

*Hammock Reserve
Community Development District*

Meeting Agenda

July 2, 2026

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

June 25, 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, July 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 May 7, 2026 Board of Supervisors Meeting
4. Consideration of Proposal from Prince & Sons for Temporary Fuel Surcharge
5. Consideration of Proposal from Resort Pools for Temporary Fuel Surcharge
6. Consideration of Resolution 2026-10 Rescheduling Public Hearing to Adopt Fiscal Year 2027 Budget
7. Consideration of Resolution 2026-11 Rescheduling Public Hearing to Adopt Amended Parking Policies
8. Ratification of Agreement for Pest Control Services with Massey
9. Ratification of Agreement for Filter Replacement with Resort Pools
10. Ratification of Dewberry Work Authorization 2026-2 for Topographic Study
11. Review of Encroachment at 3204 Weitzel Dr
12. Review and Acceptance of Fiscal Year 2025 Audit Report
13. Arbitrage Reports
 - A. Series 2021 AA2
 - B. Series 2022 AA3
14. Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters: 1090

iv. Reminder of Form 1 Filing Deadline

15. Other Business

16. Supervisors Requests and Audience Comments

17. 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, **May 7, 2026**, at 10:30 a.m. at the Offices of Prime Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Lindsey Roden	Vice Chairperson
Jessica Spencer <i>by Zoom</i>	Assistant Secretary
Emily Hazelrig	Assistant Secretary
William Nolen	Assistant Secretary

Also present were:

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

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 stated there were no members of the public present or by Zoom.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the April 2,
2026, Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of the April 2, 2026, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the April 2, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-09
Setting a Public Hearing to Adopt
Amended Parking Rules**

Ms. O'Rourke presented Resolution 2026-09 setting a public hearing to adopt amended parking policies. District staff explained that the proposed amendments were prompted by resident feedback regarding a small section within Phase Two where parking had inadvertently been permitted on both sides of the street, resulting in congestion concerns. Staff advised that after reviewing the area, revisions were made to the parking map to remove one set of parking designations near the intersection of Bernard and Whitney in order to eliminate confusion and improve traffic flow.

District Counsel also advised that additional clarifying language had been added to the parking policies regarding prohibited parking in landscaped areas, along pond banks, and on sidewalks owned by the CDD. Counsel explained that while the District already possessed authority to tow vehicles parked in those areas under the existing policy, the revised language was intended to make the restrictions more explicit due to prior resident questions and instances involving damage to sidewalks, irrigation, and landscaping.

Staff explained that approval of the resolution would schedule the required public hearing to consider adoption of the amended parking policies for August 6th during the District's regularly scheduled budget meeting. Following discussion, a motion was made and seconded adopting Resolution 2026-09 and setting the public hearing for August 6th.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-09 Setting a Public Hearing to Adopt Amended Parking Rules for August 6, 2026, was approved.

FIFTH ORDER OF BUSINESS

**Ratification of Proposal from Florida
Patio Furniture to Repair 10 Chairs**

Ms. O'Rourke presented a proposal from Florida Patio Furniture for additional repairs to pool furniture chairs. Staff explained that the Board had previously approved repairs for nine pool chairs at the March meeting, but after a subsequent site inspection, additional damaged chairs had

been identified requiring repair. Mr. Bailey clarified that the vendor had split the repair invoices into separate portions for deposit and final payment purposes and that the current proposal covered repairs for an additional thirteen chairs beyond those previously approved.

Discussion occurred regarding the total repair costs, the distinction between the previously approved repairs and the newly identified chairs, and the available budget within the amenity repair and maintenance accounts. Mr. Bailey advised that sufficient funds remained available within the amenity repair and maintenance and contingency line items to complete the repairs, although the combined chair repairs would substantially zero out the remaining balance in those accounts for the fiscal year. Staff further advised that the vendor had already picked up the damaged chairs and anticipated completing the repairs within several weeks, with temporary loaner chairs expected to be provided in the interim for pool use during the summer season. Mrs. O'Rourke asked if the loaner chairs were onsite yet or not and Mr. Bailey indicated he would find out.

Following more discussion about contacting the vendor for a return date of the original chairs, a motion was made and seconded approving the additional chair repairs, including the related proposals totaling approximately \$2,165 for the thirteen additional chairs.

On MOTION by Ms. Shockley, seconded by Mr. Nolen, with all in favor, Proposal from Florida Patio Furniture to Repair 10 Chairs and to Include Three More Chairs Totaling \$2,165, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Termination of Towing Services Agreement with Downtown Tow & Hold LLC

Ms. O'Rourke presented ratification of the termination of towing services previously provided by Downtown Tow & Hold LLC. Staff explained that the prior towing vendor had ceased operations and dissolved effective immediately, requiring the District to formally terminate the existing towing services agreement. Staff advised that a termination letter had already been issued in response to the vendor's dissolution. Following discussion, a motion was made and seconded ratifying the termination of towing services with Downtown Tow & Hold LLC.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Termination of Towing Services Agreement with Downtown Tow & Hold LLC, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Towing Services Agreement with Bolton's Towing

Ms. O'Rourke reviewed the ratification of a new towing services agreement with Bolton's Towing to provide towing enforcement services within the District. Staff advised that the agreement documents had recently been executed to ensure continuity of towing enforcement operations following the prior vendor's dissolution. Following discussion, a motion was made and seconded ratifying the agreement with Bolton's Towing.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Towing Services Agreement with Bolton's Towing, was ratified.

EIGHTH ORDER OF BUSINESS

Discussion of Prince Proposal for Pump Controller Replacement

Ms. O'Rourke presented a proposal from Prince for replacement and repair of an irrigation pump controller system. Mr. Bailey explained that the proposal arose after irrigation technicians identified issues involving the controller system that regulated irrigation operations throughout the District. Staff advised that during the initial diagnostic work, additional problems were discovered involving improperly established wiring and pipeline connections associated with the well system, requiring further repair work within the well infrastructure itself.

Mr. Bailey explained that the repairs included work to the controller wiring system, well components, and related irrigation infrastructure to maintain uninterrupted irrigation service throughout the District, particularly given existing irrigation restrictions and the potential impact that prolonged downtime could have on landscaping conditions. It was further explained that Prince coordinated the diagnostic work and overall project oversight while Durham Well performed portions of the physical repair work within the well system. The total proposal amount for the repairs was \$6,653.71.

Discussion occurred regarding available budget funding and whether the repair costs should be charged against the District's irrigation repair line item and contingency funds. Board members emphasized the importance of completing the repairs promptly to avoid more significant irrigation and landscaping damage in the future. Following discussion, a motion was made approving the proposal for the pump controller and irrigation repairs.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal from Prince for Pump Controller Replacement in the Amount of \$6,563.71, was approved.

NINTH ORDER OF BUSINESS

Review of Encroachment at 3204 Weitzel Dr

Ms. O'Rourke reviewed a reported encroachment issue located at 3204 Weitzel Drive. Staff presented photographs, maps, and supporting information showing improvements constructed near a District drainage swale and easement area. Staff explained that concerns included a side access gate being used for vehicle access across District-owned sidewalk and grassy areas, as well as a large concrete pad installed near or potentially within the drainage easement area. Additional concerns were raised regarding fencing and landscaping located within or adjacent to the swale and whether such improvements could impede drainage flow or restrict District maintenance access.

The District engineer advised that any improvements located within the drainage swale could not obstruct water flow and noted that fencing within the swale area would likely need to be raised approximately one foot to maintain proper drainage function. He further explained that the District must maintain access to its drainage easement for future maintenance purposes and that the current side gate arrangement could potentially be utilized to provide such access if formalized through an access easement agreement. Additional discussion occurred regarding whether portions of the affected property, including landscaping, pavers, and the concrete slab, were located within District easements or solely on private property, as well as whether the homeowner had received approval from the homeowner's association for the improvements.

Ms. Hancock discussed the possibility of implementing a formal District easement variance or encroachment policy similar to those utilized by other Districts for improvements impacting District easements or infrastructure. Counsel explained that such a policy could establish an application and review process for homeowners seeking approval for fences, gates, or other improvements affecting District easements. However, staff noted that the District was substantially built out and that the immediate focus should remain on resolving the current encroachment issue.

Following discussion, the Board authorized District staff and counsel to begin the process of addressing the encroachment by sending formal correspondence to the homeowner regarding the drainage easement concerns, the fence elevation issue, and unauthorized vehicle access across District property. Staff was further directed to investigate ownership and easement boundaries associated with the adjacent lot areas and evaluate potential options for securing formal access rights to the District drainage easement if necessary.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Authorizing Staff to Send Formal Correspondence to the homeowner Regarding the Drainage Easement Concerns, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock advised that former Haines City Attorney Mr. Riley had officially retired and that a new City Attorney who previously worked with the City of Lake Alfred and the City of Dundee, had assumed the position. She explained that outreach had been made to the new City Attorney to continue discussions regarding parking policy enforcement and ongoing confusion among residents within certain phases of the community.

Ms. Hancock explained that the goal remained to work cooperatively with the City to clarify parking policies and ensure consistent information was being communicated to homeowners regarding parking regulations and enforcement procedures. Although no formal response had yet been received from the new City Attorney, she advised that efforts to coordinate with the City would continue unless otherwise directed by the Board.

B. Engineer

Mr. Malave reported ongoing stormwater and drainage compliance issues associated with rear yard swales located between Lots 300 through 322. He explained that the Southwest Florida Water Management District (SWFWMD) had recently reviewed the previously submitted as-built certification for the stormwater system and requested additional verification that the rear yard drainage swales had been constructed in accordance with the approved plans. Specifically, SWFWMD required confirmation that the swales remained unobstructed and maintained a

minimum depth of twelve inches to allow proper drainage flow between the adjacent retention ponds.

Mr. Malave advised that numerous fences had been installed across the swale easement areas and that many of the fences appeared to extend directly to ground level, potentially obstructing drainage flow. He further explained that while an aerial or drone survey had initially been considered, fencing and obstructions would likely distort elevation data and could create additional regulatory concerns. Instead, he recommended physically inspecting each affected lot to document the existence and depth of the swales through photographs and field measurements. He stated that approximately twenty-two lots would require inspection and noted that any fences crossing the swales would likely need to be raised at least one foot above grade to allow proper water flow.

District Counsel discussed the process necessary to obtain access to the rear yard swales due to the presence of perimeter fencing around many of the affected properties. She explained that Staff would coordinate inspection dates and send formal notice letters to the affected homeowners advising them of the required inspections and potential fence modifications. She further advised that because the District's drainage easements were now inaccessible due to fencing, the District would likely need to establish formal access and maintenance easements with affected property owners to preserve future maintenance access to the swales.

The Board provided staff direction authorizing District staff, counsel, and the Engineer to proceed with coordinating inspections of the affected swales, notifying homeowners, evaluating fence encroachments, and preparing any necessary access and maintenance easement documents required to preserve District access to the drainage system. The Engineer also advised the Board that the District's annual inspection of District facilities would soon begin and reminded the Board that a State-required stormwater needs assessment report would be due during the following fiscal year as part of the District's ongoing stormwater compliance obligations.

C. Field Manager's Report

Mr. Bailey advised that the damaged pool lounge chairs previously approved for repair had been collected by the vendor and were currently undergoing repairs. He estimated that the repaired chairs would likely be returned within approximately three to four weeks and noted that the vendor had already been in possession of the originally approved chairs for at least an additional week

prior to collecting the remaining damaged chairs. He also agreed to verify whether temporary loaner chairs had been provided by the vendor during the repair period.

Additional maintenance updates were provided regarding District operations. Mr. Bailey reported that potholes developing near a roundabout in Phase One had been patched, repairs had been completed to damaged dog park latches, and holes within the dog parks had been filled to reduce tripping hazards. He further advised that the newly approved towing vendor signage had been installed throughout the community. Updates were also provided regarding landscaping, janitorial services, pool maintenance, and lake maintenance activities, with staff noting that operations were proceeding normally under the current seasonal schedules.

Staff reported that ongoing irrigation restrictions and low water levels continued to impact landscaping conditions throughout the District and across the region generally. It was noted that irrigation contractors were monitoring rainfall and water conditions before proceeding with installation of additional landscape plants and mulch in order to improve the likelihood of plant survival once wetter conditions returned.

D. District Manager’s Report

i. Approval of Check Register

Ms. O’Rourke reviewed the check register included in the agenda package covering checks issued from March 20, 2026 through April 23, 2026 totaling \$99,970.23 and advised that all invoices and supporting documentation had been reviewed for accuracy. Following discussion, a motion was made and seconded accepting the check register as presented.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Check Register Totaling \$99,970.23, was approved.

ii. Balance Sheet & Income Statement

Ms. O’Rourke advised that the balance sheet and income statement included in the agenda package had been reviewed for accuracy and invited any questions from the Board regarding the District’s financial statements. No questions were raised.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. O'Rourke opened the Supervisor request and audience comment period.

A Supervisor advised that the Phase 4 HOA had expressed interest in installing a community bulletin board near the mailbox area located on CDD property. District Counsel explained that similar bulletin boards existed within other Districts and advised that the HOA would need to provide the proposed location for review and approval. Counsel explained that a license agreement would be prepared requiring the HOA to maintain the bulletin board and provide the District authority to remove the structure if it fell into disrepair or was not properly maintained. Following discussion, the Board authorized staff and counsel to proceed with preparing the necessary license agreement and coordinating with the HOA regarding the proposed bulletin board installation.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4



Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of \geq \$4/gallon we will have a 3% increase

Average gas price of \$3.50-\$3.99/gallon we will have a 2% increase

Average gas price $<$ \$3.49/gallon the fuel service charge will end

- **BASED ON STATE AVERAGE**
- **ONLY APPLIES TO CONTRACTED "ESSENTIAL SERVICES"**
- **FUEL SERVICE CHARGE APPLIES THROUGH SEPTEMBER IF PRICES WARRANT**
- **FY 2027 CHARGES WOULD NEED TO BE APPROVED FOR BUDGET**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office



SECTION 5

ADDENDUM TO POOL MAINTENANCE SERVICES AGREEMENT

(Temporary Fuel Surcharge)

THIS ADDENDUM (“Addendum”) is made effective this 1st day of June 2026 (“Effective Date”), by and between:

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District”); and

ROGER JAMES McDONNELL D/B/A RESORT POOL SERVICES, whose mailing address is 14525 Johns Lake Road, Clermont, Florida 34711 (“Contractor” and, with the District, “Parties”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services*, dated as of August 22, 2022, as amended (together with all amendments, “Agreement”), incorporated herein by this reference; and

WHEREAS, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 19 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement as described herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

2. TEMPORARY FUEL SURCHARGE.

A. Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum (“Surcharge”). The Surcharge will be in effect from the Effective Date through September 30, 2026.

B. The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge,

and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

5. EXECUTION IN COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

6. EFFECTIVE DATE. This Addendum shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Addendum the day and year first written above.

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

**ROGER JAMES MCDONNELL D/B/A RESORT
POOL SERVICES**

By: _____
Its: _____

Exhibit A: Fuel Surcharge Proposal

Exhibit A
Fuel Charge



Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of \$50 per month, effective June 1st 2026.

This surcharge will remain in place only until gas prices have remained under \$3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

SECTION 6

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2026-07 TO RE-SET THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; RATIFYING THE ACTION OF THE DISTRICT MANAGER AND DISTRICT STAFF TO PROVIDE NOTICE THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hammock Reserve Community Development District (“**District**”) was established by an ordinance adopted by the City Commission of the City of Haines City, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on April 2, 2026, at a duly noticed public meeting, the District’s Board of Supervisors (the “**Board**”) adopted Resolution 2026-07, approving the proposed budget for fiscal year 2027 and setting a public hearing on the proposed budget associated therewith for August 6, 2026, at the Offices of Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880; and

WHEREAS, the public hearing was rescheduled to August 13, 2026, at 10:30 a.m. at the same location and the District Manager has caused the notice of the public hearing, with the new date, to be published in a newspaper of general circulation in Polk County consistent with the requirements of Chapters 197 and 190 of the Florida Statutes; and

WHEREAS, the Board now desires to ratify the District Manager’s action in resetting the public hearing.

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

SECTION 1. PUBLIC HEARING DATE RESET. The District Manager and District Staff actions in resetting the fiscal year 2027 budget public hearing are ratified. Resolution 2026-07 is hereby amended to reflect that the public hearing as declared in Resolution 2026-07 is reset to:

August 13, 2026, at 10:30 a.m. at the Offices of Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880.

