was approved.

**B. Appointment of Individual to Fill Board Vacancy in Seat #1 Exp. 2028**

Following discussion, Supervisor Roden resigned from Seat 5 to allow appointment to Seat 1, which will transition to a resident seat. The Board considered appointing Mr. Bill Nolen to the now vacant seat 5. Mr. Nolen was present and expressed interest in serving on the Board.

On MOTION by Ms. Spencer, seconded by Ms. Hazelrig, with all in favor, Accepting the Resignation of Ms. Roden from Seat 5, was approved.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Appointing Lindsey Roden to Seat 1, was approved.

On MOTION by Ms. Schockley, seconded by Ms. Hazelrig, with all in favor, Appointing Mr. Bill Nolen to Seat 5, was approved.

**C. Administration of Oath to Newly Appointed Individual**

Mr. Nolen was administered the oath of office and provided an overview of Board member responsibilities, including Sunshine Law, public records requirements, ethics laws, and annual ethics training.

**D. Consideration of Resolution 2026-06 Electing Officers**

The Board considered maintaining the current officer structure and adding Mr. Nolen as an Assistant Secretary.

On MOTION by Ms. Spencer, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-06 Electing Officers Keeping the Same Slate and Adding Mr. Nolen as an Assistant Secretary, was approved.

**FOURTEENTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney**

Ms. Hancock provided a brief update on the Florida legislative session, noting that several proposed bills could impact local governments and Community Development Districts. Counsel highlighted potential legislation establishing a recall process for Supervisors elected by qualified electors. While the current Board members were elected by landowners and are not presently affected, the provision may apply as Board seats transition to resident elections. Counsel also noted proposed legislation that could create additional processes for individuals to challenge certain local government actions, as well as updates to state contracting restrictions with certain foreign entities.

**B. Engineer**

Mr. Malave stated he had nothing new to report.

**C. Field Manager's Report**

Mr. Bailey provided an update on recent maintenance activities. The Phase 4 fence was cleaned to remove rust buildup, and repairs were completed to the stormwater drain. The fence on Tabago Street was also repaired to address a code compliance issue with the City.

Landscape vendors continue routine maintenance and are evaluating freeze damage to plants throughout the community. Trimming has begun in affected areas, and proposals for plant replacements will be obtained once recovery is assessed.

Mr. Bailey also reported that arrangements are being finalized for the repair of damaged lounge chairs.

**i. Consideration of Prince Mulch Proposal**

The Board considered a proposal for brown mulch installation throughout the community entrances, amenity areas, and common landscape beds for \$15,000, to be funded from the Landscape Replacement budget line item. The Board directed staff to delay installation until landscaping replacement needs are evaluated following freeze damage.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Prince Mulch Proposal Holding Until Staff confirms Locations of Plant Replacements, was approved.
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**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. O’Rourke presented the check register for October 23, 2025 through February 19, 2026 totaling \$1,546,180.97 along with the associated invoice summary. She noted District staff checked all the invoices for accuracy.

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

**ii. Balance Sheet & Income Statement**

Ms. O’Rourke noted the unaudited financials through the end of the month were provided in the agenda for Board review and no action is necessary.

**FIFTEENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. O’Rourke opened the public comment period.

Resident (Nick Licata, 5732 Mast Ave.) raised additional concerns regarding the no on-street parking restriction in Phases 3 and 4, stating that his measurements of the roadway appeared inconsistent with previously discussed widths.

The District Engineer explained that the approved construction drawing specifies widths and require no on-street parking in those phases. Staff noted that the city-approved site plan explicitly prohibits street parking. The District is legally required to comply with these plans. Staff further clarified that the towing policy adopted by the District reflect the requirements contained in the approved development plans. Ms. Hancock explained that the District cannot permit street parking where it conflicts with the approved site plans.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. O’Rourke asked for a motion to adjourn.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION 4

# SECTION A

## RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Hammock Reserve Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings 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 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services-Central Florida, LLC, 219 E. Livingston St., Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 6, 2026  
HOUR: 10:30 a.m.  
LOCATION: Offices of Prime Community Management  
375 Avenue A SE  
Winter Haven, FL 33880

**4. 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 sixty (60) days prior to the hearing set above.

**5. 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 (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed by Florida law.

**7. 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.

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

**PASSED AND ADOPTED THIS 2<sup>ND</sup> DAY OF APRIL 2026.**

ATTEST:

**HAMMOCK RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

***Hammock Reserve***  
***Community Development District***

***Proposed Budget***  
***FY2027***



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**Hammock Reserve**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 842,100	\$ 821,074	\$ 21,026	\$ 842,100	\$ 892,259
Interest	\$ 2,281	\$ 4,094	\$ 4,913	\$ 9,007	\$ -
<b>Total Revenues</b>	<b>\$ 844,381</b>	<b>\$ 825,168</b>	<b>\$ 25,938</b>	<b>\$ 851,106</b>	<b>\$ 892,259</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 800	\$ 4,600	\$ 5,400	\$ 12,000
Employer FICA	\$ 918	\$ 61	\$ 352	\$ 413	\$ 918
Engineering	\$ 15,000	\$ 2,255	\$ 7,000	\$ 9,255	\$ 15,000
Attorney	\$ 25,000	\$ 4,738	\$ 14,583	\$ 19,321	\$ 25,000
Annual Audit	\$ 9,200	\$ -	\$ 9,100	\$ 9,100	\$ 9,200
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 6,019
Arbitrage	\$ 1,350	\$ 450	\$ 900	\$ 1,350	\$ 1,350
Dissemination	\$ 8,111	\$ 3,380	\$ 4,731	\$ 8,111	\$ 8,517
Trustee Fees	\$ 13,335	\$ 9,462	\$ 3,030	\$ 12,492	\$ 13,335
Management Fees	\$ 46,350	\$ 19,313	\$ 27,038	\$ 46,350	\$ 48,668
Information Technology	\$ 1,947	\$ 811	\$ 1,136	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 185	\$ 815	\$ 1,000	\$ 1,000
Insurance	\$ 8,282	\$ 7,764	\$ -	\$ 7,764	\$ 8,349
Copies	\$ 500	\$ 33	\$ 292	\$ 325	\$ 500
Legal Advertising	\$ 2,500	\$ 639	\$ 1,861	\$ 2,500	\$ 2,500
Other Current Charges	\$ 1,550	\$ 2,162	\$ 450	\$ 2,612	\$ 1,550
Office Supplies	\$ 625	\$ 3	\$ 100	\$ 103	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 154,873</b>	<b>\$ 58,503</b>	<b>\$ 76,746</b>	<b>\$ 135,249</b>	<b>\$ 158,112</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 23,995	\$ 20,742	\$ -	\$ 20,742	\$ 19,870
Field Management	\$ 20,600	\$ 8,583	\$ 12,017	\$ 20,600	\$ 21,630
Landscape Maintenance	\$ 195,700	\$ 76,010	\$ 106,413	\$ 182,423	\$ 195,700
Landscape Replacement	\$ 45,000	\$ 293	\$ 26,250	\$ 26,543	\$ 45,000
Pond Maintenance	\$ 10,200	\$ 4,000	\$ 5,600	\$ 9,600	\$ 9,960
Streetlights	\$ 39,486	\$ 20,180	\$ 28,251	\$ 48,431	\$ 45,000
Electric	\$ 13,200	\$ 6,729	\$ 6,471	\$ 13,200	\$ 14,520
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Irrigation Repairs	\$ 7,000	\$ 2,509	\$ 4,491	\$ 7,000	\$ 8,000
General Repairs & Maintenance	\$ 22,500	\$ 9,715	\$ 13,125	\$ 22,840	\$ 26,000
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Parking Spaces	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Contingency	\$ 10,000	\$ 9,963	\$ 5,833	\$ 15,796	\$ 10,000
<b>Subtotal Field Expenditures</b>	<b>\$ 390,181</b>	<b>\$ 158,724</b>	<b>\$ 209,909</b>	<b>\$ 368,634</b>	<b>\$ 439,180</b>

