

*Hammock Reserve
Community Development District*

Meeting Agenda

May 7, 2026

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 30, 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, May 7, 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 April 2, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-09 Setting a Public Hearing to Adopt Amended Parking Rules
5. Ratification of Proposal from Florida Patio Furniture to Repair 10 Chairs
6. Ratification of Termination of Towing Services Agreement with Downtown Tow & Hold LLC
7. Ratification of Towing Services Agreement with Bolton's Towing
8. Ratification of Prince Proposal for Pump Controller Replacement
9. Review of Encroachment at 3204 Weitzel Dr
10. Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Pressure Washing
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
11. Other Business
12. Supervisors Requests and Audience Comments
13. 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, **April 2, 2026** at 10:30 a.m. at Prime Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

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

Also present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS
Rey Malave	District Engineer, Dewberry
Chace Arrington	District Engineer, Dewberry
Joey Duncan	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the public comment period.

Resident (Nick Lacata, 5732 Mast Ave) commented that he was hoping there would be further parking discussion during this meeting because he went to the city and the city stated they can park. Ms. O'Rourke responded that parking is not on the agenda today. She noted their parking policies have been adopted. The resident responded that Haines City Hall told him they were

allowed to park on one side of the road. Ms. Hancock responded that information conflicts with the governing documents of the development. She explained that they are bound by those documents as a subsequent owner of the development of the areas.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 5, 2026 Board of Supervisors Meeting

Ms. O'Rourke presented the minutes of the March 5, 2026, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the March 5, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

A. Option A – Increase

B. Option B – No Increase

Ms. O'Rourke stated that these resolutions are included in the agenda package for review. She explained that the approval of the resolutions will approve a proposed budget, it will set the public hearing to adopt the final budget for August 6, 2026 at 10:30 a.m. at the Prime offices. She further explained that once approved, this will authorize staff to complete the steps required with the Florida statutes, including transmitting the proposed budget to applicable local governments, posting the budget on the District website, and publishing the required notice for the hearing in accordance with Florida law. She pointed out that this proposed budget will be for Fiscal Year 2027 and will run October 1, 2026 through September 30, 2027. She noted once the budget and a coordinating resolution is approved, the action will begin the District's annual budget cycle. It is required to approve a proposed budget no later than June 15 each calendar year in order to remain compliant with Florida statutes.

Ms. O'Rourke first presented Option B for Board consideration. She noted this option proposes no increase to assessments. She walked the Board through the changes. She stated their firm is proposing a 5% increase this year based on actual increases to operating costs. She also stated that the insurance line item increased. She noted that they are proposing for that section an

increase of \$154,873 to \$158,112. She pointed out that they went ahead and zeroed out the annual maintenance to the water filtration system. She explained that when Marshall Tindall was the Field Manager, he was putting together a proposal to add water to the Phase Three dog park because it currently does not have any water. She further explained that in itself would be a \$10,000 cost with an annual maintenance cost of \$2,500. At this time, she stated, with everything going on with parking, they went ahead and zeroed this item out and wanted to hold off on the \$10,000 cost for adding water to that dog park.

Ms. O'Rourke presented Option A for Board consideration. She explained that there are two major differences in Budget A and everything else is the exact same. She stated there is a line item for parking spaces, which is a \$35,000 line item under the field expenditure page to add the parking spaces that the engineer discussed at the last meeting. She noted the other difference is a slightly larger capital reserve transfer. She explained that instead of \$34,000, they are proposing \$50,000 because that would give a little bit more cushion if there's any unplanned expenses with permitting or anything they run into while they are doing the parking spaces, if they chose to do that. She noted that if they approve Budget A, this will cause an increase for residents by \$52.52, which would bring their total gross assessment to \$934.19 per unit. After discussion, the Board agreed to approve Budget B with no increase to resident assessments.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08
Relating to General Election Qualifying
Period and Procedure**

Ms. O'Rourke presented Resolution 2026-08. This resolution is on page 61 of the agenda package. She explained that there are two seats that are transitioning to residents this November. She further explained that this resolution notifies the Supervisor of Elections that these two seats are transitioning to the general election process. She added that it will also notify residents in the community that seats two and five are up for general election and the qualifying period for interested candidates is noon on Monday, June 8, 2026 through noon on Friday, June 12, 2026. She also explained that if there's any interested residents, they will need to direct all questions to the Supervisor of Elections on how to qualify. She stated there is also seat three, which will be

transitioning to a landowner seat up for election as well. She concluded that this resolution notifies the District of the qualifying period, the two seats for general election and one seat for landowner.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-08 Relating to General Election Qualifying Period and Procedure, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Haines City Violation Fines

Ms. Hancock stated a bill did pass the legislature that she is expecting the governor to sign that changes their liability basically limits under sovereign immunity. She further explained that it used to be \$200,000 per individual or \$300,000 per incident, but it's now grossed up to \$350,000 and \$500,000. She noted they have indicated that they will be increasing for some Districts because of the increase of risk or exposure for the District. She also explained that recall stating the only two seats that would be eligible for recall procedure would be general election seats after they turn in November. However, she added they cannot recall a supervisory public server, so that seat wouldn't technically be available to be recalled by the recall procedures until November of 2026. She explained that it just sets up the procedures to remove somebody from the seat before they have to go get the governor to remove someone from the seat. It puts it in the hands of the people. She then provided an update on Haines City violation fines. She explained that Katie sent her the fines that they received for the builder signs that were placed on District property that they've got to go to violation for. She is going to send a letter to the home builders to put them on notice. She also asked if the Board wants her to reach out to the city about parking. The Board responded that if they could get something from the city attorney that says the construction plans are final and there's no parking. She concluded the attorney report.

B. Engineer

Mr. Malave stated they assisted staff with issues related to a wall repair. Other than that, he noted everything's been taken care of. He opened for any questions.