SECTION 2. RESOLUTION 2026-07 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-07 continue in full force and effect.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board of Supervisors of the Hammock Reserve Community Development District.

PASSED AND ADOPTED THIS 2ND DAY OF JULY 2026.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

SECTION 7

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

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 within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the Board previously set a hearing on its proposed *Amended and Restated Rules Relating to Parking and Parking Enforcement* (the “**Policy**”) and now desires to reschedule said hearing.

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

SECTION 1. The Board intends to adopt *Amended and Restated Rules Relating to Parking and Parking Enforcement*, a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such Policy at a meeting of the Board to be held on **Thursday, August 13, 2026, at 10:30 a.m., at Offices of Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of July 2026.

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Amended and Restated Rules Relating to Parking and Parking Enforcement

Exhibit A

Proposed Amended and Restated Rules Relating to Parking and Parking Enforcement

[Begins on following page.]

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED
RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on _____, 2026, at a duly noticed public meeting, the Board of Supervisors of the Hammock Reserve Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Rule” or “Policy”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Oversized Vehicles, Vessels Recreational Vehicles, and Abandoned/Broken-Down Vehicles Parked on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District with a means to remove such Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles which are Parked in a manner which violates this Rule. This Rule does not govern Parking on private residential lots.

SECTION 2. DEFINITIONS.

- A. *Vehicle.*** Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
- a. *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
- i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - ii. Motor Vehicles with a trailer attached;
 - iii. Motor coaches/homes;
 - iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - v. Mobile homes or manufactured homes.
- b. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.
- c. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- B. *Vessel.*** Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Park(ed)/(ing).*** A Vehicle or Vessel left unattended by its owner or user or attended by its owner or user but kept stationary for a period of an hour or more.
- D. *Tow-Away Zone.*** District property for which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a Designated Parking Area, including but not limited to all grassed and/or landscaped areas and sidewalks which are not Designated Parking Areas, is a Tow-Away Zone.**

- E. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for Parking spaces or signage and as indicated on the map attached hereto as **Exhibit A** for certain on-street Parking areas. On-street Parking is expressly prohibited on District roadways except where indicated, including all District property that is grassed and/or landscaped and District-owned sidewalks whether or not such areas are depicted in **Exhibit A**, which is incorporated herein by reference. Certain Designated Parking Areas may have restrictions on Parking during certain times or for certain types of vehicles and vessels as described herein. **Any Vehicle Parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, or fire hydrants and shall Park in the appropriate direction.** All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as “Tow-Away Zones.”

SECTION 5. EXCEPTIONS.

- A. **OVERNIGHT ON-STREET AND OVERFLOW PARKING.** Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be Parked on-street or in overflow areas Overnight and shall be subject to towing at Owner’s expense.
- B. **OVERNIGHT AMENITY PARKING.** Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight Parking is permitted at the amenity facilities.
- C. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time.
- D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking pass issued by the District.
- E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may Park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.
- F. **MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District’s property, restrict the normal operation of the District’s business, or otherwise poses a danger to the District, its residents and guests, the general

public, or the property of same. All Parking must comply with all state and local laws and ordinances.

SECTION 6. TOWING/REMOVAL PROCEDURES; ENFORCEMENT.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** The District may engage a towing company to tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District Manager is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.
- D. AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Privileges Rule*.

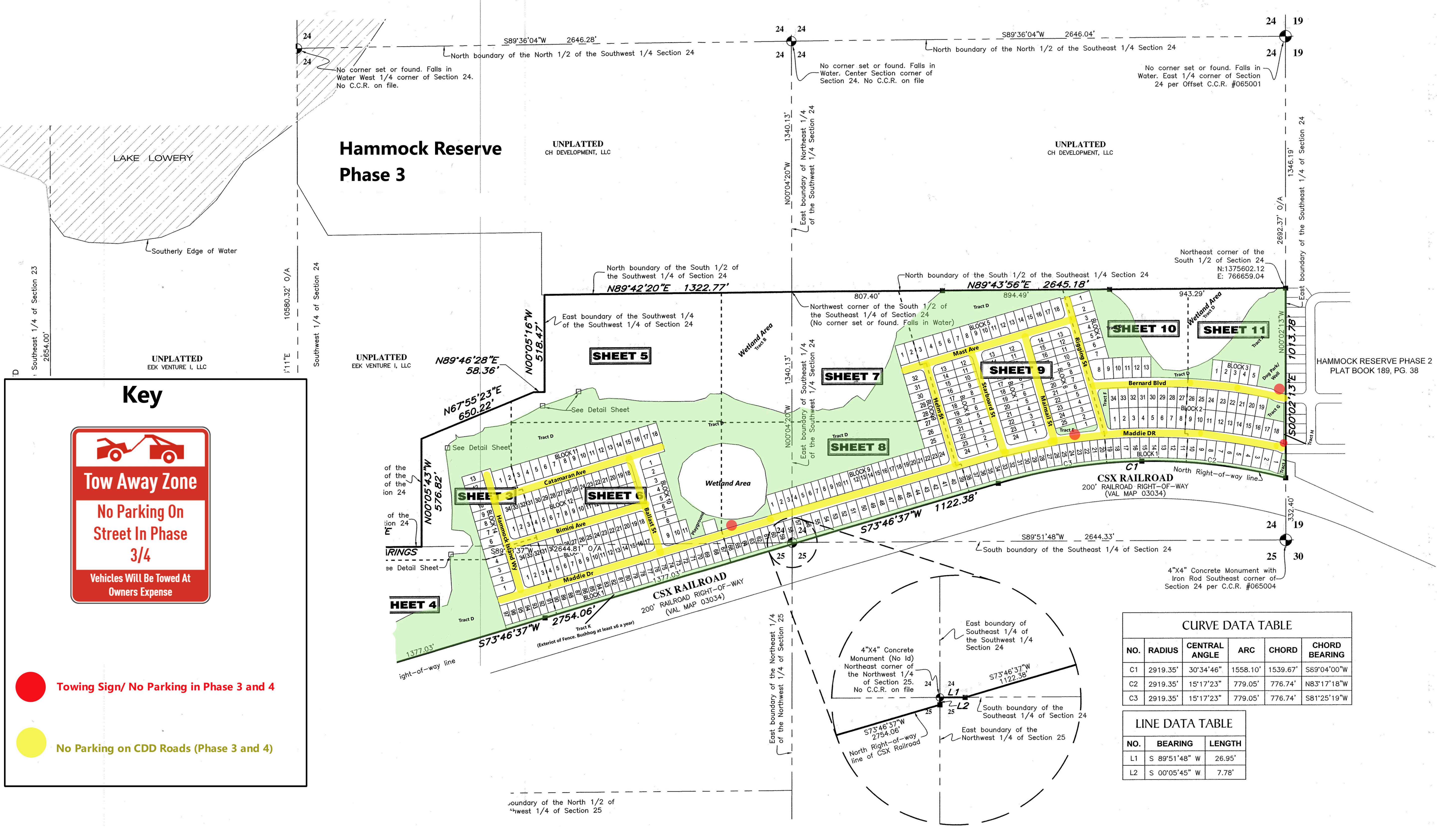
SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these Rules in such areas.

EXHIBIT A – *Designated Parking Areas*

Effective date: May 7, 2026

EXHIBIT A
Designated Parking Areas



Hammock Reserve Phase 4



SECTION 8

AGREEMENT BETWEEN HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT AND MASSEY SERVICES, INC.



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
 Website: MasseyServices.com
 Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

Hammock Reserve CDD

Business Name _____

3510 Yarian Dr.

Property Address _____

Haines City FL 33844

City _____ State _____ County _____ Zip _____

407-891-5524

Phone _____ (Extension) _____

BILLING ADDRESS

() _____

Phone _____

Contact Name (Agent) _____

219 E. Livingston St.

Mailing Address _____

Orlando, FL 32801

City _____ State _____ Zip _____

invoices@gmscfl.com

Email _____

Business Type: Pest Prevention Service Frequency: monthly Grid # _____

1. **SCOPE OF WORK**
 Massey will provide pest prevention services for Roaches Ants Mice Rats Pantry Pests Fruit Flies Drain Flies
2. **AREAS TO BE SERVICED**

3. **SERVICE SCHEDULE**
 A. Initial Service Schedule _____ Follow-Up Service on Initial _____
 B. Regular Service Schedule monthly
4. **CUSTOMER COOPERATION**
 Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
 A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
 B. Arranging for Service Technician(s) access to the premises and access to all locked areas.
5. **INSURANCE**
 Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.
6. **TERMS OF AGREEMENTS**
 A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
 B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.
7. **GUARANTEED SATISFACTION**
 See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$ 40	Monthly Service Charge	\$ 40	# _____ of _____ x \$ _____ EA	\$ _____
Follow Up (as required)	\$ _____	2nd Year Annual Service Amount	\$ 480	# _____ of _____ x \$ _____ EA	\$ _____
Monthly Service Charge x11	\$ 440	5% Discount for Advance Payment	\$ 24	# _____ of _____ x \$ _____ EA	\$ _____
1st Year Annual Service Amount	\$ 480	Discounted Annual Amount	\$ 456	# _____ of _____ x \$ _____ EA	\$ _____
5% Discount for Advance Payment	\$ 24	Applicable Sales Tax	\$ _____	Applicable Sales Tax	\$ _____
Discounted Annual Amount	\$ 456	2nd Year Annual Total	\$ _____	Equipment Total:	\$ _____
Applicable Sales Tax	\$ _____	Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$ _____	First Month Service & Equipment Total: \$ 40			

9. **PAYMENT TERMS**
 A. Method of payment Year in Advance Payment less 5% discount Upon Receipt of Monthly Invoice Remit to Service Technician
 B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
 C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

1707 Business Center Ln Accepted for _____ Date _____

Massey Address _____ THE COMPANY

Kissimmee, FL 34758 City _____ State _____ Zip _____

Given by: Tom Dyshok Date 5-15-26

Massey Services

Phone _____

Approved by: Massey General Manager _____ Date _____

MS-017 (Rev. 11/18)

INVOICE

Billing Address 219 E. Livingston St. Orlando, Florida 32801	Service Address Hammock Reserve CDD 3510 Yarian Drive Haines City, Florida 33844	Date 5/15/2026
		Account Key 8730524

Invoice Number	Service Center	Type of Service	Service Date
1256	56	Pest Prevention	5/29/2026

Service Description			
Pest Prevention services			
Service Amount	Balance Allowed	Tax	Total due upon Receipt
\$40.00	\$0.00	0.000%	\$40.00

PLEASE RETURN THIS STUB WITH YOUR PAYMENT



Massey Services, Inc.
1707 Business Center Lane
Kissimmee, Florida 34758

Customer Name	Service Address	Account Key	Date
Hammock Reserve CDD	3510 Yarian Drive	8730524	5/15/2026 0:00

TOTAL DUE ON RECEIPT	AMOUNT PAID	CHECK NUMBER
	\$0.00	

For credit card payment, please complete this section.			
Please check appropriate box	<input type="checkbox"/>	Master Card	<input type="checkbox"/>
	<input type="checkbox"/>	American Express	<input type="checkbox"/>
		Visa	<input type="checkbox"/>
		Discover	<input type="checkbox"/>
Account Number	_____		
Expiration Date	_____		
Card Holder Name	_____		
Amount Paid	Signature	_____	

ADDENDUM TO AGREEMENT BETWEEN HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT AND MASSEY SERVICES, INC.

Agreement: Agreement between Hammock Reserve Community Development District and Massey Services, Inc. (“**Agreement**”)
Contractor: Massey Services, Inc. (“**Contractor**”)
District: Hammock Reserve Community Development District (“**District**”)
Services: Pest Control Services, as described in the Agreement (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Term. The Agreement shall become effective as of the Effective Date and shall remain in effect through September 30, 2027, unless terminated in accordance with the terms of this Addendum. Thereafter, the Agreement, as amended by this Addendum, shall automatically renew for one (1) year terms unless terminated in accordance with the terms of the Agreement, as amended by this Addendum, provided that any change in price must be agreed to in writing by the District prior to Contractor invoicing for services at a higher rate than stated in the Agreement. Renewals are contingent upon satisfactory performance and subject to the availability of funds.
3. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor agrees to commence repair of any damage resulting from Contractor’s activities and work within twenty-four (24) hours.
 - c. Contractor agrees to notify the District prior to performing any work subject to any price increases, and to proceed with the work only upon written consent from the District.
 - d. Contractor warrants to the District that all materials furnished under the Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of the Agreement, if any, which Contractor shall

assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to the Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

- e. All permits or licenses necessary for Contractor to perform under the Agreement shall be obtained and paid for by Contractor.
4. Compensation. In exchange for completing the Services as described in the Agreement each month, and upon final completion and approval by the District of the Services, the District agrees to pay Contractor each month for services rendered in the amounts set forth in the Agreement for the Services described in the Agreement. This compensation includes all parts, materials, and labor necessary to complete the Services as described in the Agreement and this Addendum. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with Florida's Prompt Payment Act, sections 218.70 et seq. of the *Florida Statutes*. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.
5. Additional Work. Should the District desire that Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by Contractor after the District's prior approval of a required change order. Contractor agrees that the District shall not be liable for the payment of any additional work and/or services, unless the District first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed change order.
6. Termination. The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any Services provided through the effective date of termination, subject to any offsets.

7. Insurance.

- a. Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$100,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Additional Insureds") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- c. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

8. Indemnification.

- a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Indemnitees"), from all

claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement or any services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or any services.

- b. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000), which amount the District and Contractor agree bears a reasonable commercial relationship to the Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against Contractor.
 - c. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 8 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to the Agreement or otherwise obtained by Contractor, and the provisions of this Section 8 survive the expiration or earlier termination of the Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
 - d. Contractor shall ensure that all subcontracts related to the Services include this section for the benefit of the Indemnitees.
9. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
10. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Katie O'Rourke** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by

the District to perform the work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the Agreement term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, KOROURKE@GMSCFL.COM, OR AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

11. Amendments. Amendments to and waivers of the provisions contained in the Agreement may be made only by an instrument in writing executed by both parties hereto.
12. Assignment. Neither the District nor Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
13. Liens and Claims. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under the Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under the Agreement, may terminate the Agreement to be effective immediately upon the giving of notice of termination.
14. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and

controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Polk County, Florida.


15. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.09(1), *Florida Statutes*. By entering into the Agreement and this Addendum, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.
16. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies and Other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies and Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
17. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in a form acceptable to the District, in compliance with section 787.06(14), *Florida Statutes*.
18. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.
19. Authorization. The execution of the Agreement and this Addendum has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of the Agreement and this Addendum.

[signatures on following page]

[Signature page to Addendum to Agreement between Hammock Reserve Community Development District and Massey Services, Inc.]

MASSEY SERVICES, INC.,
a Florida corporation

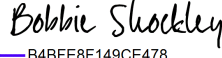
**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

0A4C3C5693CC4C5

By: Tom Dyshuck

Its: inspector

Date: 2026-05-26

Signed by:

B4BEE8E149CE478

By: Bobbie Shockley

Its: Chairman, Board of Supervisors

Date: 2026-05-26

SECTION 9

**AGREEMENT FOR POOL MAINTENANCE SERVICES
ADDITIONAL SERVICES ORDER**

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”) is presented according to the requirements established within the executed *Agreement for Pool Maintenance Services* dated August 2, 2022 (the “**Agreement**”). This ASO is made and entered into effective this 15 day of June 2026, by and between:

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being located in the City of Haines City, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”); and

ROGER JAMES McDONNELL D/B/A RESORT POOL SERVICES, with a mailing address of 14525 Johns Lake Road, Clermont, Florida 34711 (“**Contractor**” and, together with the District, the “**Parties**”).

1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described below, in accordance with the unit prices or lump sum pricing provided herein (the “**Additional Work**”). Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor necessary to complete the Additional Work and all items, labor, materials, or otherwise to provide the District the maximum benefit of the Additional Work.

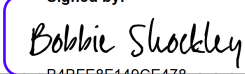
Proposal Name	Cost	Notes
Filter Replacement (Exhibit A)	\$4,400.00	N/A
Total		\$4,400.00

2. EFFECTIVE DATE. This ASO shall be effective as of the date listed above.

3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to any other services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have caused this ASO to be executed the day and year first above written.

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

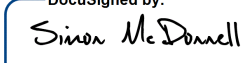
Signed by:

B4BFE8F149CE478...