**Hammock Reserve**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 14,500	\$ 6,260	\$ 8,458	\$ 14,718	\$ 14,500
Amenity - Water	\$ 10,000	\$ 3,037	\$ 5,833	\$ 8,870	\$ 10,000
Playground Lease	\$ 98,030	\$ 43,330	\$ 54,699	\$ 98,030	\$ 72,044
Internet	\$ 1,500	\$ 550	\$ 770	\$ 1,320	\$ 1,500
Pest Control	\$ 3,544	\$ 40	\$ 280	\$ 320	\$ 3,544
Janitorial Services	\$ 19,505	\$ 7,635	\$ 11,025	\$ 18,660	\$ 21,748
Security Services	\$ 36,000	\$ 8,522	\$ 23,300	\$ 31,822	\$ 36,000
Pool Maintenance	\$ 24,408	\$ 9,875	\$ 13,825	\$ 23,700	\$ 24,408
Amenity Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,910	\$ 5,833	\$ 7,743	\$ 10,000
Annual Maintenance of Water Filtration System	\$ 2,400	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ 20,000	\$ 15,400	\$ -	\$ 15,400	\$ 20,000
Contingency	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 270,337</b>	<b>\$ 102,997</b>	<b>\$ 148,037</b>	<b>\$ 251,033</b>	<b>\$ 244,966</b>
<i>Total Operations &amp; Maintenance</i>	<b>\$ 660,517</b>	<b>\$ 261,721</b>	<b>\$ 357,946</b>	<b>\$ 619,667</b>	<b>\$ 684,146</b>
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 28,990	\$ -	\$ 28,990	\$ 28,990	\$ 50,000
<i>Total Other Expenditures</i>	<b>\$ 28,990</b>	<b>\$ -</b>	<b>\$ 28,990</b>	<b>\$ 28,990</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 844,381</b>	<b>\$ 320,224</b>	<b>\$ 463,682</b>	<b>\$ 783,906</b>	<b>\$ 892,259</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 504,944</b>	<b>\$ (437,744)</b>	<b>\$ 67,200</b>	<b>\$ -</b>

Product	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	1027	1.00	\$892,259	\$868.80	\$934.19
	1027		<b>\$892,259</b>		

Product	FY2027	FY2026	Increase/ (Decrease)
Platted	\$934.19	\$881.68	\$52.52

# 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.

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#### **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.

##### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

##### 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.

# Hammock Reserve

## Community Development District

### General Fund Budget

#### 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.

#### 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.

# Hammock Reserve

## Community Development District

### General Fund Budget

#### Other Current Charges

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

#### 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. The District has contracted with Aquatic Weed Management, Inc. to provide these services.

#### Streetlights

Represents the cost to maintain street lights within the District Boundaries 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.

#### Reserve Study

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a Reserve Study of Hammock Reserve Community Development District.

#### Parking Spaces

Represents the estimated cost associated with the maintenance, repair, and upkeep of parking spaces within 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. The final payment in the lease agreement with WHFS, LLC is due on May 1, 2026.

#### 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.

# Hammock Reserve

## Community Development District

### General Fund Budget

#### 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.

#### 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.

#### Holiday Decorations

Enhance festive celebrations with vibrant and energy-efficient holiday lighting. Proper installation and weatherproofing ensure safety and longevity, while timers and smart controls add convenience. Thoughtful placement can create a warm and inviting atmosphere for any space.

#### 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 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Special Assessments	\$ 308,327	\$ 300,333	\$ 7,994	\$ 308,327	\$ 308,327
Interest	\$ 7,110	\$ 3,824	\$ 5,353	\$ 9,176	\$ 4,588
Carry Forward Surplus	\$ 141,363	\$ 142,793	\$ -	\$ 142,793	\$ 151,672
<b>Total Revenues</b>	<b>\$ 456,800</b>	<b>\$ 446,950</b>	<b>\$ 13,347</b>	<b>\$ 460,297</b>	<b>\$ 464,587</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 96,813	\$ 96,813	\$ -	\$ 96,813	\$ 94,944
Principal Expense - 5/1	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 120,000
Interest Expense - 5/1	\$ 96,813	\$ -	\$ 96,813	\$ 96,813	\$ 94,944
<b>Total Expenditures</b>	<b>\$ 308,625</b>	<b>\$ 96,813</b>	<b>\$ 211,813</b>	<b>\$ 308,625</b>	<b>\$ 309,888</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 148,175</b>	<b>\$ 350,137</b>	<b>\$ (198,466)</b>	<b>\$ 151,672</b>	<b>\$ 154,699</b>

\*Carry forward less amount in Reserve funds.

Interest Expense 11/1/27	\$ 92,994
<b>Total</b>	<b>\$ 92,994</b>

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
11/01/26	\$ 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
		<b>\$ 4,840,000.00</b>	<b>\$ 2,899,587.50</b>	<b>\$ 7,951,400.00</b>

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Special Assessments	\$ 276,824	\$ 269,911	\$ 6,912	\$ 276,824	\$ 276,824
Interest	\$ 6,636	\$ 3,589	\$ 5,025	\$ 8,613	\$ 4,307
Carry Forward Surplus	\$ 134,371	\$ 135,861	\$ -	\$ 135,861	\$ 147,136
<b>Total Revenues</b>	<b>\$ 417,832</b>	<b>\$ 409,362</b>	<b>\$ 11,937</b>	<b>\$ 421,299</b>	<b>\$ 428,267</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 82,081	\$ 82,081	\$ -	\$ 82,081	\$ 80,775
Principal Expense - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 115,000
Interest Expense - 5/1	\$ 82,081	\$ -	\$ 82,081	\$ 82,081	\$ 80,775
<b>Total Expenditures</b>	<b>\$ 274,163</b>	<b>\$ 82,081</b>	<b>\$ 192,081</b>	<b>\$ 274,163</b>	<b>\$ 276,550</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 143,669</b>	<b>\$ 327,281</b>	<b>\$ (180,144)</b>	<b>\$ 147,136</b>	<b>\$ 151,717</b>

\*Carry forward less amount in Reserve funds.

Interest Expense 11/1/27	\$ 79,050
<b>Total</b>	<b>\$ 79,050</b>

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
11/01/26	\$ 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
		<b>\$ 4,435,000.00</b>	<b>\$ 2,511,150.00</b>	<b>\$ 7,138,231.25</b>

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Special Assessments	\$ 797,850	\$ 777,926	\$ 19,924	\$ 797,850	\$ 797,850
Interest	\$ 20,684	\$ 11,612	\$ 16,257	\$ 27,869	\$ 13,935
Carry Forward Surplus	\$ 499,694	\$ 461,253	\$ -	\$ 461,253	\$ 490,287
<b>Total Revenues</b>	<b>\$ 1,318,228</b>	<b>\$ 1,250,791</b>	<b>\$ 36,181</b>	<b>\$ 1,286,972</b>	<b>\$ 1,302,071</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 285,843	\$ 285,843	\$ -	\$ 285,843	\$ 281,118
Principal Expense - 5/1	\$ 225,000	\$ -	\$ 225,000	\$ 225,000	\$ 235,000
Interest Expense - 5/1	\$ 285,843	\$ -	\$ 285,843	\$ 285,843	\$ 281,118
<b>Total Expenditures</b>	<b>\$ 796,685</b>	<b>\$ 285,843</b>	<b>\$ 510,843</b>	<b>\$ 796,685</b>	<b>\$ 797,235</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 521,543</b>	<b>\$ 964,948</b>	<b>\$ (474,661)</b>	<b>\$ 490,287</b>	<b>\$ 504,836</b>

\*Carry forward less amount in Reserve funds.