C. Field Manager’s Report

Mr. Bailey provided the field manager’s report. He stated the side retaining wall along the amenity center was seeing some erosion and they added rock to stabilize that. He noted one of the exterior light globes was damaged and they replaced those. He pointed out that the fence was an ongoing issue. He stated the Phase Three and Four dog waste stations that were approved have been installed. He also noted that the landscaping vendor has all finished their review of the plants. He stated the landscaping schedule is going back to their summer schedule; weekly on the common areas, bi-weekly on the ponds. He stated the pool is still being maintained. He pointed out that as they see warmer weather, the lake will probably likely see algae growth and bloom, which the pond vendors are keeping an observant eye on to make sure they’re treating it as needed. Mr. Bailey, then, presented proposals for Board consideration.

i. Consideration of Prince Proposal for Plant Replacement

Mr. Bailey presented a proposal from Prince for plant replacement.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Proposal from Prince for Plant Replacement, was approved.

ii. Consideration of CSS Proposal for Seasonal Cleaning

Mr. Bailey presented a proposal from CSS for seasonal cleaning. The Board agreed to add one additional day May through September only.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Proposal from CSS for Seasonal Cleaning, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. O’Rourke presented the check register from February 20, 2026 through March 19, 2026, totaling \$72,748.62.

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

ii. Balance Sheet & Income Statement

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

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2026-09

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 AMENDED AND RESTATED 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 entirely 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.

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* for the District (the “**Policy**”), 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 **August 6, 2026, at 10:30 a.m. at the 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 7th day of May 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*.

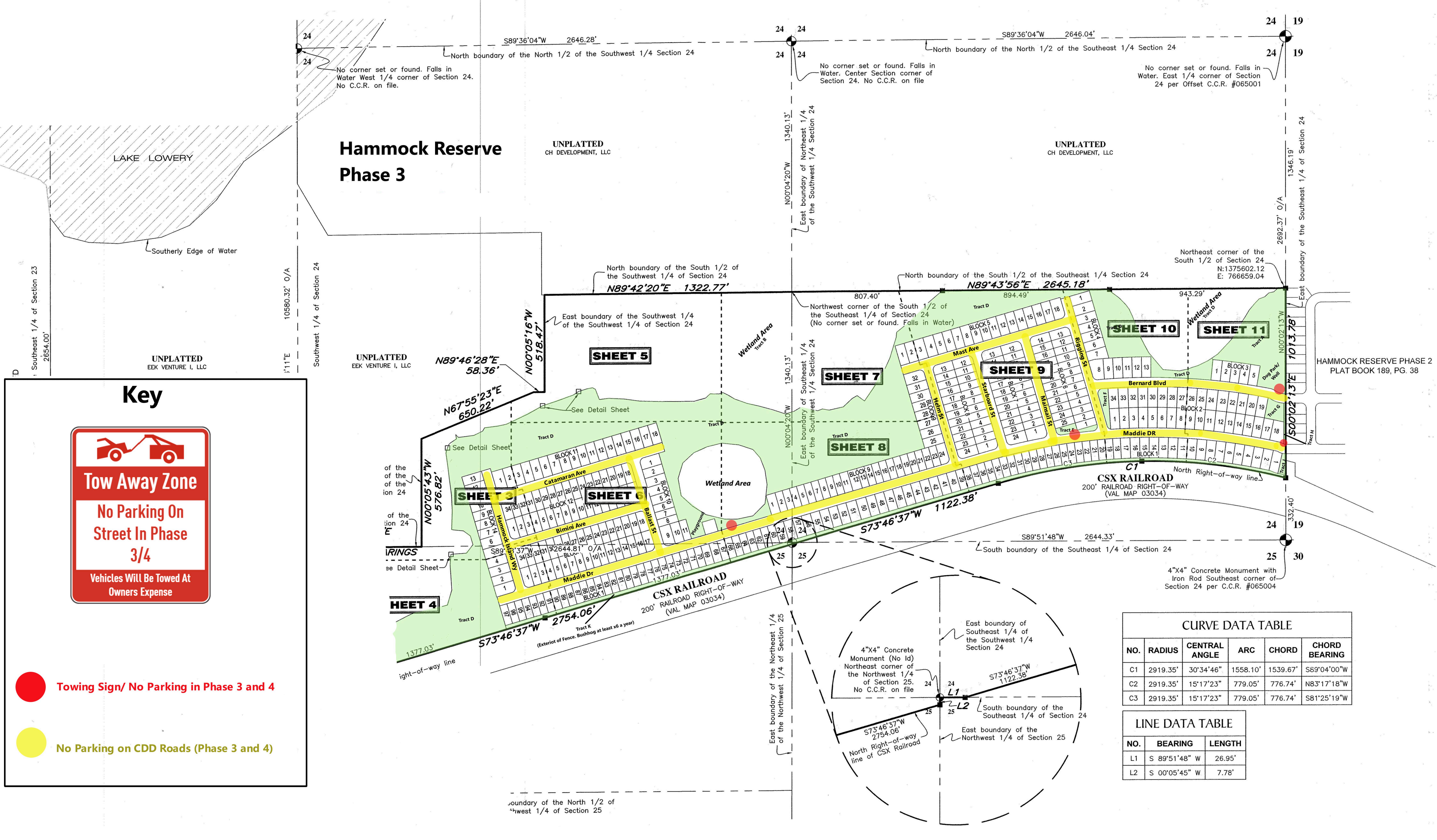
SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

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: _____, 2026

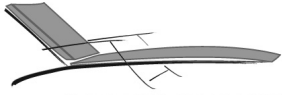
EXHIBIT A
Designated Parking Areas



Hammock Reserve Phase 4



SECTION 5



FLORIDA PATIO FURNITURE INC.

Florida Patio Furniture Inc.
506 8th St W
Palmetto, FL 34221

Invoice

Date	Invoice #
4/27/2026	82555

Bill To
Hammock Reserve CDD Allen Bailey//407-841-5524 291 East Livingston St. Orlando, FL 32801 abailey@gmscfl.com

Ship To
Hammock Reserve CDD Allen Bailey//407-460-4424 3510 Yarian Dr, Haines City, FL 33844 abailey@gmscfl.com

P.O. No.	Terms	Due Date	Rep	Ship Date	Ship Via	FOB
41626Allen	50%DN Bal C.O.D.	5/5/2026	Anna	5/5/2026	Pick Up	Palmetto

Qty	Item	Description	Rate	Amount
		BALANCE INVOICE ***PICK UP**		
10	Resling	Resling Only C-150SL Sling Chaise Lounge H.R. 19-1/4" X 32-1/4" Body 22-3/4" X 45-1/4"	145.00	1,450.00T
10	MISC	Upcharge Fabric For Lounge Fabric: FP-044 Strawmat Blue	10.00	100.00T
	Freight	Shipping Charge	75.00	75.00
		DRIVER NOTE: Door code: 46723, GATE CODE (Bike Lock): 0129 NOTE: Please provide customer with 6 loaner lounges when picking up furniture for reslinging.		