Signature

By: Bobbie Shockley
Print Name

Its: Chairperson, Board of Supervisors
Title

**ROGER JAMES McDONNELL D/B/A
RESORT POOL SERVICES**

DocuSigned by:

C233DB72FD304B8...

Signature

By: Simon McDonnell
Print Name

Its: director
Title

Exhibit A: Filter Replacement

Exhibit A Filter Replacement

ESTIMATE

Resort Pool Services DBA
14711 Henson Rd
Orlando, FL 32832-6535

resortinvoice@gmail.com
+1 (321) 689-6210



Bill to
Hammock Reserve CDD

Estimate details

Estimate no.: 1461
Estimate date: 06/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/11/2026	DE filter	Replace DE filters for pool due to filters being old and replacement needed to maintain good flow. Filters should be replaced every 3 years	80	\$55.00	\$4,400.00
					Total	\$4,400.00

Accepted date

Accepted by

SECTION 10



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

Sent Via Email: jburns@gmscfl.com

June 16, 2026

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

Subject: **Work Authorization 2026-2
Hammock Reserve Community Development District
Specific Purpose Topographic Survey
City of Winter Haven, Florida**

Dear Ms. Burns:

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

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

I. Specific Purpose Topographic Survey

We will perform a Specific Purpose Topographic Survey of the unplatted lands adjacent to the rear of Lots 300 through 322 between Tract BS and Tract J of Hammock Reserve Phase 2, as recorded in Plat Book 189, Pages 38 through 43, Official Records of Polk County, Florida. The subject property is owned by the Hammock Reserve Community Development District. We will collect spot elevations on the grade breaks from the rear of the lot lines to the fence along the Railroad Right-of-Way Line. These spot elevations will be taken on a projection of the approximate center line of each lot and all grade breaks therein. We will provide final drawings that reflect one (1) foot contours. We will utilize the same National Geodetic Survey Vertical Control point (Y 766) mentioned in the plat notes. This survey will be prepared in accordance with the Standards of Practice set forth in Chapter 5J17-052 of the Florida Administrative Code. Deliverables to include digitally signed and sealed electronic file in PDF format. Hard copy available via U.S. Mail upon request.

Our fee for this task will be a fixed fee of \$7,900, plus other direct costs.

II. Other Direct Costs

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

Ms. Jillian Burns
Hammock Reserve CDD
Work Authorization #2026-2
June 16, 2026

III. Additional Services

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

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

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

Sincerely,

Joey V. Duncan, PE
Principal Engineer

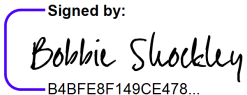
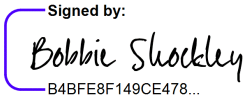
Reinardo Malavé, P.E.
Associate Vice President

JD;RM:ap

Q:\Crossings CDD_50143515\Adm\Correspondence\AAS\Hammock Reserve CDD Specific Purpose Topographic Survey_06-16-2026

Enclosures

APPROVED AND ACCEPTED

Signed by:  Bobbie Shockley
Chair
By:  _____
Authorized Representative of
Hammock Reserve Community Development District

Date: 2026-06-16

SECTION 11

Hammock Reserve

Community Development District

219 E. Livingston St., Orlando, Florida
32801 Phone: 407-841-5524 – Fax: 407-
839-1526

May 22, 2026

3204 Weitzel Dr.
Haines City, FL 33844

Re: Notice of Encroachment into Hammock Reserve Community Development District Property

Dear Resident,

I serve as the District Manager for the Hammock Reserve Community Development District (the “District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. The District holds drainage easements for the purpose of accessing and maintaining the stormwater management system. Unfortunately, we have been notified that unauthorized fencing improvements have been installed within the Easement on your lot, which prevent the District from accessing the Easement and may interfere with the functioning of the stormwater management system. Please note that the installation of any unauthorized natural or man-made materials within the Easement is strictly prohibited, as this impairs the District’s ability to perform necessary maintenance or improvements and may result in fines from applicable governmental agencies.

While we are not requesting removal of the fence at this time, we are requesting that if you wish for the fence to remain you need to lift the side panels of the fence 12 inches above the ground within the swale. You may not dig a hole under the fence; it must be lifted the 12 inches to allow water to pass through. Additionally, it was reported that you have been driving over the sidewalk on the side of your house to get vehicles into the backyard, utilizing a side gate. You must immediately discontinue driving over the District owned property as that will result in the District holding you financially responsible for repairs to the area and landscaping.

Once the fence is lifted, we will have the District Engineer inspect the fence within the swale and prepare an access easement. Please be advised that if the District is not given access to the Easement, the District may elect to take legal action to require removal of your fence and hold you responsible for any legally available costs. Moreover, nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions or would like to discuss this issue further, please do not hesitate to email me at korourke@gmscfl.com. Thank you for your attention and understanding.

Regards,

Katie O’Rourke
District Manager
Governmental Management Services - Central Florida, LLC
Office Telephone: (407) 841-5524
Email: Korourke@gmscfl.com

CC: District Counsel, Savannah Hancock, Kilinski
Van Wyk
CC: District Engineer, Rey Malave, Dewberry

SECTION 12

**HAMMOCK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Hammock Reserve Community Development District
City of Haines City, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hammock Reserve Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 5, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hammock Reserve Community Development District, City of Haines City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,410,174.
- The change in the District's total net position in comparison with the prior fiscal year was \$433,258, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,935,604, an increase of \$210,459 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, nonspendable for prepaid items, assigned for maintenance reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024 (Restated)
Current and other assets	\$ 1,955,336	\$ 1,750,023
Capital assets, net of depreciation	23,570,580	23,876,593
Total assets	25,525,916	25,626,616
Current liabilities	407,013	418,316
Long-term liabilities	21,708,729	22,231,384
Total liabilities	22,115,742	22,649,700
Net position		
Net investment in capital assets	2,062,726	1,777,679
Restricted	1,085,983	1,005,689
Unrestricted	261,465	193,548
Total net position	\$ 3,410,174	\$ 2,976,916

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 2,243,869	\$ 2,730,354
Operating grants and contributions	64,956	94,785
Capital grants and contributions	7,365	264,476
General revenues		
Miscellaneous income	151	30
Investment earnings	7,183	-
Total revenues	<u>2,323,524</u>	<u>3,089,645</u>
Expenses:		
General government	133,956	131,812
Maintenance and operations	592,063	466,183
Parks and recreation	204,875	268,068
Interest	959,372	999,102
Total expenses	<u>1,890,266</u>	<u>1,865,165</u>
Change in net position	433,258	1,224,480
Net position - beginning, as previously stated	2,976,916	1,733,128
Prior period adjustment (Note 12)	-	19,308
Net position - ending	<u>\$ 3,410,174</u>	<u>\$ 2,976,916</u>

As noted above and in the statement of activities, the cost of all governmental activities during the period ending September 30, 2025, was \$1,890,266. The costs of the District's activities were primarily funded by program revenues which were comprised primarily assessments and interest income. Expenses increased primarily as a result of higher maintenance and operating costs in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$11,748, increase appropriations by \$35,334 and increase the carry forward balance of \$23,586.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$24,506,955 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$936,375 has been taken, which resulted in a net book value of \$23,570,580. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$21,400,000 in Bonds outstanding for its governmental activities. The District also owes \$150,033 related to financed purchase agreements. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Hammock Reserve Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 246,292
Investments	147,183
Accounts receivable	43,280
Assessments receivable	7,412
Prepaid items	42,560
Restricted assets:	
Investments	1,468,609
Capital assets:	
Nondepreciable	16,373,301
Depreciable, net	7,197,279
Total assets	25,525,916
 LIABILITIES	
Accounts payable	19,732
Accrued interest payable	387,281
Non-current liabilities:	
Due within one year	532,457
Due in more than one year	21,176,272
Total liabilities	22,115,742
 NET POSITION	
Net investment in capital assets	2,062,726
Restricted for debt service	1,085,983
Unrestricted	261,465
Total net position	\$ 3,410,174

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
					Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 133,956	\$ 133,956	\$ -	\$ -	\$ -
Maintenance and operations	592,063	510,489	-	7,365	(74,209)
Parks and recreation	204,875	204,875	-	-	-
Interest on long-term debt	959,372	1,394,549	64,956	-	500,133
Total governmental activities	1,890,266	2,243,869	64,956	7,365	425,924
General revenues:					
					151
					7,183
					7,334
					433,258
					2,976,916
					\$ 3,410,174

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 45,418	\$ -	\$ 200,874	\$ 246,292
Investments	147,183	1,468,608	1	1,615,792
Assessments receivable	2,806	4,606	-	7,412
Accounts receivable	43,280	-	-	43,280
Due from other funds	-	50	-	50
Prepaid items	42,560	-	-	42,560
Total assets	<u>\$ 281,247</u>	<u>\$ 1,473,264</u>	<u>\$ 200,875</u>	<u>\$ 1,955,386</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 19,732	\$ -	\$ -	\$ 19,732
Due to other funds	50	-	-	50
Total liabilities	<u>19,782</u>	<u>-</u>	<u>-</u>	<u>19,782</u>
Fund balances:				
Nonspendable:				
Prepaid items	42,560	-	-	42,560
Restricted for:				
Debt service	-	1,473,264	-	1,473,264
Capital projects	-	-	1	1
Assigned to:				
Maintenance reserves	-	-	200,874	200,874
Unassigned	218,905	-	-	218,905
Total fund balances	<u>261,465</u>	<u>1,473,264</u>	<u>200,875</u>	<u>1,935,604</u>
Total liabilities and fund balances	<u>\$ 281,247</u>	<u>\$ 1,473,264</u>	<u>\$ 200,875</u>	<u>\$ 1,955,386</u>

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 1,935,604

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	24,506,955	
Accumulated depreciation	(936,375)	23,570,580

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(387,281)	
Original issue discount/premium	(158,696)	
Bonds payable	(21,400,000)	
Notes payable	(150,033)	(22,096,010)

Net position of governmental activities		\$ <u>3,410,174</u>
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See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Special assessments	\$ 849,320	\$ 1,394,549	\$ -	\$ 2,243,869
Developer contributions	-	-	1,112	1,112
Interest earnings	7,183	64,956	6,253	78,392
Miscellaneous	151	-	-	151
Total revenues	<u>856,654</u>	<u>1,459,505</u>	<u>7,365</u>	<u>2,323,524</u>
EXPENDITURES				
Current:				
General government	131,462	-	2,494	133,956
Maintenance and operations	360,620	-	-	360,620
Parks and recreation	124,193	-	-	124,193
Debt service:				
Principal	77,023	440,000	-	517,023
Interest	26,970	944,191	-	971,161
Capital outlay	-	-	6,112	6,112
Total expenditures	<u>720,268</u>	<u>1,384,191</u>	<u>8,606</u>	<u>2,113,065</u>
Excess (deficiency) of revenues over (under) expenditures	136,386	75,314	(1,241)	210,459
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	(68,469)	(1,177)	69,646	-
Total other financing sources (uses)	<u>(68,469)</u>	<u>(1,177)</u>	<u>69,646</u>	<u>-</u>
Net change in fund balances	67,917	74,137	68,405	210,459
Fund balances - beginning	<u>193,548</u>	<u>1,399,127</u>	<u>132,470</u>	<u>1,725,145</u>
Fund balances - ending	<u>\$ 261,465</u>	<u>\$ 1,473,264</u>	<u>\$ 200,875</u>	<u>\$ 1,935,604</u>

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	210,459
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.		6,112
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		517,023
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.		(312,125)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		5,632
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.		6,157
Change in net position of governmental activities	\$	433,258

See notes to the financial statements

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Hammock Reserve Community Development District (the "District") was established by the Board of Commissioners of City of Haines City's approval of Ordinance No. 19-1665 effective on December 5, 2019, as amended by Ordinances No. 21-1731 and No. 22-2010 on June 3, 2021 and August 18, 2022, respectively, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports on the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and to accumulate reserves for future maintenance of infrastructure.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	7
Infrastructure	15-30

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation ----- Fd Cl Y -----	\$ 1,468,609	S&P AAAM	Weighted average of the fund portfolio: 48 days
Surplus Funds Trust Fund (Florida PRIME)	147,183	S&P AAAM	Weighted average of the fund portfolio: 47 days
	<u>\$ 1,615,792</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 68,469
Debt Service	-	1,177
Capital projects	69,646	-
Total	<u>\$ 69,646</u>	<u>\$ 69,646</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, this includes transfers from the general fund to the capital projects fund for future capital projects in accordance with the adopted budget. Additionally, funds are transferred from the Debt Service Fund to the Capital Projects Fund in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 16,367,189	\$ 6,112	\$ -	\$ 16,373,301
Total capital assets, not being depreciated	<u>16,367,189</u>	<u>6,112</u>	<u>-</u>	<u>16,373,301</u>
Capital assets, being depreciated				
Stormwater system	3,354,311	-	-	3,354,311
Roadways	2,511,303	-	-	2,511,303
Entry Features	1,077,679	-	-	1,077,679
Parks and recreation	815,982	-	-	815,982
Playground equipment - financed purchases	374,379	-	-	374,379
Total capital assets, being depreciated	<u>8,133,654</u>	<u>-</u>	<u>-</u>	<u>8,133,654</u>
Less accumulated depreciation for:				
Stormwater system	223,620	111,810	-	335,430
Roadways	167,420	83,710	-	251,130
Entry Features	71,846	35,923	-	107,769
Parks and recreation	54,398	27,199	-	81,597
Playground equipment - financed purchases	106,966	53,483	-	160,449
Total accumulated depreciation	<u>624,250</u>	<u>312,125</u>	<u>-</u>	<u>936,375</u>
Total capital assets being depreciated	<u>7,509,404</u>	<u>(312,125)</u>	<u>-</u>	<u>7,197,279</u>
Governmental activities capital assets, net	<u>\$ 23,876,593</u>	<u>\$ (306,013)</u>	<u>\$ -</u>	<u>\$ 23,570,580</u>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$26,585,500 and is being completed in Phases consisting of Assessment Area One, Assessment Area Two, and Assessment Area Three. Assessment Area One is estimated to cost \$5,658,000 and will be primarily funded with the proceeds of Series 2020 Bonds. Assessment Area Two is estimated to cost \$4,796,000 and will be primarily funded with the proceeds of Series 2021 Bonds. Assessment Area Three is estimated to cost \$16,131,000 and will be primarily funded with the proceeds of Series 2022 Bonds. The infrastructure will include roadways, potable water and wastewater systems, and land improvements, entry features, parks, and recreational facilities. A portion of the project costs has been financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

Depreciation expense was charged function/programs as follows:

Maintenance and operations	\$ 231,443
Parks and recreation	80,682
Total depreciation expense	<u>\$ 312,125</u>

NOTE 7 – LONG-TERM LIABILITIES

Series 2020

On October 22, 2020, the District issued \$5,380,000 of Special Assessment Bonds, Series 2020, consisting of \$425,000 Term Bonds due on May 1, 2025, \$610,000 Term Bonds due on May 1, 2030, \$1,625,000 Term Bonds due on May 1, 2040, and \$2,720,000 Term Bonds due on May 1, 2051, with fixed interest rates ranging from 2.625% to 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022, through May 1, 2051.