Interest Expense 11/1/27	\$ 276,183
<b>Total</b>	<b>\$ 276,183</b>

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	Prinicipal	Interest	Total
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
		<b>\$ 11,675,000.00</b>	<b>\$ 9,242,120.00</b>	<b>\$ 21,427,962.50</b>

**Hammock Reserve**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Interest	\$ 2,828	\$ 2,790	\$ 3,905	\$ 6,695	\$ 3,347
Carry Forward Surplus	\$ 200,279	\$ 200,874	\$ -	\$ 200,874	\$ 236,560
<b>Total Revenues</b>	<b>\$ 203,107</b>	<b>\$ 203,664</b>	<b>\$ 3,905</b>	<b>\$ 207,569</b>	<b>\$ 239,907</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In (Out)	\$ 28,990	\$ -	\$ 28,990	\$ 28,990	\$ 50,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 28,990</b>	<b>\$ -</b>	<b>\$ 28,990</b>	<b>\$ 28,990</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 232,097</b>	<b>\$ 203,664</b>	<b>\$ 32,896</b>	<b>\$ 236,560</b>	<b>\$ 289,907</b>

# SECTION B

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 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, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Hammock Reserve Community Development District (“**District**”) a proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); 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 2027 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: August 6, 2026

HOUR: 10:30 a.m.

LOCATION: Offices of Prime Community Management  
375 Avenue A SE  
Winter Haven, FL 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, Florida at least sixty (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 (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (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 2<sup>ND</sup> DAY OF APRIL 2026.**

ATTEST:

**HAMMOCK RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

***Hammock Reserve***  
***Community Development District***

***Proposed Budget***  
***FY2027***



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**Hammock Reserve**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 842,100	\$ 821,074	\$ 21,026	\$ 842,100	\$ 842,100
Interest	\$ 2,281	\$ 4,094	\$ 4,913	\$ 9,007	\$ -
<b>Total Revenues</b>	<b>\$ 844,381</b>	<b>\$ 825,168</b>	<b>\$ 25,938</b>	<b>\$ 851,106</b>	<b>\$ 842,100</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 800	\$ 4,600	\$ 5,400	\$ 12,000
Employer FICA	\$ 918	\$ 61	\$ 352	\$ 413	\$ 918
Engineering	\$ 15,000	\$ 2,255	\$ 7,000	\$ 9,255	\$ 15,000
Attorney	\$ 25,000	\$ 4,738	\$ 14,583	\$ 19,321	\$ 25,000
Annual Audit	\$ 9,200	\$ -	\$ 9,100	\$ 9,100	\$ 9,200
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 6,019
Arbitrage	\$ 1,350	\$ 450	\$ 900	\$ 1,350	\$ 1,350
Dissemination	\$ 8,111	\$ 3,380	\$ 4,731	\$ 8,111	\$ 8,517
Trustee Fees	\$ 13,335	\$ 9,462	\$ 3,030	\$ 12,492	\$ 13,335
Management Fees	\$ 46,350	\$ 19,313	\$ 27,038	\$ 46,350	\$ 48,668
Information Technology	\$ 1,947	\$ 811	\$ 1,136	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 185	\$ 815	\$ 1,000	\$ 1,000
Insurance	\$ 8,282	\$ 7,764	\$ -	\$ 7,764	\$ 8,349
Copies	\$ 500	\$ 33	\$ 292	\$ 325	\$ 500
Legal Advertising	\$ 2,500	\$ 639	\$ 1,861	\$ 2,500	\$ 2,500
Other Current Charges	\$ 1,550	\$ 2,162	\$ 450	\$ 2,612	\$ 1,550
Office Supplies	\$ 625	\$ 3	\$ 100	\$ 103	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 154,873</b>	<b>\$ 58,503</b>	<b>\$ 76,746</b>	<b>\$ 135,249</b>	<b>\$ 158,112</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 23,995	\$ 20,742	\$ -	\$ 20,742	\$ 19,870
Field Management	\$ 20,600	\$ 8,583	\$ 12,017	\$ 20,600	\$ 21,630
Landscape Maintenance	\$ 195,700	\$ 76,010	\$ 106,413	\$ 182,423	\$ 195,700
Landscape Replacement	\$ 45,000	\$ 293	\$ 26,250	\$ 26,543	\$ 45,000
Pond Maintenance	\$ 10,200	\$ 4,000	\$ 5,600	\$ 9,600	\$ 9,960
Streetlights	\$ 39,486	\$ 20,180	\$ 28,251	\$ 48,431	\$ 45,000
Electric	\$ 13,200	\$ 6,729	\$ 6,471	\$ 13,200	\$ 14,520
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Irrigation Repairs	\$ 7,000	\$ 2,509	\$ 4,491	\$ 7,000	\$ 8,000
General Repairs & Maintenance	\$ 22,500	\$ 9,715	\$ 13,125	\$ 22,840	\$ 26,000
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Contingency	\$ 10,000	\$ 9,963	\$ 5,833	\$ 15,796	\$ 10,000
<b>Subtotal Field Expenditures</b>	<b>\$ 390,181</b>	<b>\$ 158,724</b>	<b>\$ 209,909</b>	<b>\$ 368,634</b>	<b>\$ 404,180</b>

**Hammock Reserve**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 14,500	\$ 6,260	\$ 8,458	\$ 14,718	\$ 14,500
Amenity - Water	\$ 10,000	\$ 3,037	\$ 5,833	\$ 8,870	\$ 10,000
Playground Lease	\$ 98,030	\$ 43,330	\$ 54,699	\$ 98,030	\$ 72,044
Internet	\$ 1,500	\$ 550	\$ 770	\$ 1,320	\$ 1,500
Pest Control	\$ 3,544	\$ 40	\$ 280	\$ 320	\$ 3,544
Janitorial Services	\$ 19,505	\$ 7,635	\$ 11,025	\$ 18,660	\$ 21,748
Security Services	\$ 36,000	\$ 8,522	\$ 21,000	\$ 29,522	\$ 36,000
Pool Maintenance	\$ 24,408	\$ 9,875	\$ 16,125	\$ 26,000	\$ 24,408
Amenity Management	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,910	\$ 5,833	\$ 7,743	\$ 10,000
Annual Maintenance of Water Filtration System	\$ 2,400	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ 20,000	\$ 15,400	\$ -	\$ 15,400	\$ 20,000
Contingency	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 270,337</b>	<b>\$ 102,997</b>	<b>\$ 148,037</b>	<b>\$ 251,033</b>	<b>\$ 244,966</b>
<i>Total Operations &amp; Maintenance</i>	<b>\$ 660,517</b>	<b>\$ 261,721</b>	<b>\$ 357,946</b>	<b>\$ 619,667</b>	<b>\$ 649,146</b>
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 28,990	\$ -	\$ 28,990	\$ 28,990	\$ 34,841
<i>Total Other Expenditures</i>	<b>\$ 28,990</b>	<b>\$ -</b>	<b>\$ 28,990</b>	<b>\$ 28,990</b>	<b>\$ 34,841</b>
<b>Total Expenditures</b>	<b>\$ 844,381</b>	<b>\$ 320,224</b>	<b>\$ 463,682</b>	<b>\$ 783,906</b>	<b>\$ 842,100</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 504,944</b>	<b>\$ (437,744)</b>	<b>\$ 67,200</b>	<b>\$ -</b>
<b>Product</b>					
Assessable Units	1027	ERU/Unit	1.00	Net Assessment	\$842,100
Platted	1027	Net Per Unit	\$819.96	Gross Per Unit	\$881.68
					<b>\$842,100</b>

# 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.

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#### **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.

##### FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

##### 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.

# Hammock Reserve

## Community Development District

### General Fund Budget

#### 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.

#### 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.

# Hammock Reserve

## Community Development District

### General Fund Budget

#### Other Current Charges

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

#### 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. The District has contracted with Aquatic Weed Management, Inc. to provide these services.

#### Streetlights

Represents the cost to maintain street lights within the District Boundaries 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.

#### Reserve Study

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a Reserve Study of Hammock Reserve Community Development District.

#### 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. The final payment in the lease agreement with WHFS, LLC is due on May 1, 2026.

#### 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.

# Hammock Reserve

## Community Development District

### General Fund Budget

#### 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.

#### 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.

#### Holiday Decorations

Enhance festive celebrations with vibrant and energy-efficient holiday lighting. Proper installation and weatherproofing ensure safety and longevity, while timers and smart controls add convenience. Thoughtful placement can create a warm and inviting atmosphere for any space.

#### 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 FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Special Assessments	\$ 308,327	\$ 300,333	\$ 7,994	\$ 308,327	\$ 308,327
Interest	\$ 7,110	\$ 3,824	\$ 5,353	\$ 9,176	\$ 4,588
Carry Forward Surplus	\$ 141,363	\$ 142,793	\$ -	\$ 142,793	\$ 151,672
<b>Total Revenues</b>	<b>\$ 456,800</b>	<b>\$ 446,950</b>	<b>\$ 13,347</b>	<b>\$ 460,297</b>	<b>\$ 464,587</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 96,813	\$ 96,813	\$ -	\$ 96,813	\$ 94,944
Principal Expense - 5/1	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 120,000
Interest Expense - 5/1	\$ 96,813	\$ -	\$ 96,813	\$ 96,813	\$ 94,944
<b>Total Expenditures</b>	<b>\$ 308,625</b>	<b>\$ 96,813</b>	<b>\$ 211,813</b>	<b>\$ 308,625</b>	<b>\$ 309,888</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 148,175</b>	<b>\$ 350,137</b>	<b>\$ (198,466)</b>	<b>\$ 151,672</b>	<b>\$ 154,699</b>

\*Carry forward less amount in Reserve funds.

Interest Expense 11/1/27	\$ 92,994
<b>Total</b>	<b>\$ 92,994</b>

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
11/01/26	\$ 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
		<b>\$ 4,840,000.00</b>	<b>\$ 2,899,587.50</b>	<b>\$ 7,951,400.00</b>

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Special Assessments	\$ 276,824	\$ 269,911	\$ 6,912	\$ 276,824	\$ 276,824
Interest	\$ 6,636	\$ 3,589	\$ 5,025	\$ 8,613	\$ 4,307
Carry Forward Surplus	\$ 134,371	\$ 135,861	\$ -	\$ 135,861	\$ 147,136
<b>Total Revenues</b>	<b>\$ 417,832</b>	<b>\$ 409,362</b>	<b>\$ 11,937</b>	<b>\$ 421,299</b>	<b>\$ 428,267</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 82,081	\$ 82,081	\$ -	\$ 82,081	\$ 80,775
Principal Expense - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 115,000
Interest Expense - 5/1	\$ 82,081	\$ -	\$ 82,081	\$ 82,081	\$ 80,775
<b>Total Expenditures</b>	<b>\$ 274,163</b>	<b>\$ 82,081</b>	<b>\$ 192,081</b>	<b>\$ 274,163</b>	<b>\$ 276,550</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 143,669</b>	<b>\$ 327,281</b>	<b>\$ (180,144)</b>	<b>\$ 147,136</b>	<b>\$ 151,717</b>

\*Carry forward less amount in Reserve funds.

Interest Expense 11/1/27	\$ 79,050
<b>Total</b>	<b>\$ 79,050</b>

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
11/01/26	\$ 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
		<b>\$ 4,435,000.00</b>	<b>\$ 2,511,150.00</b>	<b>\$ 7,138,231.25</b>

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Special Assessments	\$ 797,850	\$ 777,926	\$ 19,924	\$ 797,850	\$ 797,850
Interest	\$ 20,684	\$ 11,612	\$ 16,257	\$ 27,869	\$ 13,935
Carry Forward Surplus	\$ 499,694	\$ 461,253	\$ -	\$ 461,253	\$ 490,287
<b>Total Revenues</b>	<b>\$ 1,318,228</b>	<b>\$ 1,250,791</b>	<b>\$ 36,181</b>	<b>\$ 1,286,972</b>	<b>\$ 1,302,071</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 285,843	\$ 285,843	\$ -	\$ 285,843	\$ 281,118
Principal Expense - 5/1	\$ 225,000	\$ -	\$ 225,000	\$ 225,000	\$ 235,000
Interest Expense - 5/1	\$ 285,843	\$ -	\$ 285,843	\$ 285,843	\$ 281,118
<b>Total Expenditures</b>	<b>\$ 796,685</b>	<b>\$ 285,843</b>	<b>\$ 510,843</b>	<b>\$ 796,685</b>	<b>\$ 797,235</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 521,543</b>	<b>\$ 964,948</b>	<b>\$ (474,661)</b>	<b>\$ 490,287</b>	<b>\$ 504,836</b>

\*Carry forward less amount in Reserve funds.

Interest Expense 11/1/27	\$ 276,183
<b>Total</b>	<b>\$ 276,183</b>

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
11/01/26	\$ 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
		<b>\$ 11,675,000.00</b>	<b>\$ 9,242,120.00</b>	<b>\$ 21,427,962.50</b>

**Hammock Reserve**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Interest	\$ 2,828	\$ 2,790	\$ 3,905	\$ 6,695	\$ 3,347
Carry Forward Surplus	\$ 200,279	\$ 200,874	\$ -	\$ 200,874	\$ 236,560
<b>Total Revenues</b>	<b>\$ 203,107</b>	<b>\$ 203,664</b>	<b>\$ 3,905</b>	<b>\$ 207,569</b>	<b>\$ 239,907</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In (Out)	\$ 28,990	\$ -	\$ 28,990	\$ 28,990	\$ 34,841
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 28,990</b>	<b>\$ -</b>	<b>\$ 28,990</b>	<b>\$ 28,990</b>	<b>\$ 34,841</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 232,097</b>	<b>\$ 203,664</b>	<b>\$ 32,896</b>	<b>\$ 236,560</b>	<b>\$ 274,748</b>

# SECTION 5

**RESOLUTION 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

**1. CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Lindsey Roden	November 2028
2	Emily Hazelrig	November 2026
3	Bobbie Shockley	November 2026
4	Jessica Spencer	November 2028
5	William (“Bill”) Nolan	November 2026

**2. GENERAL ELECTION SEATS.** Seat 2 and Seat 5 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year. The remaining seat expiring in November 2026, Seat 3, will be filled by landowner election.

