

Hammock Reserve
Community Development District

Proposed Budget
FY2027



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Series 2020 Debt Service Fund
9-10	Series 2020 Amortization Schedule
11	Series 2021 Debt Service Fund
12-13	Series 2021 Amortization Schedule
14	Series 2022 Debt Service Fund
15-16	Series 2022 Amortization Schedule
17	Capital Reserve Fund

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
Revenues					
Assessments - Tax Roll	\$ 842,100	\$ 821,074	\$ 21,026	\$ 842,100	\$ 842,100
Interest	\$ 2,281	\$ 4,094	\$ 4,913	\$ 9,007	\$ -
Total Revenues	\$ 844,381	\$ 825,168	\$ 25,938	\$ 851,106	\$ 842,100
Expenditures					
<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
Total Administrative	\$ 154,873	\$ 58,503	\$ 76,746	\$ 135,249	\$ 158,112
<i>Operations & Maintenance</i>					
Field Expenditures					
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
Subtotal Field Expenditures	\$ 390,181	\$ 158,724	\$ 209,909	\$ 368,634	\$ 404,180

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
Amenity Expenditures					
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
Subtotal Amenity Expenditures	\$ 270,337	\$ 102,997	\$ 148,037	\$ 251,033	\$ 244,966
<i>Total Operations & Maintenance</i>	\$ 660,517	\$ 261,721	\$ 357,946	\$ 619,667	\$ 649,146
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 28,990	\$ -	\$ 28,990	\$ 28,990	\$ 34,841
<i>Total Other Expenditures</i>	\$ 28,990	\$ -	\$ 28,990	\$ 28,990	\$ 34,841
Total Expenditures	\$ 844,381	\$ 320,224	\$ 463,682	\$ 783,906	\$ 842,100
Excess Revenues/(Expenditures)	\$ -	\$ 504,944	\$ (437,744)	\$ 67,200	\$ -
Product	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	1027	1.00	\$842,100	\$819.96	\$881.68
	1027		\$842,100		

Hammock Reserve

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

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
Revenues					
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
Total Revenues	\$ 456,800	\$ 446,950	\$ 13,347	\$ 460,297	\$ 464,587
Expenditures					
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
Total Expenditures	\$ 308,625	\$ 96,813	\$ 211,813	\$ 308,625	\$ 309,888
Excess Revenues/(Expenditures)	\$ 148,175	\$ 350,137	\$ (198,466)	\$ 151,672	\$ 154,699

*Carry forward less amount in Reserve funds.

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

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
		\$ 4,840,000.00	\$ 2,899,587.50	\$ 7,951,400.00

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
Revenues					
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
Total Revenues	\$ 417,832	\$ 409,362	\$ 11,937	\$ 421,299	\$ 428,267
Expenditures					
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
Total Expenditures	\$ 274,163	\$ 82,081	\$ 192,081	\$ 274,163	\$ 276,550
Excess Revenues/(Expenditures)	\$ 143,669	\$ 327,281	\$ (180,144)	\$ 147,136	\$ 151,717

*Carry forward less amount in Reserve funds.

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

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
		\$ 4,435,000.00	\$ 2,511,150.00	\$ 7,138,231.25

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
Revenues					
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
Total Revenues	\$ 1,318,228	\$ 1,250,791	\$ 36,181	\$ 1,286,972	\$ 1,302,071
Expenditures					
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
Total Expenditures	\$ 796,685	\$ 285,843	\$ 510,843	\$ 796,685	\$ 797,235
Excess Revenues/(Expenditures)	\$ 521,543	\$ 964,948	\$ (474,661)	\$ 490,287	\$ 504,836

*Carry forward less amount in Reserve funds.

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

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
		\$ 11,675,000.00	\$ 9,242,120.00	\$ 21,427,962.50

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
Revenues					
Interest	\$ 2,828	\$ 2,790	\$ 3,905	\$ 6,695	\$ 3,347
Carry Forward Surplus	\$ 200,279	\$ 200,874	\$ -	\$ 200,874	\$ 236,560
Total Revenues	\$ 203,107	\$ 203,664	\$ 3,905	\$ 207,569	\$ 239,907
Expenditures					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ 28,990	\$ -	\$ 28,990	\$ 28,990	\$ 34,841
Total Other Financing Sources/(Uses)	\$ 28,990	\$ -	\$ 28,990	\$ 28,990	\$ 34,841
Excess Revenues/(Expenditures)	\$ 232,097	\$ 203,664	\$ 32,896	\$ 236,560	\$ 274,748