The Series 2020 Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to mandatory sinking fund redemption prior to their selected maturity in the manner outlined in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2021

On May 18, 2021, the District issued \$4,990,000 of Special Assessment Bonds, Series 2021, consisting of \$530,000 Term Bonds due on May 1, 2026, \$610,000 Term Bonds due on May 1, 2031, \$1,575,000 Term Bonds due on May 1, 2041, and \$2,275,000 Term Bonds due on May 1, 2051, with fixed interest rates ranging from 2.375% to 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2021 Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to mandatory sinking fund redemption prior to their selected maturity in the manner outlined in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2022

On April 6, 2022, the District issued \$14,235,000 of Special Assessment Bonds, Series 2022, consisting of \$1,235,000 Term Bonds due on May 1, 2027, \$1,535,000 Term Bonds due on May 1, 2032, \$4,370,000 Term Bonds due on May 1, 2042, and \$7,095,000 Term Bonds due on May 1, 2052, with fixed interest rates ranging from 4.2% to 5.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023, through May 1, 2052.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2022 (Continued)

The Series 2022 Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to mandatory sinking fund redemption prior to their selected maturity in the manner outlined in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds:					
Series 2020	\$ 5,065,000	\$ -	\$ 110,000	\$ 4,955,000	\$ 115,000
Original Issuance Premium	22,514	-	750	21,764	-
Series 2021	4,655,000	-	110,000	4,545,000	110,000
Original Issuance Premium	76,919	-	2,564	74,355	-
Series 2022	12,120,000	-	220,000	11,900,000	225,000
Original Issuance Premium	64,895	-	2,318	62,577	-
Notes payables - financed purchases	227,056	-	77,023	150,033	82,457
Total	\$ 22,231,384	\$ -	\$ 522,655	\$ 21,708,729	\$ 532,457

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 450,000	\$ 929,473	\$ 1,379,473
2027	470,000	913,673	1,383,673
2028	485,000	896,453	1,381,453
2029	505,000	878,173	1,383,173
2030	525,000	859,071	1,384,071
2031-2035	2,970,000	3,964,063	6,934,063
2036-2040	3,665,000	3,284,523	6,949,523
2041-2045	4,545,000	2,424,356	6,969,356
2046-2050	5,705,000	1,295,500	7,000,500
2051-2052	2,080,000	137,050	2,217,050
	\$ 21,400,000	\$ 15,582,335	\$ 36,982,335

NOTE 8 – FINANCED PURCHASE ASSETS

The District entered into financed purchase agreements for the use of certain playground equipment. The agreements will expire in 2027 and require monthly fixed payments of \$8,666. The District has the option to purchase the equipment prior to the expiration of the agreement term.

The scheduled payments for years ending after September 30, 2025, are as follows:

Year ending September 30:	Principal	Interest	Total
2026	\$ 82,457	\$ 15,572	\$ 98,029
2027	67,576	4,467	72,043
Total	<u>\$ 150,033</u>	<u>\$ 20,039</u>	<u>\$ 170,072</u>

NOTE 9 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District’s activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District’s operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12 – PRIOR PERIOD ADJUSTMENT

During the current fiscal year, the District recorded a prior period adjustment in order to capitalize a purchase agreement for playground equipment and record the related long-term liability. The net effect on the net position balance as of October 1, 2024, is shown below:

	Government Wide
Net position - beginning, as previously stated	\$ 2,957,608
Prior period adjustment to record a 2022 financed purchase agreement	19,308
Net position - beginning, as restated	<u>\$ 2,976,916</u>

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Special assessments	\$ 842,100	\$ 846,514	\$ 849,320	\$ 2,806
Interest earnings	-	7,183	7,183	-
Miscellaneous	-	151	151	-
Total revenues	842,100	853,848	856,654	2,806
EXPENDITURES				
Current:				
General government	148,947	148,646	131,462	17,184
Maintenance and operations	367,483	417,068	360,620	56,448
Parks and recreation	257,201	243,251	124,193	119,058
Debt service:				
Principal	-	-	77,023	(77,023)
Interest	-	-	26,970	(26,970)
Total expenditures	773,631	808,965	720,268	88,697
Excess (deficiency) of revenues over (under) expenditures	68,469	44,883	136,386	91,503
OTHER FINANCING SOURCES (USES)				
Carry forward balance	-	23,586	-	(23,586)
Transfers in (out)	(68,469)	(68,469)	(68,469)	-
Total other financing sources (uses)	(68,469)	(44,883)	(68,469)	(23,586)
Net change in fund balances	\$ -	\$ -	67,917	\$ 67,917
Fund balance - beginning			193,548	
Fund balance - ending			\$ 261,465	

See notes to required supplementary information

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$11,748, increase appropriations by \$35,334 and increase the carry forward balance of \$23,586.

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	4
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	12
Employee compensation	\$800
Independent contractor compensation	\$709,401
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$881.68 Debt service - \$1,407 - \$1,452
Special assessments collected	\$2,243,869
Outstanding Bonds:	
Series 2020 due May 1, 2051	\$4,955,000
Series 2021 due May 1, 2051	\$4,545,000
Series 2022 due May 1, 2052	\$11,900,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Hammock Reserve Community Development District
City of Haines City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hammock Reserve Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 5, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 5, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Hammock Reserve Community Development District
City of Haines City, Florida

We have examined Hammock Reserve Community Development District, City of Haines City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hammock Reserve Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 5, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Hammock Reserve Community Development District
City of Haines City, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hammock Reserve Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 5, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 5, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Hammock Reserve Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Hammock Reserve Community Development District, City of Haines City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 5, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

SECTION 13

SECTION A

REBATE REPORT

\$4,990,000

**Hammock Reserve
Community Development District
(Haines City, Florida)**

**Special Assessment Bonds, Series 2021
(Assessment Area Two Project)**

**Dated: May 18, 2021
Delivered: May 18, 2021**

**Rebate Report to the Computation Date
May 18, 2029
Reflecting Activity To
April 30, 2026**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

May 20, 2026

Hammock Reserve Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$4,990,000 Hammock Reserve Community Development District (Haines City, Florida),
Special Assessment Bonds, Series 2021 (Assessment Area Two Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Hammock Reserve Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of May 31, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 18, 2029 Computation Date
Reflecting Activity from May 18, 2021 through April 30, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.036750%	824.37	(96,220.02)
Cost of Issuance Fund	0.006568%	0.03	(19.99)
Capitalized Interest Fund	0.006047%	2.17	(1,559.73)
Debt Service Reserve Fund	2.597279%	21,537.32	(7,871.92)
Totals	0.713003%	\$22,363.89	\$(105,671.66)
Bond Yield	3.383003%		
Rebate Computation Credits			(9,583.89)
Net Rebatable Arbitrage			\$(115,255.55)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from May 18, 2021, the date of the closing, to April 30, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 18, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 18, 2021 and April 30, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

May 18, 2029.

7. Computation Period

The period beginning on May 18, 2021, the date of the closing, and ending on April 30, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Revenue	250976000
Capitalized Interest	250976001
Sinking	250976002
Debt Service Reserve	250976003
Prepayment	250976004
Acquisition and Construction	250976005
Cost of Issuance	250976006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of April 30, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 18, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 18, 2029, is the Rebateable Arbitrage.

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Delivered: May 18, 2021

Sources of Funds	
-------------------------	--

Par Amount	\$4,990,000.00
Net Original Issue Premium	85,153.25
Total	\$5,075,153.25

Uses of Funds	
----------------------	--

Acquisition and Construction Fund	\$4,433,522.33
Debt Service Reserve Fund	278,100.00
Cost of Issuance Fund	184,475.00
Capitalized Interest Fund	79,255.92
Underwriter's Discount	99,800.00
Total	\$5,075,153.25

PROOF OF ARBITRAGE YIELD

\$4,990,000

Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)

Date	Debt Service	Present Value to 05/18/2021 @ 3.3830025356%
11/01/2021	79,255.92	78,061.17
05/01/2022	187,521.88	181,622.91
11/01/2022	86,334.38	82,227.63
05/01/2023	191,334.38	179,201.80
11/01/2023	85,087.50	78,366.50
05/01/2024	190,087.50	172,160.53
11/01/2024	83,840.63	74,670.65
05/01/2025	193,840.63	169,767.88
11/01/2025	82,534.38	71,082.22
05/01/2026	192,534.38	163,060.85
11/01/2026	81,228.13	67,649.28
05/01/2027	196,228.13	160,706.47
11/01/2027	79,503.13	64,028.25
05/01/2028	199,503.13	157,998.33
11/01/2028	77,703.13	60,514.11
05/01/2029	197,703.13	151,407.36
11/01/2029	75,903.13	57,162.14
05/01/2030	200,903.13	148,782.15
11/01/2030	74,028.13	53,910.86
05/01/2031	2,479,028.13	1,775,318.48
11/01/2031	26,578.13	18,716.93
05/01/2032	161,578.13	111,894.33
11/01/2032	24,300.00	16,548.06
05/01/2033	164,300.00	110,025.60
11/01/2033	21,937.50	14,446.37
05/01/2034	166,937.50	108,103.75
11/01/2034	19,490.63	12,411.61
05/01/2035	169,490.63	106,136.13
11/01/2035	16,959.38	10,443.42
05/01/2036	171,959.38	104,129.58
11/01/2036	14,343.75	8,541.35
05/01/2037	174,343.75	102,090.49
11/01/2037	11,643.75	6,704.82
05/01/2038	176,643.75	100,024.84
11/01/2038	8,859.38	4,933.19
05/01/2039	178,859.38	97,938.17
11/01/2039	5,990.63	3,225.73
05/01/2040	180,990.63	95,835.64
11/01/2040	3,037.50	1,581.62
05/01/2041	183,037.50	93,722.04
	6,915,384.18	5,075,153.25

Proceeds Summary

Delivery date	05/18/2021
Par Value	4,990,000.00
Premium (Discount)	85,153.25
Target for yield calculation	5,075,153.25

PROOF OF ARBITRAGE YIELD

\$4,990,000

Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2042	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2043	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2044	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2045	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2046	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2047	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2048	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2049	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2050	4.000%	3.550%	05/01/2031	100.000	3.5504562%
TERM04	05/01/2051	4.000%	3.550%	05/01/2031	100.000	3.5504562%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2042	4.000%	3.550%			3.7408221%	0.1903658%
TERM04	05/01/2043	4.000%	3.550%			3.7484301%	0.1979738%
TERM04	05/01/2044	4.000%	3.550%			3.7553378%	0.2048816%
TERM04	05/01/2045	4.000%	3.550%			3.7616333%	0.2111770%
TERM04	05/01/2046	4.000%	3.550%			3.7673903%	0.2169340%
TERM04	05/01/2047	4.000%	3.550%			3.7726713%	0.2222150%
TERM04	05/01/2048	4.000%	3.550%			3.7775295%	0.2270732%
TERM04	05/01/2049	4.000%	3.550%			3.7820105%	0.2315543%
TERM04	05/01/2050	4.000%	3.550%			3.7861537%	0.2356974%
TERM04	05/01/2051	4.000%	3.550%			3.7899930%	0.2395368%

BOND DEBT SERVICE

\$4,990,000

Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/18/2021					
11/01/2021			79,255.92	79,255.92	
05/01/2022	100,000	2.375%	87,521.88	187,521.88	266,777.80
11/01/2022			86,334.38	86,334.38	
05/01/2023	105,000	2.375%	86,334.38	191,334.38	277,668.76
11/01/2023			85,087.50	85,087.50	
05/01/2024	105,000	2.375%	85,087.50	190,087.50	275,175.00
11/01/2024			83,840.63	83,840.63	
05/01/2025	110,000	2.375%	83,840.63	193,840.63	277,681.26
11/01/2025			82,534.38	82,534.38	
05/01/2026	110,000	2.375%	82,534.38	192,534.38	275,068.76
11/01/2026			81,228.13	81,228.13	
05/01/2027	115,000	3.000%	81,228.13	196,228.13	277,456.26
11/01/2027			79,503.13	79,503.13	
05/01/2028	120,000	3.000%	79,503.13	199,503.13	279,006.26
11/01/2028			77,703.13	77,703.13	
05/01/2029	120,000	3.000%	77,703.13	197,703.13	275,406.26
11/01/2029			75,903.13	75,903.13	
05/01/2030	125,000	3.000%	75,903.13	200,903.13	276,806.26
11/01/2030			74,028.13	74,028.13	
05/01/2031	130,000	3.000%	74,028.13	204,028.13	278,056.26
11/01/2031			72,078.13	72,078.13	
05/01/2032	135,000	3.375%	72,078.13	207,078.13	279,156.26
11/01/2032			69,800.00	69,800.00	
05/01/2033	140,000	3.375%	69,800.00	209,800.00	279,600.00
11/01/2033			67,437.50	67,437.50	
05/01/2034	145,000	3.375%	67,437.50	212,437.50	279,875.00
11/01/2034			64,990.63	64,990.63	
05/01/2035	150,000	3.375%	64,990.63	214,990.63	279,981.26
11/01/2035			62,459.38	62,459.38	
05/01/2036	155,000	3.375%	62,459.38	217,459.38	279,918.76
11/01/2036			59,843.75	59,843.75	
05/01/2037	160,000	3.375%	59,843.75	219,843.75	279,687.50
11/01/2037			57,143.75	57,143.75	
05/01/2038	165,000	3.375%	57,143.75	222,143.75	279,287.50
11/01/2038			54,359.38	54,359.38	
05/01/2039	170,000	3.375%	54,359.38	224,359.38	278,718.76
11/01/2039			51,490.63	51,490.63	
05/01/2040	175,000	3.375%	51,490.63	226,490.63	277,981.26
11/01/2040			48,537.50	48,537.50	
05/01/2041	180,000	3.375%	48,537.50	228,537.50	277,075.00
11/01/2041			45,500.00	45,500.00	
05/01/2042	190,000	4.000%	45,500.00	235,500.00	281,000.00
11/01/2042			41,700.00	41,700.00	
05/01/2043	195,000	4.000%	41,700.00	236,700.00	278,400.00
11/01/2043			37,800.00	37,800.00	
05/01/2044	205,000	4.000%	37,800.00	242,800.00	280,600.00
11/01/2044			33,700.00	33,700.00	
05/01/2045	215,000	4.000%	33,700.00	248,700.00	282,400.00
11/01/2045			29,400.00	29,400.00	
05/01/2046	220,000	4.000%	29,400.00	249,400.00	278,800.00
11/01/2046			25,000.00	25,000.00	
05/01/2047	230,000	4.000%	25,000.00	255,000.00	280,000.00
11/01/2047			20,400.00	20,400.00	
05/01/2048	240,000	4.000%	20,400.00	260,400.00	280,800.00
11/01/2048			15,600.00	15,600.00	
05/01/2049	250,000	4.000%	15,600.00	265,600.00	281,200.00

BOND DEBT SERVICE

\$4,990,000

Hammock Reserve Community Development District
(Haines City, Florida)Special Assessment Bonds, Series 2021
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			10,600.00	10,600.00	
05/01/2050	260,000	4.000%	10,600.00	270,600.00	281,200.00
11/01/2050			5,400.00	5,400.00	
05/01/2051	270,000	4.000%	5,400.00	275,400.00	280,800.00
	4,990,000		3,365,584.18	8,355,584.18	8,355,584.18

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/18/21	Beg Bal	-4,433,522.33	-5,798,336.85
05/18/21		187,122.81	244,726.65
05/18/21		3,141.70	4,108.84
05/18/21		90,855.00	118,823.78
05/18/21		57,928.42	75,761.09
05/18/21		2,157.00	2,821.01
05/18/21		1,217.50	1,592.29
05/21/21		6,533.00	8,541.73
06/07/21		188,149.80	245,634.50
06/07/21		101,980.41	133,138.10
06/16/21		3,000.00	3,913.30
06/25/21		13,230.00	17,243.16
06/25/21		1,140.50	1,486.46
06/28/21		-1,400.00	-1,824.16
07/09/21		174,047.36	226,546.83
07/09/21		3,000.00	3,904.92
07/09/21		2,945.00	3,833.33
07/16/21		112.00	145.69
07/23/21		3,000.00	3,899.83
08/03/21		73.53	95.50
08/11/21		3,000.00	3,893.29
08/27/21		750.70	972.78
08/27/21		74,222.72	96,180.02
08/27/21		102.50	132.82
08/31/21		3,000.00	3,886.40
08/31/21		438.00	567.41
09/27/21		501,652.30	648,241.27
09/27/21		76,141.00	98,390.34
09/27/21		45,945.00	59,370.69
09/27/21		58,487.59	75,578.38
09/27/21		79,455.80	102,673.76
09/27/21		2,119.27	2,738.55
09/27/21		3,000.00	3,876.64
09/27/21		184,219.30	238,050.44
10/12/21		3,000.00	3,871.22
10/14/21		5,710.00	7,366.85
10/22/21		291.25	375.48
10/27/21		55,576.30	71,615.89
10/27/21		171,557.23	221,069.48
10/27/21		843.75	1,087.26
11/15/21		4,083.00	5,252.56
11/15/21		3,000.00	3,859.34
11/19/21		3,000.00	3,857.90
11/19/21		3,000.00	3,857.90
11/23/21		197,497.53	253,880.42
12/02/21		3,000.00	3,853.23
12/03/21		4,527.50	5,814.62