**3. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who

is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**4. COMPENSATION.** Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

**5. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**6. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

**7. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**8. 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.

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

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of April 2026.

ATTEST:

**HAMMOCK RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**Exhibit A:** Sample Notice of Qualifying Period

**EXHIBIT A**  
**SAMPLE NOTICE OF QUALIFYING PERIOD**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Hammock Reserve Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S Broadway Ave, Bartow, Florida 33830. The Supervisor of elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Hammock Reserve Community Development District has two (2) seats up for election through the general election process, specifically Seats 2 and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Publish on or before \_\_\_\_\_, 2026

# SECTION 6

# SECTION C

# Hammock Reserve CDD

## Field Management Report

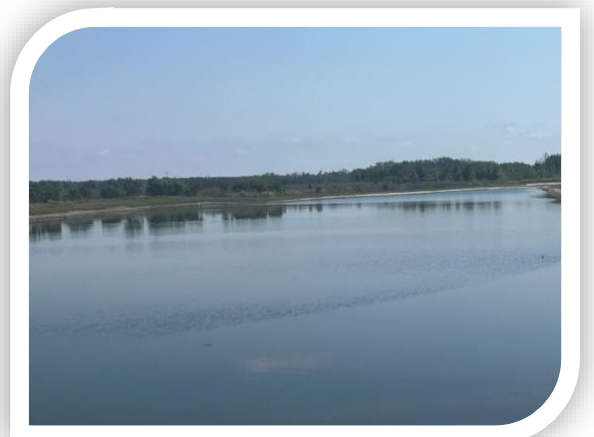
### Completed Items

- Amenity retaining wall washout along the side of the structure has been fully repaired using a combination of stone and soil to ensure stability.
- Exterior lights at the amenity that were missing globes have been replaced.
- Inspection of the fencing was conducted, and all damaged or blown-out sections have been successfully repaired.
- The approved dog stations have now been installed throughout Phases 3 and 4 of the District.
- The Landscape vendor has conducted a review of the plant damage by the freeze.



### Contracted Services

- Landscaping: The vendors are currently performing well and continue to maintain the grounds effectively. As we are in April, the frequency of mows will increase to weekly service for common areas and bi-weekly service for pond areas.
- Pool Maintenance: The pool is being maintained according to established standards.
- Janitorial: The vendor is maintaining the amenity restrooms and dog stations in a clean and orderly condition. We are currently ensuring that all new stations are integrated into their regular cleaning rotation.
- Lake Maintenance: The community ponds are currently being maintained to professional standards. As temperatures rise, there is an anticipated increase in vegetation and algae growth. We are working closely with our maintenance vendor to ensure these areas are treated appropriately.



# SECTION i



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: 3.26.2026

**SUBMITTED TO:**

GMS Services  
345 W Central  
Orlando, FL 32801  
Allen Bailey  
Phone: 407.460.4424  
Email: [abailey@gmscf.com](mailto:abailey@gmscf.com)

**Job Name / Location:**

Hammock Reserve  
Haines City, FL 33884

**Replace dead plant material**

	Qty	Unit	Unit Cost	TOTAL
Faxahatchee grass	40	3g	\$20.00	\$800.00
Oyster plant	300	1g	\$10.00	\$3,000.00
Flax Lily	25	1g	\$10.00	\$250.00
Walters Viburnum	50	3g	\$20.00	\$1,000.00
Loropetalum (in place of the duranta)	319	3g	\$20.00	\$6,380.00
				\$0.00
			<b>total</b>	<b>\$11,430.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Mark Stripling

Accepted by: \_\_\_\_\_

Date Submitted 3.26.2026

Date Accepted: \_\_\_\_\_

# SECTION ii



## PROPOSAL

**DATE** March 17, 2026  
**CUSTOMER NAME** Hammock Reserve  
**ADDRESS** Davenport  
**REQUESTED BY** Allen Bailey

Summer Schedule Options for the month of May - September  
(the months can be changed upon coordination)

One Additional Day of Service every week \$ 160.00 monthly  
(janitorial services 4<sup>th</sup> day a week)

Air freshener services:

Air freshener dispenser installation, with scent included \$ 50.00 reach  
Monthly Service, price per dispenser \$ 15.00 monthly

Deep clean and sanitization of tile and grout or rough floors  
in restrooms (recommended at least once a year) \$ 250.00

Pressure wash covered patio floors \$ 180.00

Wash pool furniture, chairs and tanning chairs, price per piece \$ 9.00 each

**CSS Clean Star Services of Central Florida, INC**

**Tracy Chacon**  
**(407) 456-9174**  
[tchacon@starcss.com](mailto:tchacon@starcss.com)

**Sandro Di Lollo**  
**(407) 668-1338**  
[sdilollo@starcss.com](mailto:sdilollo@starcss.com)

# SECTION D

# SECTION i

# Hammock Reserve Community Development District

## Summary of Check Register

February 20, 2026 through March 19, 2026

Fund	Date	Check No.'s	Amount
General Fund	2/26/26	931-936	\$ 26,710.47
	3/5/26	937-938	\$ 8,666.06
	3/12/26	939-946	\$ 31,877.79
General Fund - Autopay	2/23/26	80066-80067	\$ 1,149.80
	3/9/26	80068	\$ 110.00
	3/16/26	80069-80080	\$ 3,495.70
Payroll	February 20, 2026 through March 19, 2026		
	Emily Hazelrig	50027	\$ 184.70
	Lindsey Roden	50028	\$ 184.70
	Bobbie Shockley	50029	\$ 184.70
	Jessica Spencer	50030	\$ 184.70
			\$ 738.80
<b>Total Amount</b>			<b>\$ 72,748.62</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/26/26	00056	1/28/26	21200	202601	320	53800	47000		POND MAINTENANCE JAN26	*	800.00	800.00	000931
AQUATIC WEED MANAGEMENT, INC												800.00	000931
2/26/26	00071	1/21/26	3043	202601	310	51300	31100		APPLICATION ANALYSIS FEE	*	792.25	792.25	000932
CITY OF LAKE ALFRED												792.25	000932
2/26/26	00067	1/30/26	12	202601	320	53800	48000		FENCE REPAIR	*	550.00		
		1/30/26	13	202601	320	53800	48000		FENCE CLEANING	*	4,929.88		
		1/30/26	14	202601	320	53800	48000		END OF ROAD SIGN	*	165.00		
		1/30/26	15	202601	320	53800	48000		REFORM DRAINAGE, CEMENT	*	357.70		
		1/30/26	16	202601	320	53800	48000		TRASH PICK UP	*	602.50		
GOVERNMENTAL MANAGEMENT SERVICES-TA												6,605.08	000933
2/26/26	00025	2/19/26	14190	202601	310	51300	31500		GENERAL COUNSEL JAN26	*	1,110.50	1,110.50	000934
KILINSKI VAN WYK PLLC												1,110.50	000934
2/26/26	00041	2/01/26	30465	202602	330	57200	48500		POOL MAINTENANCE FEB26	*	1,975.00	1,975.00	000935
MCDONNELL CORPORATION DBA RESORT												1,975.00	000935
2/26/26	00027	2/01/26	22125	202602	320	53800	46200		LANDSCAPE MAINT FEB26	*	15,201.92		
		2/10/26	22331	202602	320	53800	47300		IRRIGATION REPAIR	*	225.72		
PRINCE & SONS, INC.												15,427.64	000936
3/05/26	00037	3/05/26	03052026	202603	300	15500	10000		PLAYGROUND LEASE APR26	*	3,442.07		
		3/05/26	03052026	202603	300	15500	10000		PLAYGROUND LEASE APR26	*	3,733.19		
HEIDI BONNETT DBA HNB PROPERTY, LLC												7,175.26	000937
3/05/26	00019	3/05/26	03052026	202603	300	15500	10000		EQUIPMENT LEASE APR26	*	1,490.80	1,490.80	000938
WHFS LLC												1,490.80	000938
3/12/26	00056	2/24/26	21370	202602	320	53800	47000		POND MAINTENANCE FEB26	*	800.00	800.00	000939
AQUATIC WEED MANAGEMENT, INC												800.00	000939