Subtotal		\$1,625.00
Sales Tax (0.0%)		\$0.00
Total		\$1,625.00
Payments/Credits		\$0.00
Balance Due		\$1,625.00

Phone #	Fax #	E-mail	Web Site
941-722-5643	941-723-9223	info@floridapatio.net	http://www.floridapatio.net

SECTION 6

Hammock Reserve Community Development District

219 E. Livingston Street

Orlando, FL 32801

407-841-5524

April 22, 2026

Via First Class Mail and Electronic Mail

Downtown Tow & Hold LLC

29300 U.S. Highway 27

Dundee, Florida 33838

Attn: Rebecca Raymond

Re: Hammock Reserve Community Development District
Notice of Termination – Agreement for Towing Services

Dear Ms. Raymond:

We are writing on behalf of the Hammock Reserve Community Development District (the “District”) to notify Downtown Tow & Hold LLC (the “Contractor”) of the termination of the *Agreement Between the Hammock Reserve Community Development District and S&S Towing & Recovery, LLC for Towing Services*, dated March 22, 2023, as assigned to Contractor on October 1, 2025 (together, the “Agreement”) effective immediately due the District being notified that Contractor has ceased all operations as of April 14, 2026. Pursuant to Section 4 of the Agreement, the District may terminate the Agreement at any time by delivery of written notice to Contractor.

Please forward any District documents in your company’s possession to the District Manager’s office at c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Attn: Hammock Reserve Community Development District.

We appreciate the services your company has provided for the District. If you have any questions, please contact me by telephone at (407) 841-5524 or by e-mail at korourke@gmscfl.com.

Sincerely,

Katie O'Rourke

Katie O'Rourke
District Manager

cc: District Counsel (via e-mail only)

SECTION 7

TOWING SERVICES AGREEMENT

THIS AGREEMENT (“**Agreement**”) is made and entered into this 22 day of April 2026 by and between:

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

BOLTON’S TOWING SERVICES, INC., a Florida corporation with a principal address of 2690 Avenue E, SW, Winter Haven, Florida 33880 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District has adopted *Amended and Restated Rules Relating to Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Rules**”); and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Rules (“**Services**”); and

WHEREAS, Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District’s designated representatives, who shall be the District Manager (Katie O’Rourke of Government Management Services – Central Florida, LLC), or her designee (“**District Representatives**”). All such Services shall be performed only at the times specified in the Parking Rules. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Rules, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

- A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal Services by Contractor.
- B. Upon towing/removal of a vehicle, such vehicle shall be stored by Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. Any damage caused by Contractor shall diligently be repaired and shall be at Contractor's sole cost and expense.

SECTION 3. COMPENSATION. Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

- A. Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) aggregate covering all work performed under this Agreement, and covering at least the following hazards:
 - 1. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractor's operation, if any.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars and No Cents (\$1,000,000.00) 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 the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District and the District's officers, directors, agents, and employees shall be named as additional insureds on all policies above, except for Workers' Compensation Insurance coverage. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver

of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, 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.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

- A.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, employees, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** 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, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this 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.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder (each a "Notice") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: **Hammock Reserve Community Development District** c/o
Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: **Kilinski | Van Wyk PLLC**
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Hammock Reserve CDD, District Counsel

B. If to Contractor: **Bolton’s Towing Services, Inc.**
2690 Avenue E, SW
Winter Haven, Florida 33880
Attn: Tyler Bolton

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

SECTION 12. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this 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 **Governmental Management Services – Central Florida, LLC** (“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 service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in 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 THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

SECTION 13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

SECTION 14. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, 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 this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 15. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 16. SCRUTINIZED COMPANIES. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this 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 this Agreement.

SECTION 17. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 18. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 19. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of the Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and the Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor. The parties acknowledge that the Contractor is not an employee for state or federal tax purposes. The Contractor shall hire and pay all of the Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor, all of whom shall be employees of the Contractor and not employees of the District and at all times entirely under the Contractor's supervision, direction, and control. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 20. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor certifies, by acceptance of this 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 compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

SECTION 23. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

[Signature page follows]

[Signature page to Agreement for Towing Services]

IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

Bobbie Shockley

B4BFE8F449CE478...

Chairperson, Board of Supervisors

BOLTON'S TOWING SERVICES, INC.,
a Florida corporation

DocuSigned by:

Tyler Bolton

45C07A2F26AE4DB...

By: _____ Tyler Bolton
Its: _____ Owner

Exhibit A: Parking Rules

EXHIBIT A
Parking Rules

[See following pages]

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

In accordance with Chapter 190, *Florida Statutes*, and on September 4, 2025, 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.
- 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. 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.

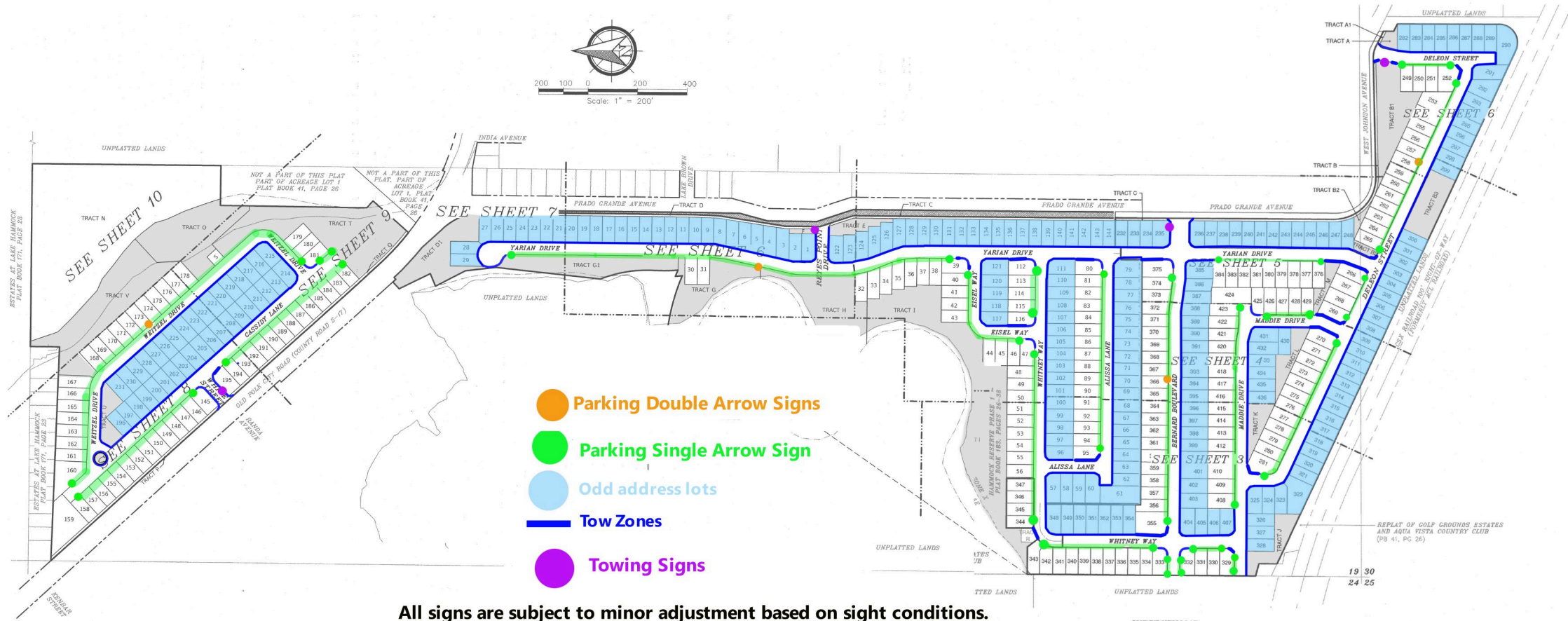
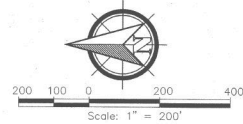
EXHIBIT A – *Designated Parking Areas*