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
12/14/21		16,527.19	21,203.95
12/14/21		45,640.00	58,554.91
12/23/21		440,992.44	565,307.26
12/23/21		327.30	419.57
12/23/21		1,457.50	1,868.37
01/10/22		3,000.00	3,839.61
01/18/22		-6,034.94	-7,718.17
01/18/22		105.00	134.29
01/18/22		281,592.28	360,132.58
02/02/22		9,137.50	11,670.85
02/02/22		3,000.00	3,831.74
02/02/22		524,587.25	670,027.78
02/04/22		3,000.00	3,831.03
02/10/22		600.00	765.78
02/10/22		3,000.00	3,828.89
02/10/22		9,202.00	11,744.47
02/10/22		61,750.00	78,811.26
03/15/22		328,149.53	417,452.09
04/13/22		6,866.37	8,712.22
04/13/22		10,332.50	13,110.13
04/14/22		119,426.54	151,517.25
04/14/22		2,658.00	3,372.22
04/22/22		-139,050.00	-176,282.19
04/25/22		2,044.00	2,590.58
04/27/22		3,340.00	4,232.35
05/03/22		12,000.00	15,197.55
05/17/22		-10,107.00	-12,783.45
05/18/22		218,407.72	276,218.78
06/08/22		800.00	1,009.87
06/08/22		3,737.50	4,717.99
06/08/22		298.45	376.74
08/09/22		1,236.25	1,551.72
08/09/22		112.50	141.21
08/24/22		1,000.00	1,253.43
09/01/22		310.33	388.72
09/02/22		82,085.00	102,811.13
09/08/22		1,840.93	2,304.47
10/11/22		43,953.65	54,852.06
10/11/22		20,999.01	26,205.76

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/23/23		166.66	203.73
05/18/24	de minimis	0.47	0.56

05/18/29	TOTALS:	824.37	-96,220.02

ISSUE DATE:	05/18/21	REBATABLE ARBITRAGE:	-96,220.02
COMP DATE:	05/18/29	NET INCOME:	824.37
BOND YIELD:	3.383003%	TAX INV YIELD:	0.036750%

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/18/21	Beg Bal	-184,475.00	-241,263.74
05/18/21		30,000.00	39,235.19
05/18/21		51,000.00	66,699.83
05/18/21		1,750.00	2,288.72
05/18/21		45,000.00	58,852.79
05/18/21		6,000.00	7,847.04
05/20/21		45,000.00	58,841.82
06/01/21		5,725.00	7,478.32
04/12/22		0.03	0.04

05/18/29	TOTALS:	0.03	-19.99

ISSUE DATE:	05/18/21	REBATABLE ARBITRAGE:	-19.99
COMP DATE:	05/18/29	NET INCOME:	0.03
BOND YIELD:	3.383003%	TAX INV YIELD:	0.006568%

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/18/21	Beg Bal	-79,255.92	-103,654.04
06/02/21		0.18	0.24
07/02/21		0.39	0.51
08/02/21		0.40	0.52
09/02/21		0.41	0.53
10/04/21		0.39	0.50
11/01/21		79,255.92	102,091.50
11/02/21		0.40	0.52

05/18/29	TOTALS:	2.17	-1,559.73

ISSUE DATE:	05/18/21	REBATABLE ARBITRAGE:	-1,559.73
COMP DATE:	05/18/29	NET INCOME:	2.17
BOND YIELD:	3.383003%	TAX INV YIELD:	0.006047%

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/18/21	Beg Bal	-278,100.00	-363,710.24
06/02/21		0.64	0.84
07/02/21		1.37	1.78
08/03/21		1.41	1.83
09/02/21		1.42	1.84
10/04/21		1.37	1.77
11/02/21		1.41	1.82
12/02/21		1.38	1.77
12/30/21		0.03	0.04
01/04/22		1.41	1.81
02/02/22		1.41	1.80
03/02/22		1.28	1.63
04/04/22		1.43	1.82
04/22/22		139,050.00	176,282.19
05/03/22		1.16	1.47
06/02/22		35.05	44.27
07/06/22		704.68	887.23
08/02/22		139.13	174.75
09/02/22		209.44	262.32
10/04/22		239.25	298.77
11/02/22		313.37	390.31
12/02/22		381.90	474.33
01/04/23		431.46	534.29
02/01/23		84.38	104.23
02/02/23		459.40	567.41
03/02/23		440.06	542.01
04/04/23		497.44	610.85
05/02/23		502.32	615.24
06/02/23		546.47	667.45
07/05/23		534.87	651.27
08/02/23		558.84	678.75
09/05/23		580.25	702.59
10/03/23		561.90	678.60
11/02/23		581.77	700.70
12/04/23		564.32	677.66
01/03/24		582.94	698.13
02/02/24		580.14	692.90
03/04/24		540.45	643.57
04/02/24		576.51	684.72
05/02/24		556.70	659.35
06/04/24		575.54	679.63
07/02/24		556.81	655.80
08/02/24		574.56	674.82
09/04/24		572.21	670.06
10/02/24		535.01	624.86
11/04/24		521.91	607.75
12/03/24		487.34	565.96

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
01/03/25		487.94	565.08
02/04/25		470.09	542.83
03/04/25		422.37	486.37
04/02/25		463.63	532.49
05/02/25		447.51	512.54
06/03/25		460.26	525.62
07/02/25		444.17	505.88
08/04/25		459.02	521.23
09/03/25		457.80	518.45
10/02/25		432.50	488.47
11/04/25		434.66	489.45
12/02/25		406.85	456.94
01/05/26		400.74	448.70
02/03/26		389.40	434.86
03/03/26		349.87	389.63
04/02/26		385.67	428.34
04/30/26	Bal	138,260.94	153,156.67
04/30/26	Acc	371.76	411.81

05/18/29	TOTALS:	21,537.32	-7,871.92

ISSUE DATE:	05/18/21	REBATABLE ARBITRAGE:	-7,871.92
COMP DATE:	05/18/29	NET INCOME:	21,537.32
BOND YIELD:	3.383003%	TAX INV YIELD:	2.597279%

\$4,990,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area Two Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.383003%)
05/18/22		-1,830.00	-2,314.39
05/18/23		-1,960.00	-2,397.02
05/18/24		-2,070.00	-2,448.03
05/18/25		-2,120.00	-2,424.45

05/18/29	TOTALS:	-7,980.00	-9,583.89

ISSUE DATE: 05/18/21 REBATABLE ARBITRAGE: -9,583.89
COMP DATE: 05/18/29
BOND YIELD: 3.383003%

SECTION B

REBATE REPORT

\$14,235,000

**Hammock Reserve
Community Development District
(Haines City, Florida)**

**Special Assessment Bonds, Series 2022
(Assessment Area Three Project)**

**Dated: April 22, 2022
Delivered: April 22, 2022**

**Rebate Report to the Computation Date
April 22, 2030
Reflecting Activity To
April 30, 2026**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
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www.amteccorp.com

May 20, 2026

Hammock Reserve Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$14,235,000 Hammock Reserve Community Development District (Haines City, Florida),
Special Assessment Bonds, Series 2022 (Assessment Area Three Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Hammock Reserve Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of April 30, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the April 22, 2030 Computation Date
Reflecting Activity from April 22, 2022 through April 30, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund - Phase 3	0.876372%	17,787.39	(114,734.52)
Acquisition & Construction Fund - Phase 4	1.315990%	24,226.98	(92,086.57)
Cost of Issuance Fund	1.254541%	16.37	(66.48)
Capitalized Interest Fund	1.417488%	2,668.88	(9,141.69)
Debt Service Reserve Fund	3.581338%	95,583.86	(44,204.17)
Totals	2.067493%	\$140,283.48	\$(260,233.43)
Bond Yield	4.817516%		
Rebate Computation Credits			(10,804.32)
		Net Rebatable Arbitrage	\$(271,037.75)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from April 22, 2022, the date of the closing, to April 30, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 22, 2030.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 22, 2022 and April 30, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

April 22, 2030.

7. Computation Period

The period beginning on April 22, 2022, the date of the closing, and ending on April 30, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Acquisition & Construction Fund - Phase 3	249642005
Acquisition & Construction Fund - Phase 4	249642006
Cost of Issuance Fund	249642008
Debt Service Reserve Fund	249642003
Capitalized Interest Fund	249642001
Prepayment Fund	249642004
Revenue Fund	249642000
Sinking Fund	249642002

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of April 30, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 22, 2030. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 22, 2030, is the Rebateable Arbitrage.

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Delivered: April 22, 2022

Sources of Funds

Par Amount	\$14,235,000.00
Net Original Issue Premium	69,531.00
Total	\$14,304,531.00

Uses of Funds

Acquisition & Construction Fund – Phase 3	\$ 7,280,133.68
Acquisition & Construction Fund – Phase 4	5,275,433.57
Debt Service Reserve Fund	904,500.00
Cost of Issuance Fund	203,000.00
Capitalized Interest Fund	356,763.75
Underwriter’s Discount	284,700.00
Total	\$14,304,531.00

PROOF OF ARBITRAGE YIELD

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)

Date	Debt Service	Present Value to 04/22/2022 @ 4.8175159327%
11/01/2022	356,763.75	347,957.95
05/01/2023	564,775.00	537,878.78
11/01/2023	335,050.00	311,588.54
05/01/2024	570,050.00	517,663.68
11/01/2024	330,115.00	292,727.09
05/01/2025	575,115.00	497,983.84
11/01/2025	324,970.00	274,768.36
05/01/2026	584,970.00	482,969.77
11/01/2026	319,510.00	257,592.79
05/01/2027	589,510.00	464,091.20
11/01/2027	313,840.00	241,258.90
05/01/2028	593,840.00	445,766.48
11/01/2028	307,680.00	225,527.82
05/01/2029	602,680.00	431,370.60
11/01/2029	301,190.00	210,507.32
05/01/2030	606,190.00	413,712.20
11/01/2030	294,480.00	196,249.37
05/01/2031	614,480.00	399,873.95
11/01/2031	287,440.00	182,652.44
05/01/2032	622,440.00	386,223.47
11/01/2032	280,070.00	169,695.63
05/01/2033	630,070.00	372,782.72
11/01/2033	271,845.00	157,054.80
05/01/2034	636,845.00	359,274.60
11/01/2034	263,267.50	145,028.35
05/01/2035	648,267.50	348,716.76
11/01/2035	254,220.00	133,533.79
05/01/2036	659,220.00	338,123.03
11/01/2036	244,702.50	122,559.13
05/01/2037	669,702.50	327,530.76
11/01/2037	234,715.00	112,091.82
05/01/2038	679,715.00	316,973.41
11/01/2038	224,257.50	102,118.84
05/01/2039	689,257.50	306,480.81
11/01/2039	213,330.00	92,626.79
05/01/2040	698,330.00	296,079.46
11/01/2040	201,932.50	83,602.01
05/01/2041	711,932.50	287,814.19
11/01/2041	189,947.50	74,984.22
05/01/2042	724,947.50	279,451.05
11/01/2042	177,375.00	66,765.87
05/01/2043	737,375.00	271,027.52
11/01/2043	163,375.00	58,637.24
05/01/2044	753,375.00	264,035.30
11/01/2044	148,625.00	50,863.42
05/01/2045	768,625.00	256,856.82
11/01/2045	133,125.00	43,440.93
05/01/2046	783,125.00	249,536.16
11/01/2046	116,875.00	36,365.28
05/01/2047	801,875.00	243,632.30
11/01/2047	99,750.00	29,594.02
05/01/2048	819,750.00	237,484.58
11/01/2048	81,750.00	23,126.22
05/01/2049	841,750.00	232,521.40
11/01/2049	62,750.00	16,926.08
05/01/2050	857,750.00	225,926.06

PROOF OF ARBITRAGE YIELD

\$14,235,000
 Hammock Reserve Community Development District
 (Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Assessment Area Three Project)

Date	Debt Service	Present Value to 04/22/2022 @ 4.8175159327%
11/01/2050	42,875.00	11,027.39
05/01/2051	877,875.00	220,477.40
11/01/2051	22,000.00	5,395.32
05/01/2052	902,000.00	216,004.97
	27,413,663.75	14,304,531.00

Proceeds Summary

Delivery date	04/22/2022
Par Value	14,235,000.00
Premium (Discount)	69,531.00
Target for yield calculation	14,304,531.00

BOND DEBT SERVICE

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/22/2022					
11/01/2022			356,763.75	356,763.75	
05/01/2023	225,000	4.200%	339,775.00	564,775.00	921,538.75
11/01/2023			335,050.00	335,050.00	
05/01/2024	235,000	4.200%	335,050.00	570,050.00	905,100.00
11/01/2024			330,115.00	330,115.00	
05/01/2025	245,000	4.200%	330,115.00	575,115.00	905,230.00
11/01/2025			324,970.00	324,970.00	
05/01/2026	260,000	4.200%	324,970.00	584,970.00	909,940.00
11/01/2026			319,510.00	319,510.00	
05/01/2027	270,000	4.200%	319,510.00	589,510.00	909,020.00
11/01/2027			313,840.00	313,840.00	
05/01/2028	280,000	4.400%	313,840.00	593,840.00	907,680.00
11/01/2028			307,680.00	307,680.00	
05/01/2029	295,000	4.400%	307,680.00	602,680.00	910,360.00
11/01/2029			301,190.00	301,190.00	
05/01/2030	305,000	4.400%	301,190.00	606,190.00	907,380.00
11/01/2030			294,480.00	294,480.00	
05/01/2031	320,000	4.400%	294,480.00	614,480.00	908,960.00
11/01/2031			287,440.00	287,440.00	
05/01/2032	335,000	4.400%	287,440.00	622,440.00	909,880.00
11/01/2032			280,070.00	280,070.00	
05/01/2033	350,000	4.700%	280,070.00	630,070.00	910,140.00
11/01/2033			271,845.00	271,845.00	
05/01/2034	365,000	4.700%	271,845.00	636,845.00	908,690.00
11/01/2034			263,267.50	263,267.50	
05/01/2035	385,000	4.700%	263,267.50	648,267.50	911,535.00
11/01/2035			254,220.00	254,220.00	
05/01/2036	405,000	4.700%	254,220.00	659,220.00	913,440.00
11/01/2036			244,702.50	244,702.50	
05/01/2037	425,000	4.700%	244,702.50	669,702.50	914,405.00
11/01/2037			234,715.00	234,715.00	
05/01/2038	445,000	4.700%	234,715.00	679,715.00	914,430.00
11/01/2038			224,257.50	224,257.50	
05/01/2039	465,000	4.700%	224,257.50	689,257.50	913,515.00
11/01/2039			213,330.00	213,330.00	
05/01/2040	485,000	4.700%	213,330.00	698,330.00	911,660.00
11/01/2040			201,932.50	201,932.50	
05/01/2041	510,000	4.700%	201,932.50	711,932.50	913,865.00
11/01/2041			189,947.50	189,947.50	
05/01/2042	535,000	4.700%	189,947.50	724,947.50	914,895.00
11/01/2042			177,375.00	177,375.00	
05/01/2043	560,000	5.000%	177,375.00	737,375.00	914,750.00
11/01/2043			163,375.00	163,375.00	
05/01/2044	590,000	5.000%	163,375.00	753,375.00	916,750.00
11/01/2044			148,625.00	148,625.00	
05/01/2045	620,000	5.000%	148,625.00	768,625.00	917,250.00
11/01/2045			133,125.00	133,125.00	
05/01/2046	650,000	5.000%	133,125.00	783,125.00	916,250.00
11/01/2046			116,875.00	116,875.00	
05/01/2047	685,000	5.000%	116,875.00	801,875.00	918,750.00
11/01/2047			99,750.00	99,750.00	
05/01/2048	720,000	5.000%	99,750.00	819,750.00	919,500.00
11/01/2048			81,750.00	81,750.00	
05/01/2049	760,000	5.000%	81,750.00	841,750.00	923,500.00
11/01/2049			62,750.00	62,750.00	
05/01/2050	795,000	5.000%	62,750.00	857,750.00	920,500.00

BOND DEBT SERVICE

\$14,235,000
 Hammock Reserve Community Development District
 (Haines City, Florida)
 Special Assessment Bonds, Series 2022
 (Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			42,875.00	42,875.00	
05/01/2051	835,000	5.000%	42,875.00	877,875.00	920,750.00
11/01/2051			22,000.00	22,000.00	
05/01/2052	880,000	5.000%	22,000.00	902,000.00	924,000.00
	14,235,000		13,178,663.75	27,413,663.75	27,413,663.75

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Acquisition & Construction Fund - Phase 3