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/12/26	00044	2/24/26	17280	202602	330	57200	48200		CLEANING SERVICE FEB26	*	1,575.00		
									CSS OF CENTRAL FLORIDA			1,575.00	000940
3/12/26	00072	3/05/26	81903	202603	330	57200	48000		LOUNGE FURNITURE REPAIR	*	730.00		
									FLORIDA PATIO FURNITURE INC			730.00	000941
3/12/26	00006	11/30/25	314	202511	320	53800	48000		FENCE REPAIR	*	110.00		
		12/31/25	317	202512	330	57200	48000		REPAIR EMERGENCY LIGHT	*	1,115.53		
		3/01/26	320	202603	320	53800	34000		FIELD MANAGEMENT	*	1,716.67		
		3/01/26	321	202603	310	51300	34000		MANAGEMENT FEES	*	3,862.50		
		3/01/26	321	202603	310	51300	35200		WEBSITE ADMINISTRATION	*	108.17		
		3/01/26	321	202603	310	51300	35100		INFORMATION TECHNOLOGY	*	162.25		
		3/01/26	321	202603	310	51300	31400		DISSEMINATION AGENT SVC	*	675.92		
		3/01/26	321	202603	330	57200	48300		AMENITY ACCESS	*	1,287.50		
		3/01/26	321	202603	310	51300	51000		OFFICE SUPPLIES	*	.45		
		3/01/26	321	202603	310	51300	42000		POSTAGE	*	54.08		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			9,093.07	000942
3/12/26	00053	2/25/26	39130	202602	310	51300	49000		CODE VIOLATION ADMIN FEE	*	54.90		
									HAINES CITY POLICE DEPARTMENT			54.90	000943
3/12/26	00041	2/25/26	30767	202602	330	57200	48000		REPAIR POLE SLIDER	*	455.00		
		3/01/26	30836	202603	330	57200	48500		POOL MAINTENANCE MAR26	*	1,975.00		
									MCDONNELL CORPORATION DBA RESORT			2,430.00	000944
3/12/26	00027	3/01/26	22508	202603	320	53800	46200		LANDSCAPE MAINT MAR26	*	15,201.92		
									PRINCE & SONS, INC.			15,201.92	000945
3/12/26	00049	1/22/26	12437408	202510	330	57200	34500		SECURITY SERVICE OCT25	*	1,992.90		
									SECURITAS SECURITY SERVICES USA INC			1,992.90	000946
TOTAL FOR BANK A											67,254.32		

HAMR HAMMOCK RESERV ZYAN

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/23/26	00028	2/17/26	1947-02.	202602	320	53800	43100		817 PRADO GRANDE FEB26	*	1,073.52	1,073.52	080066
									DUKE ENERGY				
2/23/26	00028	2/19/26	0406-02.	202602	320	53800	43000		1930 POLK CITY FEB26	*	76.28	76.28	080067
									DUKE ENERGY				
3/09/26	00068	3/05/26	4610-03.	202603	330	57200	44000		3510 YARIAN AMEN MAR26	*	110.00	110.00	080068
									SPECTRUM BUSINESS				
3/16/26	00028	3/10/26	2471-02.	202602	320	53800	43100		0 PRADO GRADE LITE FEB26	*	947.80	947.80	080069
									DUKE ENERGY				
3/16/26	00028	3/10/26	9263-02.	202602	320	53800	43000		1190 POLK CITY WP FEB26	*	75.38	75.38	080070
									DUKE ENERGY				
3/16/26	00028	3/11/26	9601-02.	202602	320	53800	43000		3882 WHITNEY LIFT FEB26	*	273.98	273.98	080071
									DUKE ENERGY				
3/16/26	00028	3/13/26	0127-02.	202602	320	53800	43000		4201 DELEON FEB26	*	21.67	21.67	080072
									DUKE ENERGY				
3/16/26	00028	3/13/26	1387-02.	202602	320	53800	43000		2601 REYES PT IRRG FEB26	*	87.26	87.26	080073
									DUKE ENERGY				
3/16/26	00028	3/13/26	1446-02.	202602	320	53800	43000		2800 WHITE FEB26	*	22.45	22.45	080074
									DUKE ENERGY				
3/16/26	00028	3/13/26	2194-02.	202602	320	53800	43000		2686 TRINIDAD FEB26	*	32.65	32.65	080075
									DUKE ENERGY				
3/16/26	00028	3/13/26	3050-02.	202602	320	53800	43000		4595 BERNARD FEB26	*	22.50	22.50	080076
									DUKE ENERGY				
3/16/26	00028	3/13/26	4362-02.	202602	330	57200	43000		3510 YARIAN AMEN FEB26	*	775.44	775.44	080077
									DUKE ENERGY				

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/16/26	00028	3/13/26	5918-02.2678	202602		320-53800	43000		DUKE ENERGY	*	131.44	131.44	080078
3/16/26	00028	3/13/26	8821-02.4702	202602		320-53800	43000		DUKE ENERGY	*	135.56	135.56	080079
3/16/26	00028	3/13/26	9784-02.00	202602		320-53800	43100		DUKE ENERGY	*	969.57	969.57	080080
TOTAL FOR BANK Z											4,755.50		
TOTAL FOR REGISTER											72,009.82		

HAMR HAMMOCK RESERV ZYAN

# SECTION ii

***Hammock Reserve***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2026***



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**Hammock Reserve**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 722,357	\$ -	\$ -	\$ 722,357
State Board of Administration	\$ 58,511	\$ -	\$ -	\$ 58,511
Capital Reserve Account	\$ -	\$ -	\$ 203,664	\$ 203,664
<b>Investments:</b>				
<u>Series 2020</u>				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 347,041	\$ -	\$ 347,041
<u>Series 2021</u>				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 324,388	\$ -	\$ 324,388
Prepayment	\$ -	\$ 110	\$ -	\$ 110
<u>Series 2022</u>				
Reserve	\$ -	\$ 397,933	\$ -	\$ 397,933
Revenue	\$ -	\$ 999,939	\$ -	\$ 999,939
Prepayment	\$ -	\$ 153	\$ -	\$ 153
Due from General Fund	\$ -	\$ 13,897	\$ -	\$ 13,897
Prepaid Expenses	\$ 9,036	\$ -	\$ -	\$ 9,036
<b>Total Assets</b>	<b>\$ 789,904</b>	<b>\$ 2,375,722</b>	<b>\$ 203,664</b>	<b>\$ 3,369,290</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 9,599	\$ -	\$ -	\$ 9,599
Due to Debt Service	\$ 13,897	\$ -	\$ -	\$ 13,897
<b>Total Liabilities</b>	<b>\$ 23,496</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,496</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 9,036	\$ -	\$ -	\$ 9,036
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 504,137	\$ -	\$ 504,137
Debt Service - Series 2021	\$ -	\$ 465,541	\$ -	\$ 465,541
Debt Service - Series 2022	\$ -	\$ 1,406,044	\$ -	\$ 1,406,044
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 203,664	\$ 203,664
Unassigned	\$ 757,372	\$ -	\$ -	\$ 757,372
<b>Total Fund Balances</b>	<b>\$ 766,408</b>	<b>\$ 2,375,722</b>	<b>\$ 203,664</b>	<b>\$ 3,345,794</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 789,904</b>	<b>\$ 2,375,722</b>	<b>\$ 203,664</b>	<b>\$ 3,369,290</b>