Effective date: September 4, 2025

EXHIBIT A
Designated Parking Areas

Hammock Reserve CDD

Tow Policy - No Parking on ODD address side of street



All signs are subject to minor adjustment based on sight conditions.

SECTION 8

**LANDSCAPE MAINTENANCE AND IRRIGATION INSPECTION AGREEMENT
ADDITIONAL SERVICES ORDER**

THIS ADDITIONAL SERVICES ORDER (the “ASO”) is presented according to the requirements established within the executed *Landscape Maintenance and Irrigation Inspection Agreement* dated September 6, 2022 (the “**Agreement**”). This ASO is made and entered into effective this ____ day of May 2026, by and between:

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

PRICE AND SONS, INC., a Florida corporation, with a mailing address of 200 South F Street, Haines City, Florida 33844 (the “**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 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
Irrigation Repairs (Exhibit A)	\$6,563.71	N/A
Total		\$6,563.71

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**

Signature

By: Bobbie Shockley
Print Name

Its: Chairman, Board of Supervisors
Title

PRINCE AND SONS, INC.

Signature

By: _____
Print Name

Its: _____
Title

Exhibit A: Irrigation Repairs

Exhibit A Irrigation Repairs



200 S. F. Street, Haines City, FL 33844
www.princelandservices.com

Phone 863-422-5207

State of Florida License # CGC1521568
 Polk County License # 15453

Revised

Date: 4.28.26

SUBMITTED TO:

GMS
 219 East Livingston St.
 Orlando, FL 32801
 CAM: Marshal Tindell
 Phone: 407-346-2453
 Email: mtindell@qmsofi.com

Job Name / Location:

Hammock Reserve II
 3524 Yarian Dr.
 Haines City FL,33844

We hereby submit an proposal to provide the material and labor for the scope of work:

Have Dunham Well replace the pump control at Reyes Point Drive.

DESCRIPTION	Qty	Unit Cost	TOTAL
Grunfos CUEZ100-50 variable speed drive, , 63 feet of 10/3 submersible wire and splice kit, Misc. parts, 5 hours labor, trip charge and sales tax.	1	\$6,563.71	\$6,563.71
Total			\$6,563.71

EXCLUSIONS & SUBSTITUTIONS:

Labor and Material Not to Exceed

GENERAL TERMS:

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Mark Stripling
 Account Manager

James Smith
 Irrigation Manager

Brian Huseman
 Irrigation Field
 Supervisor

Approved By:

SECTION 9

Hammock Reserve CDD



09:59

AM

04/10/2026

Fri

Cassidy Ln, Haines City FL 33844

Hammock Reserve CDD



09:59

AM

04/10/2026

Fri

Cassidy Ln, Haines City FL 33844



Hammock Reserve CDD



09:59

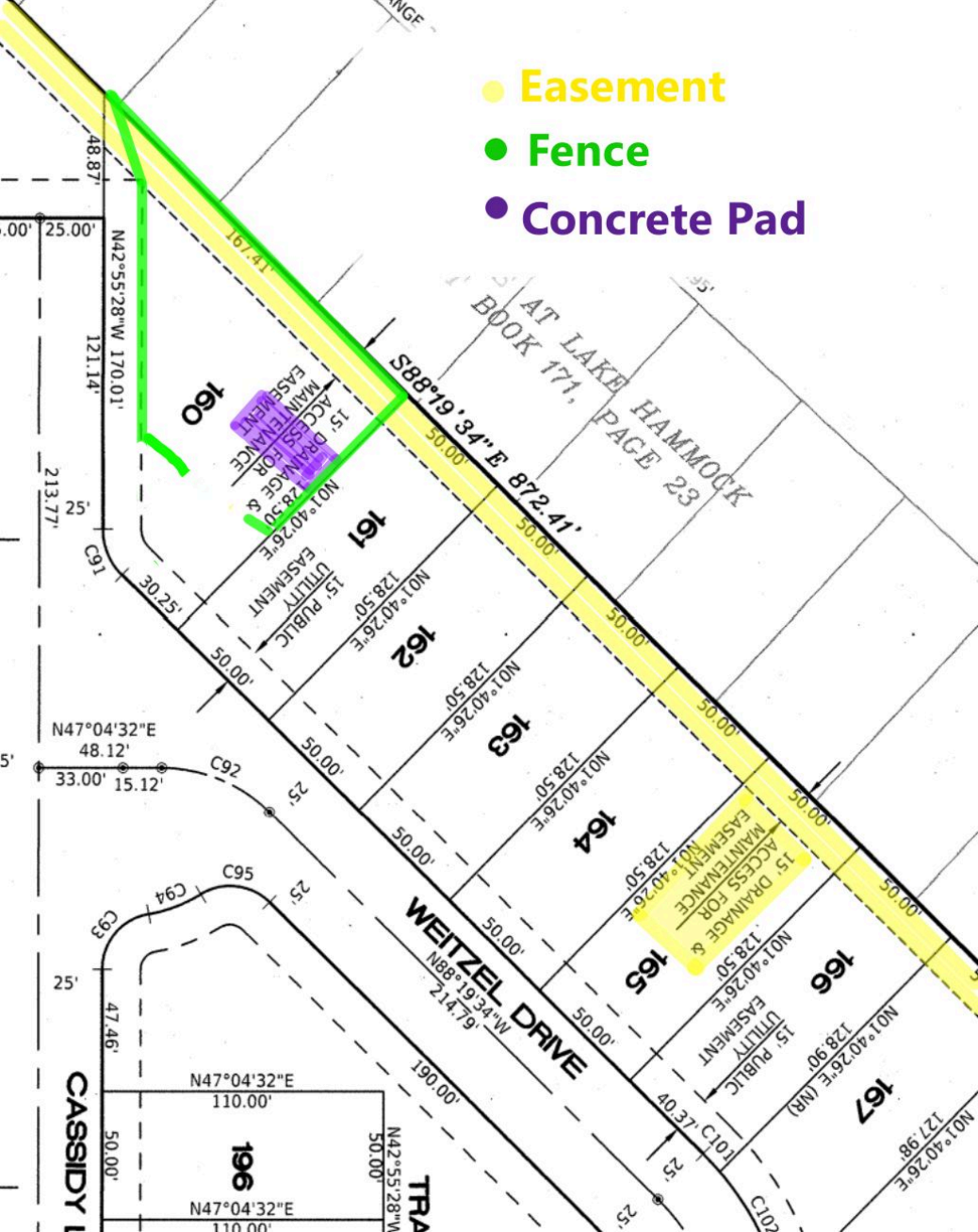
AM

04/10/2026

Fri

Cassidy Ln, Haines City FL 33844

- Easement
- Fence
- Concrete Pad



SECTION 10

SECTION C

Hammock Reserve CDD

Field Management Report

Completed Items

- Broken lounge chairs were removed from the pool deck and set aside for repair to maintain a safe and orderly pool area.
- Potholes in Phase 1 were patched to enhance driving conditions and improve overall traffic safety.
- A new latch was installed on the dog park gate after the existing latch was found to be bent and no longer functional.
- Holes within the dog park were filled to reduce tripping hazards and improve usability.
- Signage for the towing vendor has been installed at the district entrance to clearly communicate parking and enforcement policies.



Contracted Services

- **Landscaping:** The landscaping vendor continues to meet expectations and maintain the community effectively. As the growing season progresses in April, mowing schedules have shifted to weekly service for common areas and bi-weekly service for pond banks to keep conditions optimal.
- **Pool Maintenance:** Pool maintenance operations remain consistent with established standards, ensuring safe and clean conditions for residents.
- **Janitorial:** The janitorial vendor is maintaining a high level of cleanliness at the amenity restrooms and dog stations.
- **Lake Maintenance:** The community ponds are being serviced to professional standards. With seasonal temperature increases, vegetation and algae growth are expected to rise, and we are proactively coordinating with the vendor to manage and treat these conditions effectively.



SECTION i

*This item will be provided under
separate cover*

SECTION D

SECTION i

Hammock Reserve Community Development District

Summary of Check Register

March 20, 2026 through April 23, 2026

Fund	Date	Check No.'s	Amount
General Fund	3/26/26	947-949	\$ 5,785.50
	4/2/26	950-953	\$ 25,141.07
	4/9/26	954-954	\$ 46.93
	4/16/26	955-959	\$ 30,107.90
	4/23/26	960-963	\$ 31,632.87
			\$ 92,714.27
General Fund - Autopay	3/23/26	80081-80081	\$ 1,073.47
	3/30/26	80082-80082	\$ 502.53
	4/6/26	80083-80083	\$ 110.00
	4/14/26	80084-80086	\$ 1,045.22
	4/20/26	80087-80097	\$ 3,820.64
			\$ 6,551.86
Payroll	March 20, 2026 through April 23, 2026		
	Emily Hazelrig	50031	\$ 184.70
	Lindsey Roden	50032	\$ 150.00
	Bobbie Shockley	50033	\$ 184.70
	Jessica Spencer	50034	\$ 184.70
			\$ 704.10
Total Amount			\$ 99,970.23

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/26/26	00038	3/19/26	22483245	202602	310	51300	31100		GENERAL ENGINEERING FEB26 DEWBERRY ENGINEERS INC.	*	3,210.00	3,210.00	000947
3/26/26	00025	3/18/26	14447	202602	310	51300	31500		GENERAL COUNSEL FEB26 KILINSKI VAN WYK PLLC	*	2,350.50	2,350.50	000948
3/26/26	00041	3/16/26	31107	202603	330	57200	48000		REPLACE LIFE RING MCDONNELL CORPORATION DBA RESORT	*	225.00	225.00	000949
4/02/26	00044	3/24/26	17534	202603	330	57200	48200		CLEANING SERVICE MAR26 CSS OF CENTRAL FLORIDA	*	1,475.00	1,475.00	000950
4/02/26	00037	4/02/26	04022026	202604	300	15500	10000		PLAYGROUND LEASE MAY26 4/02/26 04022026 202604 300-15500-10000 PLAYGROUND LEASE MAY26 HEIDI BONNETT DBA HNB PROPERTY, LLC	*	3,442.08 3,733.19	7,175.27	000951
4/02/26	00027	3/30/26	23038	202603	320	53800	46300		PINE BARK MULCH PRINCE & SONS, INC.	*	15,000.00	15,000.00	000952
4/02/26	00019	4/02/26	04022026	202604	300	15500	10000		EQUIPMENT LEASE MAY26 WHFS LLC	*	1,490.80	1,490.80	000953
4/09/26	00053	3/24/26	39030	202603	310	51300	49000		CODE VIOLATION ADMIN FEE HAINES CITY POLICE DEPARTMENT	*	46.93	46.93	000954
4/16/26	00056	3/30/26	21527	202603	320	53800	47000		POND MAINTENANCE MAR26 AQUATIC WEED MANAGEMENT, INC	*	800.00	800.00	000955
4/16/26	00006	4/01/26	325	202604	320	53800	34000		FIELD MANAGEMENT 4/01/26 326 202604 310-51300-34000 MANAGEMENT FEES 4/01/26 326 202604 310-51300-35200 WEBSITE ADMINISTRATION 4/01/26 326 202604 310-51300-35100 INFORMATION TECHNOLOGY	*	1,716.67 3,862.50 108.17 162.25		

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26		326		202604	310-51300-31400		DISSEMINATION AGENT SVC	*	675.92		
4/01/26		326		202604	330-57200-48300		AMENITY ACCESS	*	1,287.50		
4/01/26		326		202604	310-51300-51000		OFFICE SUPPLIES	*	.48		
4/01/26		326		202604	310-51300-42000		POSTAGE	*	11.89		
4/01/26		326		202604	310-51300-42500		COPIES	*	81.60		
GOVERNMENTAL MANAGEMENT SERVICES-CF										7,906.98	000956
4/16/26	00067	2/28/26	17	202602	320-53800-48000		STREET SIGN REPAIR	*	375.82		
		2/28/26	18	202602	320-53800-48000		8 BUILDER SIGNS REMOVAL	*	1,146.82		
		2/28/26	19	202602	320-53800-48000		FENCE REPAIR	*	330.00		
GOVERNMENTAL MANAGEMENT SERVICES-TA										1,852.64	000957
4/16/26	00041	4/01/26	31215	202604	330-57200-48500		POOL MAINTENANCE APR26	*	2,034.00		
MCDONNELL CORPORATION DBA RESORT										2,034.00	000958
4/16/26	00027	4/01/26	23185	202604	320-53800-46200		LANDSCAPE MAINT APR26	*	15,201.92		
		4/06/26	23270	202604	320-53800-47300		IRRIGATION REPAIR	*	822.36		
		4/07/26	23289	202604	320-53800-46300		TREE TRIMMING: SABAL PALM	*	990.00		
		4/09/26	23341	202604	320-53800-47300		WELL SERVICE & INSPECTION	*	500.00		
PRINCE & SONS, INC.										17,514.28	000959
4/23/26	00038	4/16/26	22485789	202603	310-51300-31100		GENERAL ENGINEERING MAR26	*	2,320.00		
DEWBERRY ENGINEERS INC.										2,320.00	000960
4/23/26	00031	4/22/26	04222026	202604	300-20700-10000		FY26 S2020 DEBT SVC ASSES	*	5,593.71		
		4/22/26	04222026	202604	300-20700-10000		FY26 S2021 DEBT SVC ASSES	*	5,027.11		
		4/22/26	04222026	202604	300-20700-10000		FY26 S2022 DEBT SVC ASSES	*	14,488.90		
HAMMOCK RESERVE CDD C/O USBANK										25,109.72	000961

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
4/23/26	00025	4/20/26 14689	202603 310-51300-31500	GENERAL COUNSEL MAR26	*	3,978.15		
							KILINSKI VAN WYK PLLC	3,978.15 000962
4/23/26	00041	4/16/26 31510	202604 330-57200-48000	REPLACE LIFE RING	*	225.00		
							MCDONNELL CORPORATION DBA RESORT	225.00 000963
TOTAL FOR BANK A						92,714.27		

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/23/26	00028	3/18/26	1947-03. 817 PRADO LITE MAR26	202603	320-53800-43100		DUKE ENERGY	*	1,073.47	1,073.47	080081
3/30/26	00013	3/13/26	9931-02. 3510 YARIAN AMEN FEB26	202602	330-57200-43200		CITY OF HAINES CITY	*	502.53	502.53	080082
4/06/26	00068	4/05/26	4610-04. 3510 YARIAN AMEN APR26	202604	330-57200-44000		SPECTRUM BUSINESS	*	110.00	110.00	080083
4/14/26	00028	3/10/26	9263-02. 1190 POLK CITY WP FEB26	202602	320-53800-43000		DUKE ENERGY	*	46.74	46.74	080084
4/14/26	00028	4/10/26	2471-03. 0 PRADO GRADE LITE MAR26	202603	320-53800-43100		DUKE ENERGY	*	947.80	947.80	080085
4/14/26	00028	4/10/26	9263-03. 1190 POLK CITY WP MAR26	202603	320-53800-43000		DUKE ENERGY	*	50.68	50.68	080086
4/20/26	00013	4/15/26	9931-03. 3510 YARIAN AMEN MAR26	202603	330-57200-43200		CITY OF HAINES CITY	*	573.36	573.36	080087
4/20/26	00028	4/15/26	0127-03. 4201 DELEON MAR26	202603	320-53800-43000		DUKE ENERGY	*	21.80	21.80	080088
4/20/26	00028	4/15/26	1387-03. 2601 REYES PT IRRG MAR26	202603	320-53800-43000		DUKE ENERGY	*	45.89	45.89	080089
4/20/26	00028	4/15/26	1446-03. 2800 WHITE MAR26	202603	320-53800-43000		DUKE ENERGY	*	22.46	22.46	080090
4/20/26	00028	4/15/26	2194-03. 2686 TRINIDAD MAR26	202603	320-53800-43000		DUKE ENERGY	*	32.65	32.65	080091
4/20/26	00028	4/15/26	3050-03. 4595 BERNARD MAR26	202603	320-53800-43000		DUKE ENERGY	*	22.66	22.66	080092

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/20/26	00028	4/15/26	4362-03. 3510 YARIAN AMEN MAR26	202603	330	57200	43000		DUKE ENERGY	*	835.38	835.38	080093
4/20/26	00028	4/15/26	8821-03. 4702 BERNARD MAR26	202603	320	53800	43000		DUKE ENERGY	*	112.34	112.34	080094
4/20/26	00028	4/15/26	9784-03. 00 POLK CITY LITE MAR26	202603	320	53800	43100		DUKE ENERGY	*	969.57	969.57	080095
4/20/26	00028	4/16/26	5918-03. 2678 TRINIDAD MAR26	202603	320	53800	43000		DUKE ENERGY	*	111.06	111.06	080096
4/20/26	00028	4/20/26	1947-04. 817 PRADO LITE APR26	202604	320	53800	43100		DUKE ENERGY	*	1,073.47	1,073.47	080097
TOTAL FOR BANK Z											6,551.86		
TOTAL FOR REGISTER											99,266.13		

HAMR HAMMOCK RESERV ZYAN

SECTION ii

Hammock Reserve
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Hammock Reserve
Community Development District
Combined Balance Sheet
March 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	\$ 689,281	\$ -	\$ -	\$ 689,281
State Board of Administration	\$ 58,701	\$ -	\$ -	\$ 58,701
Capital Reserve Account	\$ -	\$ -	\$ 204,226	\$ 204,226
Investments:				
<u>Series 2020</u>				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 348,309	\$ -	\$ 348,309
<u>Series 2021</u>				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 325,558	\$ -	\$ 325,558
Prepayment	\$ -	\$ 111	\$ -	\$ 111
<u>Series 2022</u>				
Reserve	\$ -	\$ 397,933	\$ -	\$ 397,933
Revenue	\$ -	\$ 1,003,476	\$ -	\$ 1,003,476
Prepayment	\$ -	\$ 153	\$ -	\$ 153
Due from General Fund	\$ -	\$ 25,110	\$ -	\$ 25,110
Prepaid Expenses	\$ 9,036	\$ -	\$ -	\$ 9,036
Total Assets	\$ 757,018	\$ 2,392,911	\$ 204,226	\$ 3,354,155
Liabilities:				
Accounts Payable	\$ 29,265	\$ -	\$ -	\$ 29,265
Due to Debt Service	\$ 25,110	\$ -	\$ -	\$ 25,110
Total Liabilities	\$ 54,375	\$ -	\$ -	\$ 54,375
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 9,036	\$ -	\$ -	\$ 9,036
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 507,903	\$ -	\$ 507,903
Debt Service - Series 2021	\$ -	\$ 468,957	\$ -	\$ 468,957
Debt Service - Series 2022	\$ -	\$ 1,416,051	\$ -	\$ 1,416,051
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 204,226	\$ 204,226
Unassigned	\$ 693,607	\$ -	\$ -	\$ 693,607
Total Fund Balances	\$ 702,644	\$ 2,392,911	\$ 204,226	\$ 3,299,780
Total Liabilities & Fund Balance	\$ 757,018	\$ 2,392,911	\$ 204,226	\$ 3,354,155

Hammock Reserve
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 842,100	\$ 827,903	\$ 827,903	\$ -
Interest Income	\$ 2,281	\$ 2,281	\$ 5,505	\$ 3,224
Total Revenues	\$ 844,381	\$ 830,184	\$ 833,408	\$ 3,224
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,600	\$ 4,400
Employer FICA Expense	\$ 918	\$ 459	\$ 122	\$ 337
Engineering	\$ 15,000	\$ 7,500	\$ 7,785	\$ (285)
Attorney	\$ 25,000	\$ 12,500	\$ 11,066	\$ 1,434
Annual Audit	\$ 9,200	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 8,111	\$ 4,056	\$ 4,056	\$ 0
Trustee Fees	\$ 13,335	\$ 9,462	\$ 9,462	\$ -
Management Fees	\$ 46,350	\$ 23,175	\$ 23,175	\$ -
Information Technology	\$ 1,947	\$ 973	\$ 974	\$ (0)
Website Maintenance	\$ 1,298	\$ 649	\$ 649	\$ (0)
Postage & Delivery	\$ 1,000	\$ 500	\$ 239	\$ 261
Insurance	\$ 8,282	\$ 8,282	\$ 7,764	\$ 518
Copies	\$ 500	\$ 250	\$ 33	\$ 217
Legal Advertising	\$ 2,500	\$ 1,250	\$ 639	\$ 611
Other Current Charges	\$ 1,550	\$ 775	\$ 2,251	\$ (1,476)
Office Supplies	\$ 625	\$ 313	\$ 4	\$ 309
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 154,873	\$ 82,500	\$ 76,175	\$ 6,325

Hammock Reserve
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 23,995	\$ 23,995	\$ 20,742	\$ 3,253
Field Management	\$ 20,600	\$ 10,300	\$ 10,300	\$ 0
Landscape Maintenance	\$ 195,700	\$ 97,850	\$ 91,212	\$ 6,638
Landscape Replacement	\$ 45,000	\$ 22,500	\$ 15,293	\$ 7,207
Pond Maintenance	\$ 10,200	\$ 5,100	\$ 4,800	\$ 300
Streetlights	\$ 39,486	\$ 19,743	\$ 23,170	\$ (3,428)
Electric	\$ 13,200	\$ 6,600	\$ 7,120	\$ (520)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 7,000	\$ 3,500	\$ 2,509	\$ 991
General Repairs & Maintenance	\$ 22,500	\$ 11,250	\$ 11,568	\$ (318)
Contingency	\$ 10,000	\$ 5,000	\$ 9,963	\$ (4,963)
Subtotal Field Expenditures	\$ 390,181	\$ 207,088	\$ 196,677	\$ 10,411
Amenity Expenditures				
Amenity - Electric	\$ 14,500	\$ 7,250	\$ 7,095	\$ 155
Amenity - Water	\$ 10,000	\$ 5,000	\$ 4,113	\$ 887
Playground Lease	\$ 98,030	\$ 49,015	\$ 51,996	\$ (2,982)
Internet	\$ 1,500	\$ 750	\$ 660	\$ 90
Pest Control	\$ 3,544	\$ 1,772	\$ 40	\$ 1,732
Janitorial Services	\$ 19,505	\$ 9,753	\$ 9,110	\$ 643
Security Services	\$ 36,000	\$ 18,000	\$ 8,522	\$ 9,478
Pool Maintenance	\$ 24,408	\$ 12,204	\$ 11,850	\$ 354
Amenity Management	\$ 15,450	\$ 7,725	\$ 7,725	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 2,865	\$ 2,135
Annual Maintenance of Water Filtration System	\$ 2,400	\$ 1,200	\$ -	\$ 1,200
Holiday Decorations	\$ 20,000	\$ 10,000	\$ 15,400	\$ (5,400)
Contingency	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Subtotal Amenity Expenditures	\$ 270,337	\$ 135,168	\$ 119,376	\$ 15,792
Total Operations & Maintenance	\$ 660,517	\$ 342,256	\$ 316,054	\$ 26,203
Total Expenditures	\$ 815,390	\$ 424,756	\$ 392,229	\$ 32,528
Excess (Deficiency) of Revenues over Expenditures	\$ 28,990		\$ 441,180	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (28,990)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (28,990)	\$ -	\$ -	
Net Change in Fund Balance	\$ -		\$ 441,180	
Fund Balance - Beginning	\$ -		\$ 261,464	
Fund Balance - Ending	\$ -		\$ 702,644	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 302,831	\$ 302,831	\$ -
Interest	\$ 7,110	\$ 5,091	\$ 5,091	\$ -
Total Revenues	\$ 315,437	\$ 307,922	\$ 307,922	\$ -
Expenditures:				
Interest - 11/1	\$ 96,813	\$ 96,813	\$ 96,813	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 96,813	\$ -	\$ -	\$ -
Total Expenditures	\$ 308,625	\$ 96,813	\$ 96,813	\$ -
Net Change in Fund Balance	\$ 6,812		\$ 211,110	
Fund Balance - Beginning	\$ 141,363		\$ 296,793	
Fund Balance - Ending	\$ 148,175		\$ 507,903	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 276,824	\$ 272,156	\$ 272,156	\$ -
Interest	\$ 6,636	\$ 4,760	\$ 4,760	\$ -
Total Revenues	\$ 283,460	\$ 276,916	\$ 276,916	\$ -
Expenditures:				
Interest - 11/1	\$ 82,081	\$ 82,081	\$ 82,081	\$ -
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 82,081	\$ -	\$ -	\$ -
Total Expenditures	\$ 274,163	\$ 82,081	\$ 82,081	\$ -
Net Change in Fund Balance	\$ 9,298		\$ 194,835	
Fund Balance - Beginning	\$ 134,371		\$ 274,122	
Fund Balance - Ending	\$ 143,669		\$ 468,957	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 797,850	\$ 784,396	\$ 784,396	\$ -
Interest	\$ 20,684	\$ 15,149	\$ 15,149	\$ -
Total Revenues	\$ 818,534	\$ 799,545	\$ 799,545	\$ -
Expenditures:				
Interest - 11/1	\$ 285,843	\$ 285,843	\$ 285,843	\$ -
Principal - 5/1	\$ 225,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 285,843	\$ -	\$ -	\$ -
Total Expenditures	\$ 796,685	\$ 285,843	\$ 285,843	\$ -
Net Change in Fund Balance	\$ 21,849		\$ 513,703	
Fund Balance - Beginning	\$ 499,694		\$ 902,348	
Fund Balance - Ending	\$ 521,543		\$ 1,416,051	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ 2,828	\$ 2,828	\$ 3,352	\$ 524
Total Revenues	\$ 2,828	\$ 2,828	\$ 3,352	\$ 524
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,828		\$ 3,352	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 28,990	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 28,990	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 31,818		\$ 3,352	
Fund Balance - Beginning	\$ 200,279		\$ 200,874	
Fund Balance - Ending	\$ 232,097		\$ 204,226	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 827,903
Interest Income	\$ 461	\$ 308	\$ 201	\$ 1,815	\$ 1,309	\$ 1,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,505
Total Revenues	\$ 461	\$ 25,342	\$ 787,777	\$ 7,726	\$ 3,862	\$ 8,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 833,408
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Employer FICA Expense	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ 63	\$ 1,400	\$ -	\$ 792	\$ 3,210	\$ 2,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,785
Attorney	\$ 1,243	\$ 1,920	\$ 465	\$ 1,111	\$ 2,351	\$ 3,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,066
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 676	\$ 676	\$ 676	\$ 676	\$ 676	\$ 676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,056
Trustee Fees	\$ 5,388	\$ 4,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,462
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,175
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Postage & Delivery	\$ 91	\$ 35	\$ 8	\$ 29	\$ 22	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 239
Insurance	\$ 7,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,764
Copies	\$ -	\$ -	\$ -	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33
Legal Advertising	\$ 639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639
Other Current Charges	\$ 830	\$ 1,100	\$ 81	\$ 53	\$ 98	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,251
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 28,333	\$ 13,401	\$ 5,813	\$ 6,827	\$ 10,490	\$ 11,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,175

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,300
Landscape Maintenance	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,212
Landscape Replacement	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,293
Pond Maintenance	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Streetlights	\$ 5,012	\$ 6,100	\$ 3,065	\$ 3,012	\$ 2,991	\$ 2,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,170
Electric	\$ 2,054	\$ 1,849	\$ 1,081	\$ 867	\$ 851	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,120
Irrigation Repairs	\$ 598	\$ 605	\$ 803	\$ 279	\$ 226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,509
General Repairs & Maintenance	\$ 1,841	\$ 110	\$ 1,159	\$ 6,605	\$ 1,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,568
Contingency	\$ 9,958	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,963
Subtotal Field Expenditures	\$ 58,216	\$ 26,388	\$ 23,826	\$ 28,481	\$ 23,638	\$ 36,129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196,677
Amenity Expenditures													
Amenity - Electric	\$ 1,792	\$ 1,852	\$ 1,075	\$ 766	\$ 775	\$ 835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,095
Amenity - Water	\$ 1,068	\$ 1,011	\$ 465	\$ 492	\$ 503	\$ 573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,113
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,996
Internet	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 660
Pest Control	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Janitorial Services	\$ 1,505	\$ 1,495	\$ 1,515	\$ 1,545	\$ 1,575	\$ 1,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,110
Security Services	\$ 1,993	\$ 2,249	\$ 2,230	\$ 2,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,522
Pool Maintenance	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,850
Amenity Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,725
Amenity Repairs & Maintenance	\$ 165	\$ -	\$ 1,290	\$ -	\$ 455	\$ 955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,865
Holiday Decorations	\$ -	\$ -	\$ -	\$ 15,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,400
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 18,602	\$ 18,645	\$ 18,614	\$ 32,292	\$ 15,347	\$ 15,877	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,376
Total Operations & Maintenance	\$ 76,817	\$ 45,033	\$ 42,439	\$ 60,773	\$ 38,985	\$ 52,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316,054
Total Expenditures	\$ 105,150	\$ 58,434	\$ 48,252	\$ 67,600	\$ 49,475	\$ 63,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 392,229
Excess (Deficiency) of Revenues over Expenditures	\$ (104,689)	\$ (33,092)	\$ 739,525	\$ (59,874)	\$ (45,613)	\$ (55,078)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,180
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (104,689)	\$ (33,092)	\$ 739,525	\$ (59,874)	\$ (45,613)	\$ (55,078)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,180

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)
Current Bonds Outstanding		\$4,955,000

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)
Current Bonds Outstanding		\$4,545,000

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)
Current Bonds Outstanding		\$12,115,000

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
Total		\$2,323,355.40	\$ (94,990.81)	\$ (45,045.73)	\$ 3,967.18	\$ 2,187,286.04	\$ 827,902.89	\$ 302,830.81	\$ 272,156.33	\$ 784,396.01	\$ 2,187,286.04

98.31%	Net Percent Collected
\$ 37,511.92	Balance Remaining to Collect