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/22	Beg Bal	-7,280,133.68	-10,654,496.65
04/27/22		2,424.00	3,545.19
05/03/22		2,075.00	3,032.35
05/03/22		2,424.00	3,542.37
05/16/22		-2,075.00	-3,027.15
05/17/22		10,107.00	14,742.81
05/17/22		18,762.09	27,367.75
05/17/22		9,049.79	13,200.68
05/17/22		2,424.00	3,535.82
05/17/22		154,080.06	224,752.39
05/17/22		200,432.70	292,365.72
05/17/22		26,960.00	39,325.82
05/25/22		256,882.69	374,311.60
06/08/22		105,021.00	152,766.47
06/08/22		2,424.00	3,526.02
06/08/22		399,385.68	580,957.51
06/08/22		208,821.60	303,757.70
06/08/22		526,425.39	765,753.00
06/08/22		300.00	436.39
06/22/22		8,216.47	11,929.80
06/22/22		2,424.00	3,519.50
06/22/22		3,600.00	5,226.97
06/22/22		57.00	82.76
06/22/22		7.15	10.38
06/28/22		-26,960.00	-39,113.19
06/28/22		109.50	158.86
06/30/22		-1,408.54	-2,042.95
07/14/22		54,342.00	78,671.98
07/14/22		2,424.00	3,509.27
07/14/22		145,456.25	210,579.87
07/14/22		35,048.00	50,739.68
07/14/22		544,412.13	788,156.12
07/27/22		1,407,537.50	2,034,219.75
07/27/22		18,364.00	26,540.26
07/27/22		38,662.25	55,875.96
07/27/22		4,848.00	7,006.49
07/27/22		229,763.58	332,061.93
08/10/22		26,236.00	37,852.01
08/10/22		8,590.21	12,393.53
08/10/22		43,085.00	62,160.92
08/10/22		791,656.50	1,142,163.05
08/18/22		2,424.00	3,493.53
08/18/22		660.00	951.21
08/24/22		32,980.98	47,495.33
09/08/22		25,330.80	36,410.97
09/15/22		65,582.97	94,182.98
09/15/22		2,424.00	3,481.08

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Acquisition & Construction Fund - Phase 3

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
09/15/22		633,035.79	909,095.69
09/23/22		65,634.39	94,157.16
09/23/22		6,572.00	9,428.00
09/23/22		2,424.00	3,477.40
10/12/22		17,370.00	24,855.96
10/12/22		13,615.88	19,483.93
10/12/22		2,424.00	3,468.67
10/12/22		12,335.05	17,651.10
10/12/22		657,620.32	941,035.47
10/25/22		30,879.50	44,111.77
10/25/22		2,424.00	3,462.72
11/15/22		11,894.00	16,945.86
11/15/22		51,714.05	73,679.08
11/15/22		10,046.41	14,313.52
11/15/22		385,976.15	549,915.68
11/15/22		1,575.00	2,243.97
12/02/22		0.18	0.26
12/15/22		500.00	709.55
03/07/23		76.00	106.69
04/30/23	de minimis	6.60	9.20

04/22/30	TOTALS:	17,787.39	-114,734.52

ISSUE DATE:	04/22/22	REBATABLE ARBITRAGE:	-114,734.52
COMP DATE:	04/22/30	NET INCOME:	17,787.39
BOND YIELD:	4.817516%	TAX INV YIELD:	0.876372%

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Acquisition & Construction Fund - Phase 4

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/22	Beg Bal	-5,275,433.57	-7,720,612.26
05/03/22		134,991.16	197,272.80
05/03/22		2,529.84	3,697.05
05/03/22		675,841.86	987,658.85
05/03/22		865.64	1,265.03
05/03/22		406.68	594.31
05/03/22		1,326.00	1,937.78
05/03/22		10,474.29	15,306.87
05/03/22		2,445.00	3,573.06
05/18/22		367.30	535.70
05/18/22		1,326.00	1,933.94
05/18/22		1,360.50	1,984.26
05/25/22		93,852.33	136,755.09
06/03/22		-865.64	-1,260.02
06/03/22		-6.06	-8.82
06/03/22		865.64	1,260.02
06/09/22		38,476.80	55,962.02
06/09/22		34,171.82	49,700.71
06/09/22		15,604.00	22,695.01
06/09/22		122,166.38	177,683.11
06/09/22		36,022.00	52,391.67
06/09/22		1,326.00	1,928.58
06/09/22		393.20	571.88
06/22/22		489.43	710.62
06/22/22		3,978.00	5,775.81
06/22/22		57.00	82.76
06/22/22		6.50	9.44
06/28/22		26,960.00	39,113.19
06/28/22		1,425.00	2,067.37
06/28/22		109.50	158.86
06/30/22		-2,815.14	-4,083.09
07/14/22		17,958.00	25,998.15
07/14/22		567,827.19	822,054.56
07/14/22		72,374.80	104,778.42
07/14/22		363,956.76	526,907.34
07/27/22		1,326.00	1,916.38
07/27/22		1,326.00	1,916.38
07/29/22		69,485.00	100,395.47
08/10/22		482.50	696.13
08/10/22		38,386.00	55,381.43
08/10/22		21,339.49	30,787.57
08/10/22		447,031.77	644,955.44
08/18/22		1,326.00	1,911.06
08/24/22		11,839.98	17,050.55
09/08/22		11,481.00	16,503.01
09/08/22		116,292.15	167,160.53
09/08/22		14,774.40	21,237.00

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Acquisition & Construction Fund - Phase 4

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
09/08/22		1,326.00	1,906.02
09/08/22		13,856.70	19,917.88
09/08/22		384,379.48	552,514.30
09/23/22		15,890.68	22,796.30
09/23/22		1,326.00	1,902.24
10/12/22		7,331.62	10,491.33
10/12/22		17,473.00	25,003.35
10/12/22		36,649.54	52,444.42
10/12/22		48,945.60	70,039.72
10/12/22		10,825.21	15,490.56
10/12/22		1,326.00	1,897.47
10/12/22		6,641.95	9,504.44
10/12/22		404,185.96	578,378.30
11/02/22		14,672.87	20,940.99
11/02/22		1,326.00	1,892.46
11/15/22		295,169.27	420,539.48
11/15/22		1,500.00	2,137.11
11/21/22		15,713.77	22,370.28
11/21/22		34,162.50	48,634.08
11/21/22		1,326.00	1,887.71
12/09/22		48,176.00	68,420.79
12/09/22		35,553.60	50,494.13
12/09/22		1,800.00	2,556.41
12/09/22		486,644.44	691,144.92
12/15/22		23,931.25	33,960.82
12/15/22		2,652.00	3,763.45
12/20/22		1,326.00	1,880.48
12/30/22		398,307.70	564,118.13
12/30/22		1,326.00	1,878.00
01/10/23		14,918.88	21,101.50
01/10/23		6,000.00	8,486.49
01/19/23		1,326.00	1,873.28
02/13/23		862.50	1,214.62
03/16/23		-6,000.00	-8,412.75
03/17/23		-78,695.00	-110,325.66
03/24/23		79,107.50	110,801.35
04/06/23		1,412.00	1,974.57
05/05/23		150.00	208.96
05/31/23		13.47	18.70
05/31/23		366.31	508.61
06/07/23		-83,100.07	-115,275.36
06/08/23		1,400.00	1,941.81
06/22/23		8,483.33	11,744.65
07/11/23		369.55	510.34
07/11/23		114.00	157.43
07/24/23		3,834.94	5,286.82
07/24/23		50,611.73	69,772.96

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Acquisition & Construction Fund - Phase 4

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
07/24/23		381.93	526.53
07/26/23		1,727.84	2,381.36
08/09/23		255.50	351.53
09/15/23		37.50	51.35
09/15/23		2,000.00	2,738.65
09/15/23		75.00	102.70
10/12/23		1,253.50	1,710.33
10/12/23		265.43	362.17
11/07/23		2,080.00	2,828.68
11/07/23		1,417.00	1,927.04
11/07/23		4,378.00	5,953.83
11/07/23		1,434.25	1,950.50
11/07/23		923.15	1,255.43
12/22/23		2,862.89	3,870.27
12/22/23		574.50	776.65
01/16/24		528.00	711.53
01/23/24		-45,721.00	-61,556.23
01/30/24		73.00	98.19
02/27/24		1,152.00	1,544.03
03/04/24		3,158.27	4,229.13
03/04/24		693.50	928.64
04/03/24		2,080.50	2,775.26
04/17/24		41,751.44	55,590.91

04/22/30	TOTALS:	24,226.98	-92,086.57

ISSUE DATE:	04/22/22	REBATABLE ARBITRAGE:	-92,086.57
COMP DATE:	04/22/30	NET INCOME:	24,226.98
BOND YIELD:	4.817516%	TAX INV YIELD:	1.315990%

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/22	Beg Bal	-203,000.00	-297,091.09
04/22/22		50,000.00	73,175.14
04/22/22		6,000.00	8,781.02
04/22/22		1,750.00	2,561.13
04/22/22		30,000.00	43,905.09
04/22/22		49,077.68	71,825.33
04/22/22		58,000.00	84,883.17
04/27/22		5,750.00	8,409.58
10/24/22		2,434.64	3,478.37
11/02/22		4.05	5.78

04/22/30	TOTALS:	16.37	-66.48

ISSUE DATE:	04/22/22	REBATABL ARBITRAGE:	-66.48
COMP DATE:	04/22/30	NET INCOME:	16.37
BOND YIELD:	4.817516%	TAX INV YIELD:	1.254541%

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/22	Beg Bal	-356,763.75	-522,124.78
05/03/22		0.53	0.77
06/02/22		89.93	130.92
07/05/22		205.37	297.67
08/02/22		358.55	517.85
09/02/22		540.10	776.97
10/04/22		616.99	883.83
10/24/22		-2,434.64	-3,478.37
11/01/22		356,763.75	509,237.47
11/02/22		809.58	1,155.43
11/02/22		-4.05	-5.78
12/02/22		6.73	9.57
01/04/23		7.61	10.77
02/02/23		8.10	11.42
03/02/23		7.76	10.90
04/04/23		8.77	12.27
05/01/23		-337,336.31	-470,181.59
05/01/23		339,775.00	473,580.65
05/02/23		8.86	12.35

04/22/30	TOTALS:	2,668.88	-9,141.69

ISSUE DATE:	04/22/22	REBATABLE ARBITRAGE:	-9,141.69
COMP DATE:	04/22/30	NET INCOME:	2,668.88
BOND YIELD:	4.817516%	TAX INV YIELD:	1.417488%

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/22	Beg Bal	-904,500.00	-1,323,738.36
05/03/22		1.34	1.96
06/02/22		228.01	331.93
07/05/22		520.66	754.67
08/02/22		909.02	1,312.88
09/02/22		1,369.32	1,969.85
10/04/22		1,564.24	2,240.75
11/02/22		2,048.81	2,924.04
12/02/22		2,496.83	3,549.35
01/04/23		2,820.87	3,993.05
02/02/23		3,003.53	4,235.90
03/02/23		2,878.85	4,043.99
04/04/23		3,254.22	4,551.98
05/02/23		3,286.18	4,579.69
06/02/23		3,575.00	4,962.47
07/05/23		3,499.13	4,836.01
08/01/23		26,725.00	36,808.80
08/02/23		3,655.93	5,034.71
09/05/23		3,683.79	5,050.99
10/02/23		3,567.30	4,873.83
11/01/23		27,505.00	37,434.93
12/01/23		3,470.41	4,704.61
12/22/23		0.84	1.14
01/03/24		3,584.96	4,839.37
02/01/24		26,717.53	35,932.98
03/04/24		3,219.19	4,310.71
04/02/24		3,433.99	4,581.34
05/01/24		27,437.50	36,464.72
05/02/24		3,316.02	4,406.44
06/04/24		3,314.00	4,385.16
07/02/24		3,206.13	4,226.75
07/19/24		257,289.28	338,431.37
07/19/24		140,768.22	185,162.72
08/02/24		2,614.46	3,433.08
09/04/24		1,647.55	2,154.29
10/02/24		1,540.30	2,006.61
11/04/24		1,502.60	1,949.23
12/03/24		1,403.07	1,813.15
01/03/25		1,404.80	1,808.19
02/04/25		1,353.41	1,734.92
03/04/25		1,216.02	1,552.63
04/02/25		1,334.81	1,698.01
05/01/25		125.00	158.40
05/02/25		1,288.39	1,632.47
06/03/25		1,324.68	1,671.58
07/02/25		1,278.39	1,606.99
08/04/25		1,321.12	1,653.70

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
09/03/25		1,317.61	1,642.99
10/02/25		1,244.78	1,546.23
11/04/25		1,251.01	1,547.41
12/02/25		1,170.97	1,443.05
01/05/26		1,153.39	1,415.20
02/03/26		1,120.75	1,370.07
03/03/26		1,006.98	1,226.12
04/02/26		1,110.20	1,346.62
04/30/26	Bal	397,932.50	480,891.14
04/30/26	Acc	1,069.97	1,293.03

04/22/30	TOTALS:	95,583.86	-44,204.17

ISSUE DATE:	04/22/22	REBATABLE ARBITRAGE:	-44,204.17
COMP DATE:	04/22/30	NET INCOME:	95,583.86
BOND YIELD:	4.817516%	TAX INV YIELD:	3.581338%

\$14,235,000
Hammock Reserve Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2022
(Assessment Area Three Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.817516%)
04/22/23		-1,960.00	-2,735.11
04/22/24		-2,070.00	-2,754.33
04/22/25		-2,120.00	-2,689.72
04/22/26		-2,170.00	-2,625.16

04/22/30	TOTALS:	-8,320.00	-10,804.32

ISSUE DATE: 04/22/22 REBATABLE ARBITRAGE: -10,804.32
COMP DATE: 04/22/30
BOND YIELD: 4.817516%

SECTION 14

SECTION C

Hammock Reserve CDD

Field Management Report

Completed Items

- All lounge furniture has been returned to the district and has been inspected upon arrival. The furniture is in excellent condition and has significantly improved the overall appearance and functionality of the amenity area.
- Several sections of sidewalk were repaired after damage was identified during inspections. These repairs were completed to address potential tripping hazards.
- The previously designated parking section on Whitney and Brenard has been removed to help prevent double parking in the area.



Contracted Services

- The landscaping contractor continues to provide satisfactory service throughout the community. Recently installed replacement plants are adapting well and enhancing the overall appearance of the common areas.
- Pool Maintenance: Pool maintenance operations remain consistent with established standards, ensuring safe and clean conditions for residents.
- Janitorial services continue to be performed at a high standard, with the amenity restrooms being kept clean and well maintained on a routine basis.
- Lake maintenance services are continuing as scheduled and remain within professional service standards. As warmer weather conditions persist, management is working closely with the vendor to address the anticipated increase in vegetation and algae growth through ongoing monitoring and treatment efforts.