# Hammock Reserve

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 842,100	\$ 821,074	\$ 821,074	\$ -
Interest Income	\$ 2,281	\$ 2,281	\$ 4,094	\$ 1,813
<b>Total Revenues</b>	<b>\$ 844,381</b>	<b>\$ 823,355</b>	<b>\$ 825,168</b>	<b>\$ 1,813</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 800	\$ 4,200
Employer FICA Expense	\$ 918	\$ 383	\$ 61	\$ 321
Engineering	\$ 15,000	\$ 6,250	\$ 2,255	\$ 3,995
Attorney	\$ 25,000	\$ 10,417	\$ 4,738	\$ 5,679
Annual Audit	\$ 9,200	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 8,111	\$ 3,380	\$ 3,380	\$ 0
Trustee Fees	\$ 13,335	\$ 9,462	\$ 9,462	\$ -
Management Fees	\$ 46,350	\$ 19,313	\$ 19,313	\$ -
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ (0)
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ (0)
Postage & Delivery	\$ 1,000	\$ 417	\$ 185	\$ 232
Insurance	\$ 8,282	\$ 8,282	\$ 7,764	\$ 518
Copies	\$ 500	\$ 208	\$ 33	\$ 175
Legal Advertising	\$ 2,500	\$ 1,042	\$ 639	\$ 403
Other Current Charges	\$ 1,550	\$ 646	\$ 2,162	\$ (1,516)
Office Supplies	\$ 625	\$ 260	\$ 3	\$ 257
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 154,873</b>	<b>\$ 72,767</b>	<b>\$ 58,503</b>	<b>\$ 14,264</b>

**Hammock Reserve**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 23,995	\$ 23,995	\$ 20,742	\$ 3,253
Field Management	\$ 20,600	\$ 8,583	\$ 8,583	\$ 0
Landscape Maintenance	\$ 195,700	\$ 81,542	\$ 76,010	\$ 5,532
Landscape Replacement	\$ 45,000	\$ 18,750	\$ 293	\$ 18,457
Pond Maintenance	\$ 10,200	\$ 4,250	\$ 4,000	\$ 250
Streetlights	\$ 39,486	\$ 16,452	\$ 20,180	\$ (3,727)
Electric	\$ 13,200	\$ 5,500	\$ 6,729	\$ (1,229)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,000	\$ 2,917	\$ 2,509	\$ 407
General Repairs & Maintenance	\$ 22,500	\$ 9,375	\$ 9,715	\$ (340)
Contingency	\$ 10,000	\$ 4,167	\$ 9,963	\$ (5,796)
<b>Subtotal Field Expenditures</b>	<b>\$ 390,181</b>	<b>\$ 176,572</b>	<b>\$ 158,724</b>	<b>\$ 17,848</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,500	\$ 6,042	\$ 6,260	\$ (218)
Amenity - Water	\$ 10,000	\$ 4,167	\$ 3,037	\$ 1,130
Playground Lease	\$ 98,030	\$ 40,846	\$ 43,330	\$ (2,485)
Internet	\$ 1,500	\$ 625	\$ 550	\$ 75
Pest Control	\$ 3,544	\$ 1,477	\$ 40	\$ 1,437
Janitorial Services	\$ 19,505	\$ 8,127	\$ 7,635	\$ 492
Security Services	\$ 36,000	\$ 15,000	\$ 8,522	\$ 6,478
Pool Maintenance	\$ 24,408	\$ 10,170	\$ 9,875	\$ 295
Amenity Management	\$ 15,450	\$ 6,438	\$ 6,438	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 1,910	\$ 2,257
Annual Maintenance of Water Filtration System	\$ 2,400	\$ 1,000	\$ -	\$ 1,000
Holiday Decorations	\$ 20,000	\$ 8,333	\$ 15,400	\$ (7,067)
Contingency	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
<b>Subtotal Amenity Expenditures</b>	<b>\$ 270,337</b>	<b>\$ 112,640</b>	<b>\$ 102,997</b>	<b>\$ 9,644</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 660,517</b>	<b>\$ 289,213</b>	<b>\$ 261,721</b>	<b>\$ 27,492</b>
<b>Total Expenditures</b>	<b>\$ 815,390</b>	<b>\$ 361,980</b>	<b>\$ 320,224</b>	<b>\$ 41,756</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 28,990</b>		<b>\$ 504,944</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (28,990)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (28,990)</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 504,944</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 261,464</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 766,408</b>	

# 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, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 308,327	\$ 300,333	\$ 300,333	\$ -
Interest	\$ 7,110	\$ 3,824	\$ 3,824	\$ -
<b>Total Revenues</b>	<b>\$ 315,437</b>	<b>\$ 304,156</b>	<b>\$ 304,156</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 96,813	\$ 96,813	\$ 96,813	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 96,813	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 308,625</b>	<b>\$ 96,813</b>	<b>\$ 96,813</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,812</b>		<b>\$ 207,344</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 141,363</b>		<b>\$ 296,793</b>	
<b>Fund Balance - Ending</b>	<b>\$ 148,175</b>		<b>\$ 504,137</b>	

# 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, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 276,824	\$ 269,911	\$ 269,911	\$ -
Interest	\$ 6,636	\$ 3,589	\$ 3,589	\$ -
<b>Total Revenues</b>	<b>\$ 283,460</b>	<b>\$ 273,500</b>	<b>\$ 273,500</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 82,081	\$ 82,081	\$ 82,081	\$ -
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 82,081	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 274,163</b>	<b>\$ 82,081</b>	<b>\$ 82,081</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 9,298</b>		<b>\$ 191,419</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 134,371</b>		<b>\$ 274,122</b>	
<b>Fund Balance - Ending</b>	<b>\$ 143,669</b>		<b>\$ 465,541</b>	

# 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, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 797,850	\$ 777,926	\$ 777,926	\$ -
Interest	\$ 20,684	\$ 11,612	\$ 11,612	\$ -
<b>Total Revenues</b>	<b>\$ 818,534</b>	<b>\$ 789,538</b>	<b>\$ 789,538</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 285,843	\$ 285,843	\$ 285,843	\$ -
Principal - 5/1	\$ 225,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 285,843	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 796,685</b>	<b>\$ 285,843</b>	<b>\$ 285,843</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 21,849</b>		<b>\$ 503,696</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 499,694</b>		<b>\$ 902,348</b>	
<b>Fund Balance - Ending</b>	<b>\$ 521,543</b>		<b>\$ 1,406,044</b>	

# Hammock Reserve

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues</b>				
Interest	\$ 2,828	\$ 2,790	\$ 2,790	\$ -
<b>Total Revenues</b>	<b>\$ 2,828</b>	<b>\$ 2,790</b>	<b>\$ 2,790</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,828</b>		<b>\$ 2,790</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 28,990	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 28,990</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 31,818</b>		<b>\$ 2,790</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 200,279</b>		<b>\$ 200,874</b>	
<b>Fund Balance - Ending</b>	<b>\$ 232,097</b>		<b>\$ 203,664</b>	

**Hammock Reserve**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 25,034	\$ 787,576	\$ 5,910	\$ 2,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 821,074
Interest Income	\$ 461	\$ 308	\$ 201	\$ 1,815	\$ 1,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,094
<b>Total Revenues</b>	<b>\$ 461</b>	<b>\$ 25,342</b>	<b>\$ 787,777</b>	<b>\$ 7,726</b>	<b>\$ 3,862</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 825,168</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Employer FICA Expense	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ 63	\$ 1,400	\$ -	\$ 792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,255
Attorney	\$ 1,243	\$ 1,920	\$ 465	\$ 1,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,738
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 676	\$ 676	\$ 676	\$ 676	\$ 676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,380
Trustee Fees	\$ 5,388	\$ 4,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,462
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,313
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 91	\$ 35	\$ 8	\$ 29	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185
Insurance	\$ 7,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,764
Copies	\$ -	\$ -	\$ -	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33
Legal Advertising	\$ 639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639
Other Current Charges	\$ 830	\$ 1,100	\$ 81	\$ 53	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,162
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 27,533</b>	<b>\$ 13,401</b>	<b>\$ 5,813</b>	<b>\$ 6,827</b>	<b>\$ 4,930</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58,503</b>

**Hammock Reserve**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 20,742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,742
Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,583
Landscape Maintenance	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	76,010
Landscape Replacement	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	293
Pond Maintenance	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,000
Streetlights	\$ 5,012	\$ 6,100	\$ 3,065	\$ 3,012	\$ 2,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,180
Electric	\$ 2,054	\$ 1,849	\$ 1,081	\$ 867	\$ 879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,729
Irrigation Repairs	\$ 598	\$ 605	\$ 803	\$ 279	\$ 226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,509
General Repairs & Maintenance	\$ 1,841	\$ 110	\$ 1,159	\$ 6,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,715
Contingency	\$ 9,958	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,963
<b>Subtotal Field Expenditures</b>	<b>\$ 58,216</b>	<b>\$ 26,388</b>	<b>\$ 23,826</b>	<b>\$ 28,481</b>	<b>\$ 21,814</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>158,724</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,792	\$ 1,852	\$ 1,075	\$ 766	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,260
Amenity - Water	\$ 1,068	\$ 1,011	\$ 465	\$ 492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,037
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43,330
Internet	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	550
Pest Control	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40
Janitorial Services	\$ 1,505	\$ 1,495	\$ 1,515	\$ 1,545	\$ 1,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,635
Security Services	\$ 1,993	\$ 2,249	\$ 2,230	\$ 2,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,522
Pool Maintenance	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,875
Amenity Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,438
Amenity Repairs & Maintenance	\$ 165	\$ -	\$ 1,290	\$ -	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,910
Holiday Decorations	\$ -	\$ -	\$ -	\$ 15,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,400
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 18,602</b>	<b>\$ 18,645</b>	<b>\$ 18,614</b>	<b>\$ 32,292</b>	<b>\$ 14,844</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>102,997</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 76,817</b>	<b>\$ 45,033</b>	<b>\$ 42,439</b>	<b>\$ 60,773</b>	<b>\$ 36,658</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>261,721</b>
<b>Total Expenditures</b>	<b>\$ 104,350</b>	<b>\$ 58,434</b>	<b>\$ 48,252</b>	<b>\$ 67,600</b>	<b>\$ 41,588</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>320,224</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (103,889)</b>	<b>\$ (33,092)</b>	<b>\$ 739,525</b>	<b>\$ (59,874)</b>	<b>\$ (37,726)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>504,944</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (103,889)</b>	<b>\$ (33,092)</b>	<b>\$ 739,525</b>	<b>\$ (59,874)</b>	<b>\$ (37,726)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>504,944</b>

# Hammock Reserve

## Community Development District

### Long Term Debt Report

<b>Series 2020, Special Assessment Revenue Bonds</b>		
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)
Principal - 5/1/25		(\$110,000)
<b>Current Bonds Outstanding</b>		<b>\$4,955,000</b>

<b>Series 2021, Special Assessment Revenue Bonds</b>		
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)
Principal - 5/1/25		(\$110,000)
<b>Current Bonds Outstanding</b>		<b>\$4,545,000</b>

# Hammock Reserve

## Community Development District

### Long Term Debt Report

<b>Series 2022, Special Assessment Revenue Bonds</b>		
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	\$397,933	
Reserve Fund Balance	\$397,933	
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)
Principal - 5/1/25		(\$215,000)
<b>Current Bonds Outstanding</b>		<b>\$12,115,000</b>

**Hammock Reserve**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

**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%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2020 Debt Service	2021 Debt Service	2022 Debt Service	Total
11.10.25	ACH	\$5,202.44	(\$211.91)	(\$99.81)	\$0.00	\$4,890.72	\$1,851.17	\$677.12	\$608.54	\$1,753.89	\$4,890.72
11.14.25	ACH	\$2,333.29	(\$93.32)	(\$44.80)	\$0.00	\$2,195.17	\$830.89	\$303.92	\$273.14	\$787.22	\$2,195.17
11.21.25	ACH	\$27,953.26	(\$1,118.14)	(\$536.70)	\$0.00	\$26,298.42	\$9,954.13	\$3,641.03	\$3,272.22	\$9,431.04	\$26,298.42
11.26.25	ACH	\$34,816.86	(\$1,392.62)	(\$668.48)	\$0.00	\$32,755.76	\$12,398.29	\$4,535.05	\$4,075.68	\$11,746.74	\$32,755.76
12.8.25	ACH	\$60,530.44	(\$2,421.23)	(\$1,162.18)	\$0.00	\$56,947.03	\$21,554.85	\$7,884.34	\$7,085.72	\$20,422.12	\$56,947.03
12.8.25	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)
12.19.25	ACH	\$2,126,813.65	(\$85,073.67)	(\$40,834.80)	\$0.00	\$2,000,905.18	\$757,356.42	\$277,026.30	\$248,965.61	\$717,556.85	\$2,000,905.18
12.31.25	ACH	\$49,631.77	(\$1,862.34)	(\$955.39)	\$0.00	\$46,814.04	\$17,719.43	\$6,481.43	\$5,824.91	\$16,788.27	\$46,814.04
01.09.26	ACH	\$12,252.94	(\$367.59)	(\$237.71)	\$0.00	\$11,647.64	\$4,408.72	\$1,612.62	\$1,449.27	\$4,177.03	\$11,647.64
01.29.26	ACH	\$0.00	\$0.00	\$0.00	\$3,967.18	\$3,967.18	\$1,501.61	\$549.26	\$493.62	\$1,422.69	\$3,967.18
02.12.26	ACH	\$9,333.55	(\$2,449.99)	(\$137.67)	\$0.00	\$6,745.89	\$2,553.37	\$933.97	\$839.37	\$2,419.18	\$6,745.89
<b>Total</b>		<b>\$ 2,304,945.64</b>	<b>\$ (94,990.81)</b>	<b>\$ (44,677.54)</b>	<b>\$ 3,967.18</b>	<b>\$ 2,169,244.47</b>	<b>\$ 821,074.03</b>	<b>\$ 300,332.95</b>	<b>\$ 269,911.48</b>	<b>\$ 777,926.01</b>	<b>\$ 2,169,244.47</b>

97.50%	Net Percent Collected
\$ 55,553.49	Balance Remaining to Collect