SECTION D

SECTION 1

Hammock Reserve Community Development District

Summary of Check Register

April 24, 2026 to June 23, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	4/30/26	964	\$ 1,120.00
	5/7/26	965-966	\$ 8,769.58
	5/14/26	968-973	\$ 67,912.55
	5/21/26	974-977	\$ 18,162.63
	5/29/26	978	\$ 900.00
	6/3/26	979-982	\$ 10,307.70
	6/11/26	983-987	\$ 13,459.35
	6/18/26	988-989	\$ 9,208.64
			\$ 129,840.45
General Fund - Autopay			
	5/12/26	80098	\$ 110.00
	5/18/26	80099-80110	\$ 3,714.82
	5/29/26	80111	\$ 280.35
	6/1/26	80112	\$ 1,073.47
	6/15/26	80113-80123	\$ 3,039.91
	6/22/26	80124	\$ 110.00
			\$ 8,328.55
Payroll			
	April 24, 2026 to June 23, 2026		
	Emily Hazelrig	50035	\$ 184.70
	Lindsey Roden	50036	\$ 150.00
	Bobbie Shockley	50037	\$ 150.00
	Jessica Spencer	50038	\$ 184.70
			\$ 669.40
Total Amount			\$ 138,838.40

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/30/26	00072	3/05/26	81901	202603	330	57200	48000			*	580.00		
			LOUNGE FURNITURE REPAIR										
		4/27/26	82555	202604	330	57200	48000			*	540.00		
			LOUNGE FURNITURE REPAIR										
FLORIDA PATIO FURNITURE INC											1,120.00	000964	
5/07/26	00037	5/07/26	05072026	202605	300	15500	10000			*	3,442.08		
			PLAYGROUND LEASE JUN26										
		5/07/26	05072026	202605	300	15500	10000			*	3,733.18		
			PLAYGROUND LEASE JUN26										
HEIDI BONNETT DBA HNB PROPERTY, LLC											7,175.26	000965	
5/07/26	00049	4/30/26	12550382	202604	330	57200	34500			*	1,594.32		
			SECURITY SERVICE APR26										
SECURITAS SECURITY SERVICES USA INC											1,594.32	000966	
5/14/26	00056	4/29/26	21722	202604	320	53800	47000			*	800.00		
			POND MAINTENANCE APR26										
AQUATIC WEED MANAGEMENT, INC											800.00	000967	
5/14/26	00044	4/28/26	17799	202604	330	57200	48200			*	1,790.00		
			CLEANING SERVICE APR26										
CSS OF CENTRAL FLORIDA											1,790.00	000968	
5/14/26	00006	2/28/26	323	202602	320	53800	48000			*	1,146.82		
			BUILDER SIGNS REMOVED										
		3/31/26	327	202603	330	57200	48000			*	178.58		
			AMENITY SINAGE REFRESH										
		5/01/26	328	202605	320	53800	34000			*	1,716.67		
			FIELD MANAGEMENT										
		5/01/26	329	202605	310	51300	34000			*	3,862.50		
			MANAGEMENT FEES										
		5/01/26	329	202605	310	51300	35200			*	108.17		
			WEBSITE ADMINISTRATION										
		5/01/26	329	202605	310	51300	35100			*	162.25		
			INFORMATION TECHNOLOGY										
		5/01/26	329	202605	310	51300	31400			*	675.92		
			DISSEMINATION AGENT SVC										
		5/01/26	329	202605	330	57200	48300			*	1,287.50		
			AMENITY ACCESS										
		5/01/26	329	202605	310	51300	51000			*	.99		
			OFFICE SUPPLIES										
		5/01/26	329	202605	310	51300	42000			*	54.44		
			POSTAGE										
GOVERNMENTAL MANAGEMENT SERVICES-CF											9,193.84	000969	

HAMR HAMMOCK RESERV BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/14/26	00067	3/31/26	20	202603	320-53800-48000			*	220.00		
			DRAIN SOCKS REMOVAL								
		3/31/26	21	202603	320-53800-48000			*	275.00		
			3 FENCE SECTIONS REPAIR								
		3/31/26	22	202603	320-53800-48000			*	1,003.30		
			EROSION REPAIR & CLEAN								
		3/31/26	23	202603	330-57200-48000			*	1,840.78		
			3 DOG STATION INSTALL								
										3,339.08	000970

5/14/26	00059	5/11/26	05112026	202605	300-58100-10000			*	28,990.00		
			TRNSFR CAPITAL TO RESERVE								
										28,990.00	000971

5/14/26	00041	5/01/26	31625	202605	330-57200-48500			*	2,034.00		
			POOL MAINTENANCE MAY26								
										2,034.00	000972

5/14/26	00027	5/01/26	23764	202605	320-53800-46200			*	15,201.92		
			LANDSCAPE MAINT MAY26								
		5/05/26	23837	202605	320-53800-47300			*	6,563.71		
			PUMP CONTROL REPLACEMENT								
										21,765.63	000973

5/21/26	00038	5/18/26	22490261	202604	310-51300-31100			*	1,425.00		
			GENERAL ENGINEERING APR26								
										1,425.00	000974

5/21/26	00072	3/05/26	81901A	202603	330-57200-48000			*	395.00		
			LOUNGE FURNITURE REPAIR								
										395.00	000975

5/21/26	00031	5/11/26	05112026	202605	300-20700-10000			*	3,007.73		
			FY26 S20 DEBT SVC ASSESS								
		5/11/26	05112026	202605	300-20700-10000			*	2,703.06		
			FY26 S21 DEBT SVC ASSESS								
		5/11/26	05112026	202605	300-20700-10000			*	7,790.64		
			FY26 S22 DEBT SVC ASSESS								
										13,501.43	000976

5/21/26	00025	5/15/26	14913	202604	310-51300-31500			*	2,841.20		
			GENERAL COUNSEL APR26								
										2,841.20	000977

5/29/26	00030	5/20/26	6963-05-	202605	310-51300-31300			*	450.00		
			SPEC ASSESS BOND S2021 A2								

HAMR HAMMOCK RESERV BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/20/26	7336-05-	202605	310-51300	31300	SPEC ASSESS BOND S2022 A3	*	450.00		
							AMERICAN MUNICIPAL TAX-EXEMPT			900.00	000978
6/03/26	00056	5/29/26	21908	202605	320-53800	47000	POND MAINTENANCE MAY26	*	800.00		
							AQUATIC WEED MANAGEMENT, INC			800.00	000979
6/03/26	00044	5/27/26	18049	202605	330-57200	48200	JANITORIAL SERVICES MAY26	*	1,835.00		
							CSS OF CENTRAL FLORIDA			1,835.00	000980
6/03/26	00037	6/03/26	06032026	202606	300-15500	10000	PLAYGROUND LEASE JUL26	*	3,442.07		
		6/03/26	06032026	202606	300-15500	10000	PLAYGROUND LEASE JUL26	*	3,733.18		
							HEIDI BONNETT DBA HNB PROPERTY, LLC			7,175.25	000981
6/03/26	00027	5/27/26	24274	202605	320-53800	47300	REPLACE NOZZLES AND ROTOR	*	497.45		
							PRINCE & SONS, INC.			497.45	000982
6/11/26	00060	5/31/26	00077343	202605	310-51300	48000	NOT OF QUALIFYING MAY26	*	249.08		
							USA TODAY MEDIA CORP.			249.08	000983
6/11/26	00015	3/02/26	28797	202603	310-51300	32200	AUDIT FYE 09/30/25	*	4,800.00		
							GRAU AND ASSOCIATES			4,800.00	000984
6/11/26	00031	6/11/26	06112026	202606	300-20700	10000	FY26 S20 DEBT SERV ASSESS	*	326.08		
		6/11/26	06112026	202606	300-20700	10000	FY26 S21 DEBT SERV ASSESS	*	293.05		
		6/11/26	06112026	202606	300-20700	10000	FY26 S22 DEBT SERV ASSESS	*	844.62		
							HAMMOCK RESERVE CDD C/O USBANK			1,463.75	000985
6/11/26	00049	5/31/26	12585423	202605	330-57200	34500	GUARD SERVICES MAY26	*	2,501.83		
							SECURITAS SECURITY SERVICES USA INC			2,501.83	000986
6/11/26	00033	5/22/26	8196515	202605	310-51300	32300	TRUSTEE FEES S2022 FY26	*	1,851.95		
		5/22/26	8196515	202605	300-15500	10000	TRUSTEE FEES S2022 FY27	*	2,592.74		
							US BANK			4,444.69	000987

HAMR HAMMOCK RESERV BOH

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
6/18/26	00006	6/01/26	330 202606 320-53800-34000	FIELD MANAGEMENT JUN26	*	1,716.67		
		6/01/26	331 202606 310-51300-34000	MANAGEMENT FEES JUN26	*	3,862.50		
		6/01/26	331 202606 310-51300-35200	WEBSITE ADMIN JUN26	*	108.17		
		6/01/26	331 202606 310-51300-35100	INFO TECHNOLOGY JUN26	*	162.25		
		6/01/26	331 202606 310-51300-31400	DISSEMINATION AGENT JUN26	*	675.92		
		6/01/26	331 202606 330-57200-48300	AEMNITY ACCESS JUN26	*	1,287.50		
		6/01/26	331 202606 310-51300-51000	OFFICE SUPPLIES	*	1.26		
		6/01/26	331 202606 310-51300-42000	POSTAGE	*	44.08		
		6/01/26	331 202606 310-51300-42500	COPIES	*	15.75		
GOVERNMENTAL MANAGEMENT SERVICES-CF							7,874.10	000988

6/18/26	00067	4/30/26	24 202604 330-57200-48000	REPLACED DOG PARK LATCH	*	27.50		
		4/30/26	25 202604 320-53800-48000	REPAIRED 3 POTHOLES	*	398.34		
		4/30/26	26 202604 320-53800-48000	INSTALLED SIGN BLADES	*	55.00		
		5/31/26	27 202605 330-57200-48000	FILLING FENCE GAPS	*	165.00		
		5/31/26	28 202605 320-53800-48000	FENCE REPAIR	*	110.00		
		5/31/26	29 202605 330-57200-48000	AMENITY GATE REPAIR	*	55.00		
		5/31/26	30 202605 330-57200-48000	POOL RULE SIGN	*	55.00		
		5/31/26	31 202605 320-53800-48000	SIGNS REMOVAL	*	27.50		
		5/31/26	32 202605 330-57200-48000	POOL CHAIR ASSEMBLY	*	441.20		
GOVERNMENTAL MANAGEMENT SERVICES-TA							1,334.54	000989

TOTAL FOR BANK A						129,840.45		

HAMR HAMMOCK RESERV BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/12/26	00068	5/05/26	4610-05.	202605	330	57200	44000		3510 YARIAN AMEN MAY26	*	110.00	110.00	080098
									SPECTRUM BUSINESS				
5/18/26	00013	5/15/26	9931-04.	202604	330	57200	43200		3510 YARIAN AMEN APR26	*	654.31	654.31	080099
									CITY OF HAINES CITY				
5/18/26	00028	5/11/26	2471-04.	202604	320	53800	43100		0 PRADO GRADE LITE APR26	*	947.80	947.80	080100
									DUKE ENERGY				
5/18/26	00028	5/11/26	9263-04.	202604	320	53800	43000		1190 POLK CITY WP APR26	*	40.96	40.96	080101
									DUKE ENERGY				
5/18/26	00028	5/14/26	0127-04.	202604	320	53800	43000		4201 DELEON APR26	*	21.57	21.57	080102
									DUKE ENERGY				
5/18/26	00028	5/14/26	1387-04.	202604	320	53800	43000		2601 REYES PT IRRG APR26	*	48.20	48.20	080103
									DUKE ENERGY				
5/18/26	00028	5/14/26	1446-04.	202604	320	53800	43000		2800 WHITE APR26	*	22.21	22.21	080104
									DUKE ENERGY				
5/18/26	00028	5/14/26	2194-04.	202604	320	53800	43000		2686 TRINIDAD APR26	*	32.65	32.65	080105
									DUKE ENERGY				
5/18/26	00028	5/14/26	3050-04.	202604	320	53800	43000		4595 BERNARD APR26	*	22.36	22.36	080106
									DUKE ENERGY				
5/18/26	00028	5/14/26	4362-04.	202604	330	57200	43000		3510 YARIAN AMEN APR26	*	743.93	743.93	080107
									DUKE ENERGY				
5/18/26	00028	5/14/26	5918-04.	202604	320	53800	43000		2678 TRINIDAD APR26	*	108.05	108.05	080108
									DUKE ENERGY				
5/18/26	00028	5/14/26	8821-04.	202604	320	53800	43000		4702 BERNARD APR26	*	103.21	103.21	080109
									DUKE ENERGY				

HAMR HAMMOCK RESERV BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/18/26	00028	5/14/26	9784-04.00	202604	320	53800	43100		DUKE ENERGY	*	969.57	969.57	080110
5/29/26	00050	5/26/26	53-BID-8	202605	330	57200	54000		FLORIDA DEPT OF HEALTH IN POLK CNTY	*	280.35	280.35	080111
6/01/26	00028	5/18/26	1947-05.817	202605	320	53800	43100		DUKE ENERGY	*	1,073.47	1,073.47	080112
6/15/26	00028	6/09/26	2471-05.0	202605	320	53800	43100		DUKE ENERGY	*	941.81	941.81	080113
6/15/26	00028	6/09/26	9263-05.1190	202605	320	53800	43000		DUKE ENERGY	*	34.02	34.02	080114
6/15/26	00028	6/12/26	0127-05.4201	202605	320	53800	43000		DUKE ENERGY	*	21.43	21.43	080115
6/15/26	00028	6/12/26	1387-05.2601	202605	320	53800	43000		DUKE ENERGY	*	42.95	42.95	080116
6/15/26	00028	6/12/26	1446-05.2800	202605	320	53800	43000		DUKE ENERGY	*	22.20	22.20	080117
6/15/26	00028	6/12/26	2194-05.2686	202605	320	53800	43000		DUKE ENERGY	*	32.65	32.65	080118
6/15/26	00028	6/12/26	3050-05.4595	202605	320	53800	43000		DUKE ENERGY	*	22.32	22.32	080119
6/15/26	00028	6/12/26	4362-05.3510	202605	330	57200	43000		DUKE ENERGY	*	744.97	744.97	080120
6/15/26	00028	6/12/26	5918-05.2678	202605	320	53800	43000		DUKE ENERGY	*	106.13	106.13	080121

HAMR HAMMOCK RESERV BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/15/26	00028	6/12/26	8821-05. 4702 BERNARD BLVD MAY26	202605		320-53800-43000			DUKE ENERGY	*	107.26	107.26	080122
6/15/26	00028	6/12/26	9784-05. 00 POLK CITY RD MAY26	202605		320-53800-43100			DUKE ENERGY	*	964.17	964.17	080123
6/22/26	00068	6/05/26	4610-06. 3510 YARIAN DR AMEN JUN26	202606		330-57200-44000			SPECTRUM BUSINESS	*	110.00	110.00	080124
TOTAL FOR BANK Z											8,328.55		
TOTAL FOR REGISTER											138,169.00		

HAMR HAMMOCK RESERV BOH

SECTION 2

Hammock Reserve
Community Development District

Unaudited Financial Reporting
May 31, 2026



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Hammock Reserve
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 521,031	\$ -	\$ -	\$ 521,031
State Board of Administration	\$ 59,077	\$ -	\$ -	\$ 59,077
Capital Reserve Account	\$ -	\$ -	\$ 234,359	\$ 234,359
Investments:				
<u>Series 2020</u>				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 147,856	\$ -	\$ 147,856
<u>Series 2021</u>				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 143,754	\$ -	\$ 143,754
Prepayment	\$ -	\$ 111	\$ -	\$ 111
<u>Series 2022</u>				
Reserve	\$ -	\$ 397,933	\$ -	\$ 397,933
Revenue	\$ -	\$ 522,608	\$ -	\$ 522,608
Prepayment	\$ -	\$ 154	\$ -	\$ 154
Due from General Fund	\$ -	\$ 1,464	\$ -	\$ 1,464
Prepaid Expenses	\$ 10,138	\$ -	\$ -	\$ 10,138
Total Assets	\$ 590,247	\$ 1,506,141	\$ 234,359	\$ 2,330,748
Liabilities:				
Accounts Payable	\$ 20,576	\$ -	\$ -	\$ 20,576
FICA Payable	\$ 122	\$ -	\$ -	\$ 122
Federal Withholding	\$ 69	\$ -	\$ -	\$ 69
Due to Debt Service	\$ 1,464	\$ -	\$ -	\$ 1,464
Total Liabilities	\$ 22,232	\$ -	\$ -	\$ 22,232
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 10,138	\$ -	\$ -	\$ 10,138
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 302,182	\$ -	\$ 302,182
Debt Service - Series 2021	\$ -	\$ 282,419	\$ -	\$ 282,419
Debt Service - Series 2022	\$ -	\$ 921,539	\$ -	\$ 921,539
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 234,359	\$ 234,359
Unassigned	\$ 557,877	\$ -	\$ -	\$ 557,877
Total Fund Balances	\$ 568,015	\$ 1,506,141	\$ 234,359	\$ 2,308,516
Total Liabilities & Fund Balance	\$ 590,247	\$ 1,506,141	\$ 234,359	\$ 2,330,748

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 842,100	\$ 842,100	\$ 837,017	\$ (5,083)
Interest Income	\$ 2,281	\$ 2,281	\$ 7,986	\$ 5,705
Total Revenues	\$ 844,381	\$ 844,381	\$ 845,063	\$ 682
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,200	\$ 4,800
Employer FICA Expense	\$ 918	\$ 612	\$ 245	\$ 367
Engineering	\$ 15,000	\$ 10,000	\$ 9,210	\$ 790
Attorney	\$ 25,000	\$ 16,667	\$ 13,908	\$ 2,759
Annual Audit	\$ 9,200	\$ 4,800	\$ 4,800	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 8,111	\$ 5,408	\$ 5,407	\$ 0
Trustee Fees	\$ 13,335	\$ 11,314	\$ 11,314	\$ -
Management Fees	\$ 46,350	\$ 30,900	\$ 30,900	\$ -
Information Technology	\$ 1,947	\$ 1,298	\$ 1,298	\$ (0)
Website Maintenance	\$ 1,298	\$ 865	\$ 865	\$ (0)
Postage & Delivery	\$ 1,000	\$ 667	\$ 305	\$ 362
Insurance	\$ 8,282	\$ 8,282	\$ 7,764	\$ 518
Copies	\$ 500	\$ 333	\$ 115	\$ 219
Legal Advertising	\$ 2,500	\$ 1,667	\$ 888	\$ 779
Other Current Charges	\$ 1,550	\$ 1,550	\$ 2,339	\$ (789)
Office Supplies	\$ 625	\$ 417	\$ 5	\$ 412
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 154,873	\$ 110,035	\$ 99,820	\$ 10,215

Hammock Reserve
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 23,995	\$ 23,995	\$ 20,742	\$ 3,253
Field Management	\$ 20,600	\$ 13,733	\$ 13,733	\$ 0
Landscape Maintenance	\$ 195,700	\$ 130,467	\$ 121,615	\$ 8,851
Landscape Replacement	\$ 45,000	\$ 30,000	\$ 16,283	\$ 13,717
Pond Maintenance	\$ 10,200	\$ 6,800	\$ 6,400	\$ 400
Streetlights	\$ 39,486	\$ 26,324	\$ 29,141	\$ (2,817)
Electric	\$ 13,200	\$ 8,800	\$ 7,908	\$ 892
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 7,000	\$ 7,000	\$ 10,893	\$ (3,893)
General Repairs & Maintenance	\$ 22,500	\$ 15,000	\$ 14,804	\$ 196
Contingency	\$ 10,000	\$ 6,667	\$ 9,963	\$ (3,296)
Subtotal Field Expenditures	\$ 390,181	\$ 270,452	\$ 251,482	\$ 18,970
Amenity Expenditures				
Amenity - Electric	\$ 14,500	\$ 9,667	\$ 8,584	\$ 1,082
Amenity - Water	\$ 10,000	\$ 6,667	\$ 4,767	\$ 1,900
Playground Lease	\$ 98,030	\$ 65,353	\$ 69,328	\$ (3,975)
Internet	\$ 1,500	\$ 1,000	\$ 880	\$ 120
Pest Control	\$ 3,544	\$ 2,363	\$ 40	\$ 2,323
Janitorial Services	\$ 19,505	\$ 13,003	\$ 12,735	\$ 268
Security Services	\$ 36,000	\$ 24,000	\$ 12,618	\$ 11,382
Pool Maintenance	\$ 24,408	\$ 16,272	\$ 15,918	\$ 354
Amenity Management	\$ 15,450	\$ 10,300	\$ 10,300	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 7,368	\$ (701)
Annual Maintenance of Water Filtration System	\$ 2,400	\$ 1,600	\$ -	\$ 1,600
Holiday Decorations	\$ 20,000	\$ 13,333	\$ 15,400	\$ (2,067)
Contingency	\$ 15,000	\$ 10,000	\$ 280	\$ 9,720
Subtotal Amenity Expenditures	\$ 270,337	\$ 180,224	\$ 158,219	\$ 22,005
Total Operations & Maintenance	\$ 660,517	\$ 450,677	\$ 409,702	\$ 40,975
Total Expenditures	\$ 815,390	\$ 560,712	\$ 509,522	\$ 51,190
Excess (Deficiency) of Revenues over Expenditures	\$ 28,990		\$ 335,541	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (28,990)	\$ (28,990)	\$ (28,990)	\$ -
Total Other Financing Sources/(Uses)	\$ (28,990)	\$ (28,990)	\$ (28,990)	
Net Change in Fund Balance	\$ -		\$ 306,551	
Fund Balance - Beginning	\$ -		\$ 261,464	
Fund Balance - Ending	\$ -		\$ 568,015	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 308,327	\$ 306,165	\$ (2,162)
Interest	\$ 7,110	\$ 7,110	\$ 7,850	\$ 739
Total Revenues	\$ 315,437	\$ 315,437	\$ 314,014	\$ (1,423)
Expenditures:				
Interest - 11/1	\$ 96,813	\$ 96,813	\$ 96,813	\$ -
Principal - 5/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest - 5/1	\$ 96,813	\$ 96,813	\$ 96,813	\$ -
Total Expenditures	\$ 308,625	\$ 308,625	\$ 308,625	\$ -
Net Change in Fund Balance	\$ 6,812		\$ 5,389	
Fund Balance - Beginning	\$ 141,363		\$ 296,793	
Fund Balance - Ending	\$ 148,175		\$ 302,182	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 276,824	\$ 276,824	\$ 275,152	\$ (1,671)
Interest	\$ 6,636	\$ 6,636	\$ 7,307	\$ 671
Total Revenues	\$ 283,460	\$ 283,460	\$ 282,460	\$ (1,000)
Expenditures:				
Interest - 11/1	\$ 82,081	\$ 82,081	\$ 82,081	\$ -
Principal - 5/1	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Interest - 5/1	\$ 82,081	\$ 82,081	\$ 82,081	\$ -
Total Expenditures	\$ 274,163	\$ 274,163	\$ 274,163	\$ -
Net Change in Fund Balance	\$ 9,298		\$ 8,297	
Fund Balance - Beginning	\$ 134,371		\$ 274,122	
Fund Balance - Ending	\$ 143,669		\$ 282,419	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 797,850	\$ 797,850	\$ 793,031	\$ (4,819)
Interest	\$ 20,684	\$ 20,684	\$ 22,845	\$ 2,161
Total Revenues	\$ 818,534	\$ 818,534	\$ 815,877	\$ (2,658)
Expenditures:				
Interest - 11/1	\$ 285,843	\$ 285,843	\$ 285,843	\$ -
Principal - 5/1	\$ 225,000	\$ 225,000	\$ 225,000	\$ -
Interest - 5/1	\$ 285,843	\$ 285,843	\$ 285,843	\$ -
Total Expenditures	\$ 796,685	\$ 796,685	\$ 796,685	\$ -
Net Change in Fund Balance	\$ 21,849		\$ 19,192	
Fund Balance - Beginning	\$ 499,694		\$ 902,348	
Fund Balance - Ending	\$ 521,543		\$ 921,539	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues				
Interest	\$ 2,828	\$ 2,828	\$ 4,495	\$ 1,668
Total Revenues	\$ 2,828	\$ 2,828	\$ 4,495	\$ 1,668
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,828		\$ 4,495	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 28,990	\$ 28,990	\$ 28,990	\$ -
Total Other Financing Sources (Uses)	\$ 28,990	\$ 28,990	\$ 28,990	\$ -
Net Change in Fund Balance	\$ 31,818		\$ 33,485	
Fund Balance - Beginning	\$ 200,279		\$ 200,874	
Fund Balance - Ending	\$ 232,097		\$ 234,359	

Hammock Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 25,034	\$ 787,576	\$ 5,910	\$ 2,553	\$ 6,829	\$ 8,223	\$ 891	\$ -	\$ -	\$ -	\$ -	\$ 837,017
Interest Income	\$ 461	\$ 308	\$ 201	\$ 1,815	\$ 1,309	\$ 1,412	\$ 1,297	\$ 1,183	\$ -	\$ -	\$ -	\$ -	\$ 7,986
Total Revenues	\$ 461	\$ 25,342	\$ 787,777	\$ 7,726	\$ 3,862	\$ 8,240	\$ 9,520	\$ 2,135	\$ -	\$ -	\$ -	\$ -	\$ 845,063
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 3,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Employer FICA Expense	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ 61	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 245
Engineering	\$ 63	\$ 1,400	\$ -	\$ 792	\$ 3,210	\$ 2,320	\$ 1,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,210
Attorney	\$ 1,243	\$ 1,920	\$ 465	\$ 1,111	\$ 2,351	\$ 3,978	\$ 2,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,908
Annual Audit	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 676	\$ 676	\$ 676	\$ 676	\$ 676	\$ 676	\$ 676	\$ 676	\$ -	\$ -	\$ -	\$ -	\$ 5,407
Trustee Fees	\$ 5,388	\$ 4,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,852	\$ -	\$ -	\$ -	\$ -	\$ 11,314
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ 30,900
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ 1,298
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ 865
Postage & Delivery	\$ 91	\$ 35	\$ 8	\$ 29	\$ 22	\$ 54	\$ 12	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ 305
Insurance	\$ 7,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,764
Copies	\$ -	\$ -	\$ -	\$ 33	\$ -	\$ -	\$ 82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115
Legal Advertising	\$ 639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ 888
Other Current Charges	\$ 830	\$ 1,100	\$ 81	\$ 53	\$ 98	\$ 89	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ 2,339
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 34,733	\$ 13,401	\$ 5,813	\$ 6,827	\$ 10,490	\$ 11,312	\$ 9,275	\$ 7,970	\$ -	\$ -	\$ -	\$ -	\$ 99,820

Hammock Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 20,742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,742
Field Management	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ 1,717	\$ -	\$ -	\$ -	\$ -	13,733
Landscape Maintenance	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ -	\$ -	\$ -	\$ -	121,615
Landscape Replacement	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 990	\$ -	\$ -	\$ -	\$ -	\$ -	16,283
Pond Maintenance	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	6,400
Streetlights	\$ 5,012	\$ 6,100	\$ 3,065	\$ 3,012	\$ 2,991	\$ 2,991	\$ 2,991	\$ 2,979	\$ -	\$ -	\$ -	\$ -	29,141
Electric	\$ 2,054	\$ 1,849	\$ 1,081	\$ 867	\$ 851	\$ 420	\$ 399	\$ 389	\$ -	\$ -	\$ -	\$ -	7,908
Irrigation Repairs	\$ 598	\$ 605	\$ 803	\$ 279	\$ 226	\$ -	\$ 1,322	\$ 7,061	\$ -	\$ -	\$ -	\$ -	10,893
General Repairs & Maintenance	\$ 1,841	\$ 110	\$ 1,159	\$ 6,605	\$ 2,999	\$ 1,498	\$ 453	\$ 138	\$ -	\$ -	\$ -	\$ -	14,804
Contingency	\$ 9,958	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,963
Subtotal Field Expenditures	\$ 58,216	\$ 26,388	\$ 23,826	\$ 28,481	\$ 24,785	\$ 37,627	\$ 23,874	\$ 28,286	\$ -	\$ -	\$ -	\$ -	251,482
Amenity Expenditures													
Amenity - Electric	\$ 1,792	\$ 1,852	\$ 1,075	\$ 766	\$ 775	\$ 835	\$ 744	\$ 745	\$ -	\$ -	\$ -	\$ -	8,584
Amenity - Water	\$ 1,068	\$ 1,011	\$ 465	\$ 492	\$ 503	\$ 573	\$ 654	\$ -	\$ -	\$ -	\$ -	\$ -	4,767
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ -	\$ -	\$ -	\$ -	69,328
Internet	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	880
Pest Control	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40
Janitorial Services	\$ 1,505	\$ 1,495	\$ 1,515	\$ 1,545	\$ 1,575	\$ 1,475	\$ 1,790	\$ 1,835	\$ -	\$ -	\$ -	\$ -	12,735
Security Services	\$ 1,993	\$ 2,249	\$ 2,230	\$ 2,050	\$ -	\$ -	\$ 1,594	\$ 2,502	\$ -	\$ -	\$ -	\$ -	12,618
Pool Maintenance	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 2,034	\$ 2,034	\$ -	\$ -	\$ -	\$ -	15,918
Amenity Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	10,300
Amenity Repairs & Maintenance	\$ 165	\$ -	\$ 1,290	\$ -	\$ 455	\$ 3,949	\$ 793	\$ 716	\$ -	\$ -	\$ -	\$ -	7,368
Holiday Decorations	\$ -	\$ -	\$ -	\$ 15,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,400
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	280
Subtotal Amenity Expenditures	\$ 18,602	\$ 18,645	\$ 18,614	\$ 32,292	\$ 15,347	\$ 18,872	\$ 17,673	\$ 18,176	\$ -	\$ -	\$ -	\$ -	158,219
Total Operations & Maintenance	\$ 76,817	\$ 45,033	\$ 42,439	\$ 60,773	\$ 40,132	\$ 56,499	\$ 41,547	\$ 46,462	\$ -	\$ -	\$ -	\$ -	409,702
Total Expenditures	\$ 111,550	\$ 58,434	\$ 48,252	\$ 67,600	\$ 50,622	\$ 67,811	\$ 50,822	\$ 54,432	\$ -	\$ -	\$ -	\$ -	509,522
Excess (Deficiency) of Revenues over Expenditures	\$ (111,089)	\$ (33,092)	\$ 739,525	\$ (59,874)	\$ (46,760)	\$ (59,570)	\$ (41,302)	\$ (52,297)	\$ -	\$ -	\$ -	\$ -	335,541
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (28,990)	\$ -	\$ -	\$ -	\$ -	(28,990)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (28,990)	\$ -	\$ -	\$ -	\$ -	(28,990)
Net Change in Fund Balance	\$ (111,089)	\$ (33,092)	\$ 739,525	\$ (59,874)	\$ (46,760)	\$ (59,570)	\$ (41,302)	\$ (81,287)	\$ -	\$ -	\$ -	\$ -	306,551

Hammock Reserve

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds		
Interest Rate:	2.625%, 3.250%, 4.000%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$154,000	
Reserve Fund Balance	\$154,000	
Bonds Outstanding - 10/22/20		\$5,380,000
Principal - 5/1/22		(\$100,000)
Principal - 5/1/23		(\$105,000)
Principal - 5/1/24		(\$110,000)
Principal - 5/1/25		(\$110,000)
Principal - 5/1/26		(\$115,000)
Current Bonds Outstanding		\$4,840,000

Series 2021, Special Assessment Revenue Bonds		
Interest Rate:	2.375%, 3.000%, 3.375%, 4.000%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50 % Maximum Annual Debt Service	
Reserve Fund Requirement	\$138,261	
Reserve Fund Balance	\$138,261	
Bonds Outstanding - 5/18/21		\$4,990,000
Principal - 5/1/22		(\$100,000)
Special Call - 5/1/22		(\$20,000)
Special Call - 11/1/22		(\$5,000)
Principal - 5/1/23		(\$105,000)
Principal - 5/1/24		(\$105,000)
Principal - 5/1/25		(\$110,000)
Principal - 5/1/26		(\$110,000)
Current Bonds Outstanding		\$4,435,000

Hammock Reserve

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Revenue Bonds		
Interest Rate:	4.200%, 4.400%, 4.700%, 5.000%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$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)
Principal - 5/1/26		(\$225,000)
Current Bonds Outstanding		\$11,890,000

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
03.13.26	ACH	\$18,409.76	\$0.00	(\$368.19)	\$0.00	\$18,041.57	\$6,828.86	\$2,497.86	\$2,244.85	\$6,470.00	\$18,041.57
04.17.26	ACH	\$22,127.56	\$0.00	(\$442.55)	\$0.00	\$21,685.01	\$8,207.93	\$3,002.30	\$2,698.19	\$7,776.59	\$21,685.01
04.30.26	ACH	\$0.00	\$0.00	\$0.00	\$6.84	\$6.84	\$2.59	\$0.95	\$0.85	\$2.45	\$6.84
04.30.26	ACH	\$0.00	\$0.00	\$0.00	\$32.34	\$32.34	\$12.24	\$4.48	\$4.02	\$11.60	\$32.34
5.13.26	ACH	\$2,403.28	\$0.00	(\$48.06)	\$0.00	\$2,355.22	\$891.47	\$326.08	\$293.05	\$844.62	\$2,355.22
Total		\$2,347,886.24	\$ (94,990.81)	\$ (45,536.34)	\$ 4,006.36	\$ 2,211,365.45	\$ 837,017.12	\$ 306,164.62	\$ 275,152.44	\$ 793,031.27	\$ 2,211,365.45

99.40%	Net Percent Collected
\$ 13,432.51	Balance Remaining to Collect

SECTION 3



May 4, 2026

Monica Virgen – Recording Secretary
Hammock Reserve CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Hammock Reserve Community Development District Registered Voters

Dear Ms. Virgen,

In response to your request, there are currently **1,090** voters within the Hammock Reserve Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida