

*Hammock Reserve
Community Development District*

Meeting Agenda

September 3, 2026

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

August 27, 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, September 3, 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 August 13, 2026 Board of Supervisors Meeting
4. Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Fiscal Year 2027 Engineering Work Authorization
 - C. Field Manager's Report
 - i. Fiscal Year 2027 Contract Renewals
 - a) Aquatic Weed Management
 - b) Clean Star Services
 - c) Resort Pools
 - ii. Consideration of Landscaping Contract
 - iii. Consideration of Holiday Lighting Proposals
 - a) TPG Lighting
 - b) Festive Glow
 - iv. Review of Fiscal Year 2027 Engineer's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
5. Other Business
6. Supervisors Requests and Audience Comments
7. 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, **August 13, 2026**, at 10:33 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	Assistant Secretary
Emily Hazelrig	Assistant Secretary
William Nolen	Assistant Secretary

Also present were:

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

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

THIRD ORDER OF BUSINESS

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

Ms. O'Rourke presented the minutes of the July 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 July 2, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Public Hearing on the Adoption of the
Fiscal Year 2027 Budget**

Ms. O'Rourke requested a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Opening the Public Hearing, was approved.

Ms. O'Rourke noted there were no members of the public present in person or joining by Zoom to provide public comment.

**A. Consideration of Resolution 2026-12 Adopting the Fiscal Year 2027 Budget and
Appropriating Funds**

Ms. O'Rourke presented Resolution 2026-12 adopting the District's Fiscal Year 2027 budget for the period beginning October 1, 2026, through September 30, 2027. The final budget, previously reviewed and approved by the Board, was updated to reflect actual financial results through June 30, 2026. The adopted budget included no increase to resident assessments. No questions were raised by the Board.

On MOTION by Ms. Shockley, seconded by Mr. Nolen, with all in favor, Resolution 2026-12 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

Ms. O'Rourke requested a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-13
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. O'Rourke presented Resolution 2026-13 imposing the operations and maintenance assessments necessary to fund the District's adopted Fiscal Year 2027 budget and certifying the assessment roll for collection on the Polk County tax bill. The assessment roll, included in the agenda package, identifies each parcel within the District and the corresponding debt service and operations and maintenance assessments to be collected.

On MOTION by Mr. Nolen, seconded by Ms. Shockley, with all in favor, Resolution 2026-13 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS**Public Hearing on the Adoption of
Amended and Restated Parking Rules**

Ms. O'Rourke requested a motion to open the public hearing.

On MOTION by Ms. Shockley, seconded by Mr. Nolen, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2026-14 Adopting Amended and Restated Rules Relating to Parking

Ms. O'Rourke presented Resolution 2026-14 adopting amended and reinstated parking rules. Ms. Hancock explained that the amendments corrected an error on the parking map and added clarifying language prohibiting parking on grass, including pond banks, and sidewalks to prevent damage to irrigation, landscaping, and sidewalks. No major policy changes were made regarding designated parking areas. The Board had no questions or changes to the resolution. There were no members of the public present in person or joining by Zoom to provide public comment.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-14 Adopting Amended and Restated Rules Relating to Parking, was approved.

Ms. O'Rourke requested a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Mr. Nolen, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-15
Adopting the Fiscal Year 2027 Meeting
Schedule**

Ms. O'Rourke presented Resolution 2026-15 for the Board's consideration. The meeting schedule was revised to move regular meetings to 11:15 a.m. on the second Wednesday of each month in order to better align with the schedules of District staff and counsel. All meeting dates were included in the resolution, and a motion to approve was requested.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-15 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2026-16
Designating a Date, Time and Location for
a Landowner's Election**

Ms. O'Rourke presented Resolution 2026-16 for the Board's consideration. The resolution is designating November 11, 2026 at 11:15 a.m., at the current meeting location, for the District's landowners' meeting. The resolution also included election instructions, proxy forms, and a sample ballot, which will be posted on the District's website and made available upon request from the District Manager's office. Seat 3, currently held by Ms. Shockley, will be up for election. It was noted that the landowners' meeting date is being announced at least 90 days in advance as required. In the event the meeting cancels, the Board doesn't have to be present.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-16 Designating a Date, Time and Location for a Landowners' Election on November 11, 2026, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-17
Declaring Seat #2 Vacant**

Ms. O'Rourke presented Resolution 2026-17 declaring Seat No. 2 vacant following the general election qualifying period, during which no residents qualified for the seat. The seat,

currently held by Ms. Hazelrig, will become vacant after the second Tuesday in November. If no qualified candidate seeks the position, Ms. Hazelrig may remain in the seat.

On MOTION by Ms. Shockley, seconded by Mr. Nolen, with all in favor, Resolution 2026-17 Declaring Seat #2 Vacant, was approved.

NINTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Audit Engagement Letter with Grau & Associates

Ms. O'Rourke presented the Fiscal Year 2026 audit engagement letter with Grau & Associates for the Board's consideration. The Board considered the Fiscal Year 2026 audit engagement letter with Grau & Associates, which memorializes the audit agreement and fee consistent with the approved budget. A motion to approve the engagement letter was requested.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with Grau & Associates, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report but was happy to answer questions.

B. Engineer

i. Presentation of Annual Engineer's Report – 2026

Mr. Malave presented the Engineer's Report, including the annual report letter required by the bond indentures. The report identified infrastructure items requiring repair or maintenance and confirmed that the District remains in good standing. The Board was asked to accept the annual Engineer's Report.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Accepting the Annual Engineer's Report – 2026, was approved.

ii. Update on Swale Conditions

Mr. Malave reported that the District will be required to complete a stormwater needs assessment next year, as the assessment is required every five years and was last completed in

2022. He noted that the assessment, due in July 2027, will be coordinated with the annual Engineer's Report to combine site visits and streamline the process. Mr. Malave also provided an update regarding the soil condition issues with SWFWMD. SWFWMD accepted the surveys completed by the District and concurred with the District's findings. Additional elevation information will be obtained for four lots previously identified as having no issues, and the District will notify the affected property owners and finalize the requested information.

The Board also discussed an above-ground swimming pool and other improvements located within a swale and drainage easement at 4305 Deleon Street. Staff and the District Engineer will coordinate with District Counsel to send a letter requiring the property owner to address the encroachments, including the pool, cinder blocks, and potentially a shed. It was also noted that the pool may not have received the required permit. Mr. Malave further discussed fences crossing swales that may impede drainage. He recommended that fences be raised sufficiently to allow water to flow beneath them. The Engineer will provide the District with a list and photographs of the affected properties so that appropriate notification letters can be prepared. Mr. Malave stated that, once the remaining survey information is completed, the District should receive confirmation that the soil condition matter has been resolved.

C. Field Manager's Report

i. Ratification of Fence Clean up Proposal

Mr. Bailey presented the Field Manager's Report, noting that vegetation along a tract behind Phase 3 had been cleared to address a code compliance issue, and the code compliance officers were notified upon completion. Storm-damaged fencing in Phase 4 was repaired, and replacement landscaping was installed at the front of the amenity center and will continue to be monitored for establishment. Overall landscaping, pool maintenance, janitorial services, and lake maintenance were reported to be satisfactory, with recent rainfall helping to replenish the ponds. The Board also discussed ratification of the previously approved work to clear the fence line and bring the property into code compliance. The work was authorized outside of a meeting due to technical issues with Docusign so that the landscaping could be completed before code enforcement returned for inspection.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Fence Clean Up Proposal, was ratified.

ii. Review of Encroachment at 3204 Weitzel Dr – Fence Height Check

Mr. Bailey discussed the encroachment at 3204 Weitzel Drive. Mr. Bailey reported that he had not yet observed whether the fence at 3204 Wetzel Drive had been raised 12 inches as previously discussed and would recheck the property during the coming week

iii. Review of Landscaping contract

The Board discussed a proposed update to the landscaping contract to consolidate existing services and add quarterly bush hogging and maintenance of the extensive area along the railroad tracks behind Phase Three and extending toward Johnson Street. The proposed annual cost was stated to be within the budgeted landscaping line item. However, questions arose regarding whether the proposed amount reflected an increase over the current amended and restated agreement and its existing addenda. Staff and counsel noted discrepancies among the contracts and current billing and recommended reviewing the existing agreement, amendments, invoices, and landscaping maps for clarification and auditing purposes. The Board agreed to table the contract update and bring the matter back for further review.

D. District Manager's Report**i. Approval of Check Register**

Ms. Wells presented the check register totaling \$237,909.91 and asked for any questions. There were no questions.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Check Register Totaling \$237,909.91, was approved.

ii. Balance Sheet & Income Statement

Ms. Wells presented the unaudited financials through June 30 and noted that this is for informational purposes only and no action is required from this item.

iii. Goals & Objectives**a) Consideration of Fiscal Year 2027 Goals & Objectives**

Ms. Wells presented the Fiscal Year 2027 goals and objectives. The Board reviewed the Fiscal Year 2027 performance goals, objectives, measures, and standards, which are required by

statute and included in the agenda packet. The goals address community communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability, and may be achieved through regular Board meetings.

On MOTION by Ms. Roden, seconded by Mr. Nolen, with all in favor, the Fiscal Year 2027 Goals & Objectives, was approved.

b) Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives

Ms. Wells reviewed the Fiscal Year 2026 Performance Measures and Annual Reporting document, which confirmed that the District met all established goals and objectives. A motion was requested to authorize the Chair to approve at the end of the fiscal year and submit the annual report.

On MOTION by Ms. Roden, seconded by Mr. Nolen, with all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

iv. Discussion of Security Vendor

Ms. O'Rourke discussed concerns regarding the performance and accountability of the current pool security vendor, including an unstaffed weekend in July, inadequate rule enforcement, and a lack of communication from the vendor. Staff met with the vendor's management to develop a corrective action plan and will monitor improvements through a follow-up meeting scheduled for August 28. If performance does not improve, staff will obtain proposals from alternative security vendors, including options for the current security schedule and expanded coverage. The Board agreed to further discuss security matters and vendor proposals during a confidential session at the October meeting due to the exempt nature of certain security-related information.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

Mr. Nolen reported concerns raised by the HOA president regarding vegetation and weed growth around storm drains and within the verge area between the Miami curb and sidewalks. The Board discussed responsibility for maintaining these areas, noting that maintenance obligations may vary depending on the HOA declarations. It was advised that the applicable declarations for all phases should be reviewed to determine whether the HOA, homeowners, or the CDD is responsible for verge maintenance. Counsel will obtain and review the relevant declarations and report back to the Board at the next meeting.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION B

SECTION i



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: Korourke@gmscfl.com

August 24, 2026

Ms. Katie O'Rourke, District Manager
Hammock Reserve Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2027-1
Hammock Reserve Community Development District
District Engineering Services – FY 2027
City of Winter Haven, Florida**

Dear Ms. O'Rourke:

Dewberry Engineers Inc. (Engineer) is pleased to submit this work order 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. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$15,000, plus other direct costs.

II. Other Direct Costs

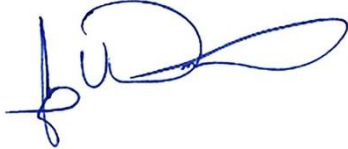
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced project. 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.

Ms. Katie O'Rourke
Hammock Reserve CDD
Work Authorization 2027-1
August 24, 2026

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:\Hammock Reserve CDD - 50153179\Adm\Correspondence\AAS\Hammock Reserve CDD FY 2027 District Engineering Services_08-24-2026
Enclosures*

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Hammock Reserve Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION C

Hammock Reserve CDD

Field Management Report

Completed Items

- The main street sign for Reyes Point has been reinstalled to improve visibility and help ensure traffic can move safely and efficiently through the area. This also helps residents, visitors, and emergency personnel more easily identify the roadway.
- The double-parking restriction signs have been removed to provide improved vehicle access and allow for easier passage along district roadways.
- Various signs throughout the community have been reinstalled or straightened where needed. These corrections help improve visibility, maintain proper signage placement, and keep the community looking orderly and well-maintained.



Contracted Services

- The landscaping contractor continues to provide satisfactory service throughout the community, maintaining the common areas and landscaped spaces on a routine basis. The ongoing maintenance helps keep the district looking clean, attractive, and well-maintained.
- 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 continue to be performed on schedule and remain within professional service standards. While the stormwater ponds remain below their ideal operating levels, recent rainfall has gradually increased water levels throughout the district.



SECTION i

SECTION a)



2/19/26

R/e: Hammock Reserve CDD Budget 26/27

Allen,

The CDD is currently paying \$9,600 annually for pond maintenance. Annual fees for the new budget year will increase 3.75% to \$9,960.

Thank you,

Bill Snively

Aquatic Weed Management, Inc.
PO Box 1259 Haines City, FL 33845
waterweed1@aol.com
(863) 412-1919

SECTION b)



PROPOSAL

DATE	March 10, 2026
CUSTOMER NAME	Hammock Reserve
ADDRESS	Davenport
REQUESTED BY	Allen Bailey
LOCATION OF JOB	Community Area

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to be part of the team working for the residents at Hammock Reserve

As we all know, we have all been impacted by the increase of prices of supplies, gas, and labor. For there, we need to increase our service fee for the coming period from \$ 475.00 monthly to \$ 500.00 monthly.

Thanks in advance for your time and consideration,

Materials and equipment are included on the proposal

Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

SECTION c)



SERVICE RATE INCREASE

HAMMOCK RESERVE

Dear Valued Customer,

We hope this message finds you well. We would like to thank you for your continued trust in our pool cleaning services. It has been our pleasure to serve you, and we remain committed to providing reliable, high-quality care for your pool.

Due to rising operational costs, including supplies, equipment maintenance, and labor, we must implement a rate adjustment to continue delivering the level of service you expect and deserve. Effective **October 1, 2026**, our service rate will increase from **\$1975** to **\$2040**.

We understand that any price change is important, and this adjustment was made only after careful consideration. Our goal is to maintain consistent service standards while ensuring the long-term sustainability of our operations.

If you have any questions or would like to discuss this change, please do not hesitate to contact us at. We truly appreciate your understanding and ongoing business, and we look forward to continuing to serve you.

Sincerely,
Simon McDonnell
Resort Pool Services
321-689-6210
Resortpoolservice@gmail.com

SECTION ii

HAMMOCK RESERVE CDD Landscape Fee Summary

Contractor: Prince and Sons, Inc.

Address: 200 south F St.

Haines City, FL 33844

Phone: 863-422-5207

Fax:

Contact: Lucas Martin

Email: lmartin@princeandsonsinc.com

Property: Hammock Reserve CDD

Address: 219 E. Livingston St.

Orlando,

Florida, 32801

Phone: 407-201-1514

Contact: Allen Bailey

Email: abailey@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing/ INCLUDES BUSH HOGGING	\$13,671.00	\$13,671.00	\$13,671.00	\$13,671.00	\$13,671.00	\$13,671.00	\$13,671.00	\$13,671.00	\$13,671.00	\$13,671.00	\$13,671.00	\$13,671.00	\$164,052.00
TURF/ SHRUB CARE (Schedule B)	\$1,259.17	\$1,259.17	\$1,259.17	\$1,259.17	\$1,259.17	\$1,259.17	\$1,259.17	\$1,259.17	\$1,259.17	\$1,259.17	\$1,259.17	\$1,259.17	\$15,110.04
IRRIGATION MAINT. (Schedule D)	\$854.75	\$854.75	\$854.75	\$854.75	\$854.75	\$854.75	\$854.75	\$854.75	\$854.75	\$854.75	\$854.75	\$854.75	\$10,257.00
TOTAL FEE PER MONTH:	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$189,419.04
Flat Fee Schedule	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$15,784.92	\$189,419.04
Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$189,419.04												

SECTION iii

SECTION a)

Christmas Lighting Proposal

Customer Name:
Hammock Reserve

GPS Address:
3510 Yarian Drive
Haines City, FL 33844



TPG Lighting

P.O. Box 471126, Lake Monroe, FL 32747
407-413-0442

TPGLighting@gmail.com
www.TPGLighting.com
Licensed and Insured

[illegible]

Renderings



Entrance #'s 1, 2, 3, 4, & 6

Renderings



Entrance #5 only - No Outlet on Exit Side

ESTIMATE	#2396
ESTIMATE DATE	Aug 20, 2026
TOTAL	\$22,858.70

Hammock Reserve
3510 Yarian Dr
Haines City, FL 33844

CONTACT US
P.O. Box 471126
Lake Monroe, FL 32747

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

Option #1

We are offering 15% off in exchange for a 3-year annual agreement!

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$300.82/mo*. Your credit score will not be affected.

Materials	qty	unit price	amount
Mini/C9 Lights - C9 Temporary Roofline Lighting [Amenity Center] Lining all rooflines of the pool building with warm white C9 bulbs.	170.0	\$7.98	\$1,356.60
Greenery/Bows - 36" Warm White Lit Wreath with Commercial-Grade 3D Bow [Amenity Center] Placing a 36" warm white lit wreath with Red commercial-grade 3D bow under the front entrance dormer peak.	1.0	\$252.52	\$252.52
Mini/C9 Lights - 5mm Mini Light Strand (Per Strand) [Amenity Center] Wrapping the trunks of the 6 palm trees in front of the pool building with warm white mini lights.	24.0	\$29.98	\$719.52
Greenery/Bows - 9' Section of Warm White Lit Garland [Entrance #'s 1, 2, 3, 4, & 6] Lining the top of the entrance signs between the pillars in warm white lit garland.	25.0	\$147.90	\$3,697.50
Greenery/Bows - Red Outdura Commercial-Grade 3D Bow (18"W x 24"L) [Entrance #'s 1, 2, 3, 4, & 6] Placing a Large Red commercial-grade 3D bow centered on each entrance sign affixed to the garland.	10.0	\$82.64	\$826.40
Greenery/Bows - Red Outdura Commercial-Grade 3D Bow (12"W x 18"L) [Entrance #'s 1, 2, 3, 4, & 6] Placing (2) Medium Red commercial-grade 3D bows on the sides of the signs affixed to the garland.	20.0	\$62.44	\$1,248.80
Specialty Lights - 16" Twinkling Animated Warm White Spritzer [Entrance #'s 1, 2, 3, 4, & 6] Placing (5) 16" warm white animated spritzers on the 2 Crepe Myrtle trees immediately in front of these 10 entrance signs.	100.0	\$62.68	\$6,268.00
Mini/C9 Lights - 5mm Mini Light Strand (Per Strand) [Entrance #'s 1, 2, 3, 4, & 6] Wrapping the purple bushes in front of each entrance sign in warm white mini lights.	200.0	\$29.98	\$5,996.00
S4 Neverdim Battery-Operated Lights [Entrance # 5 only - No power on exit side so this entrance will use commercial-grade battery-operated lights]:	1.0	\$2,493.36	\$2,493.36
- Lining the top of the entrance signs between the pillars in warm white lit garland (This garland cannot be cut into half-sizes, so it will end approximately 1.5 feet from the columns). - Placing a Large Red commercial-grade 3D bow centered on each entrance sign affixed to the garland. - Placing (2) Medium Red commercial-grade 3D bows on the sides of the signs affixed to the garland.			

The batteries of these decorations last roughly 30 days, so we would change the batteries out about halfway through the season automatically.

All commercial installations include twice-a-week night-time quality checks beginning the week after Thanksgiving until New Year's Eve to proactively repair any outages. Communities are still encouraged to report any outages in between these visits.

Materials subtotal: \$22,858.70

Subtotal	\$22,858.70
Tax (FL Sales Tax 7%)	\$0.00

Total \$22,858.70

3-Year Agreement Price Per Year: \$19,429.90

By approving this project, you acknowledge that you have read, understand, and agree to the Terms and Conditions. For a digital view of our disclaimers, copy and paste this URL into your web browser:

<https://pro.housecallpro.com/TPGLightingLLC/435919/terms>



TPG Lighting

PROFESSIONAL CHRISTMAS LIGHTING SERVICE

At TPG Lighting, We offer a full complement of Christmas lighting services that brings the holiday spirit straight to you!

Interested in a recurring service? Take advantage of our service agreement discounts!



Check out our photos below!

Our Services:

- | | |
|----------------------------|------------------------------------|
| ✓ Tree Lighting | ✓ Wreaths/Garland/Teardrops/Sprays |
| ✓ Bush/Landscapes Lighting | ✓ Structured Bows |
| ✓ Roof-Line Lighting | ✓ Light Pole Banners |
| ✓ 3D/Specialty Displays | ✓ Indoor/Outdoor Christmas Trees |

Commercial & Residential

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved.

We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime!

Contact Us:



(407) 413-0442



TPGLighting@gmail.com



www.TPGLighting.com



Serving the Greater Orlando Area

Licensed & Insured

How Are We Different?

We understand that the holiday season can be stressful and overwhelming. That's why we strive to make your Christmas lighting experience as seamless and enjoyable as possible.

From the initial consultation to the final installation, our team of experts will work with you every step of the way to ensure that your vision for your home or business is brought to life. We use only high-quality materials to create a stunning and energy-efficient lighting display that will impress your family, friends, and customers.

Whether you're looking for a classic or modern design, we have the expertise to make it happen. Trust TPG Lighting to make your holiday season unforgettable!



What Our Customers are Saying:



TPG Lighting has been excellent. Working with them has been outstanding! This is my first time placing lights on my home and I could not be more pleased!

TPG Lighting installed their permanent roof-line lights on my home, and now we are the talk of the community! Their customer service and quality of work are unmatched. I would definitely recommend them to anyone who's looking to brighten up their home!

Very professional company, did our lights last year and came out exactly how I imagined! Definitely going with TPG Lighting for our future Christmas lighting needs!

I've been doing my own Christmas lights for years and I could NOT believe how much better it looked with a professional installation. With my increasing age, I'm glad I found a company I can trust.

I have been in property management for 11 years and I'm so glad I was able to find TPG Lighting! From the first contact until the lights were taken down, the whole process was seamless.



The Leasing Model



The Leasing Model Explained:

The idea behind the leasing model is to make the customer and vendor experience as consistent and streamlined as possible.

Instead of spending a fortune on commercial-grade lights that only have a life expectancy of 3-4 seasons, we spread out the cost for you over that term. When you sign up with us under the leasing model, you are agreeing to lease our product for one season or multiple seasons with a service agreement.

Our leasing service includes:

- Design,
- Installation,
- Maintenance,
- Take-down, and
- Storage.

By leasing our product, you can enjoy the benefits of holiday decorating without the hassle of storing decorations in your home or business during the off-season. Additionally, our team of professionals will handle the installation and maintenance of the decorations, ensuring that they are in top condition throughout the season. Our leasing approach is designed to provide you with a worry-free holiday experience, and we are committed to making sure that each of our customers receives the highest level of service and support.

Lastly, because it is OUR product, there are never any charges for replacing any malfunctioning or faded lighting/decorations. The display will always look amazing with no additional costs for maintenance. With a simple text/email detailing the malfunction, we will dispatch a trained technician within 24-48 hours to provide the necessary repair/replacement.

Why Sign Up for a Service Agreement?



Convenience:

For our commercial customers, the biggest challenge they face regarding Christmas lighting is selecting a vendor. Each year, they are typically required to submit 3 bids for all projects. When you sign up with a service agreement with us, you know that you can count on the most reputable Christmas lighting company in town to provide excellent quality and customer service EVERY time.

These service agreements establish a base design. They can always be modified to add more lighting, but the base design would remain the same for the life of the contract.

Savings:

When you enter into one of our service agreements, Cost savings can come in two forms: the initial discount and price stability.

With a service agreement, **you can save 10-20%** on your first year installation price (% Depending on the size of the job)! When we install a Christmas display, several items are custom-cut to your property which is difficult to re-install on another property. Also, we know that the following year will be faster for installation. As a result, we pass those savings on to you in exchange for engaging in a multi-year agreement.

In light of recent years, price swings can happen in the blink of an eye. Recently, cost of goods and services have skyrocketed! When you enter into our service agreement, the price is locked for the length of the contract. This is tremendously helpful for your annual budgeting!

Scheduling Availability:

Seeing that this is a seasonal service, there is a finite amount of customers that we can take on each year. Each season, we turn away dozens of customers because we have reached capacity or we cannot receive the products in time. We expand our capacity and inventory annually, but the best way to guarantee your spot is with a Service Agreement.

TPG Lighting vs. the Competition



Real Photo Comparisons!

TPG Lighting vs. Do-it-Yourself



Real Photo Comparisons!



Serving Our Community

Twice a year, we pay our employees a full day to volunteer in our community. One of our more frequent volunteering locations is Second Harvest Food Bank where we sort food to help feed those in need.



Serving our Employees



Between paid semi-annual fun days, paid semi-annual volunteer days, competitive wages, a Christmas party, retirement plans with company matching, paid vacation, paid corporate holidays, and production bonuses, we make it our priority to value our employees in return for the hard work and dedication they give us on a daily basis.

References

Julie Sanchez with MetroWest Master Association:

Company: FS Residential

Phone #: 407-601-5995

Email: mwma.mgr@cfl.rr.com

Richard Drake with Highgate HOA and Lake Butler Sound:

Company: Sentry Management

Phone #: 352-243-4595 ext. 59008

Email: rdrake@sentrymgt.com

Jamie Biggs with Solterra CDD:

Company: Vesta Property Management

Phone #: 407-436-4993

Email: jbiggs@vestapropertyservices.com

Timothy Hayes with Vizcaya HOA:

Company: Artemis Lifestyles

Phone #: 407-705-2190 ext. 212

Email: thayes@artemislifestyles.com



Insurances Carried

General Liability: **\$1,000,000.00**

Excess/Umbrella Liability: **\$1,000,000.00**

Auto Insurance: **\$1,000,000.00**

Workers Compensation Insurance: **\$1,000,000.00**

Upon approval, we would be more than happy to have our insurance certificates updated to reflect the customer name.



TPG Lighting

Sample Photos of Previous Work



Sample Photos of Previous Work



Sample Photos of Previous Work



Sample Photos of Previous Work



Sample Photos of Previous Work





SUPPLEMENTAL INFORMATION GUIDE:

SCHEDULING, CONTACT, DISCLAIMERS, AND OTHER IMPORTANT INFORMATION

Scheduling:

In order to accommodate hundreds of clients, we have set in place our default “*Window*” scheduling in an effort to make as much room as possible for all of our current and potential customers.

This scheduling aims to install discreet, low-impact decorations earlier in the season and more obvious decorations after Halloween.

This scheduling should accommodate the vast majority of our customers, but if there is a specific reason that you need to deviate from this scheduling, please let us know ASAP via phone, email, or text. Some valid reasons for needing a customized installation timeline would be as follows:

- HOA Restrictions
- City/Township Restrictions
- Scheduling conflicts with other contractor projects

See the following pages for our default scheduling windows:



Contact Us:



(407) 413-0442



TPGLighting@gmail.com



www.TPGLighting.com



Serving the Greater Orlando Area

Scheduling Window #1: **October 1st - Thanksgiving Eve**

Roof-line Installation



Tree Lights Installation

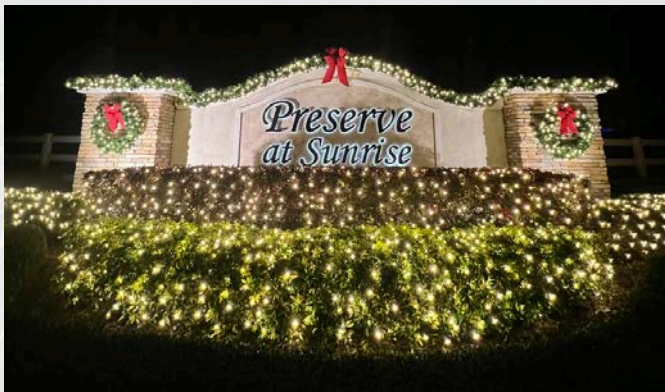


Scheduling Window #2: November 1st - Thanksgiving Eve

Wreaths, Garlands, Teardrops, & Bows



Bush and Ground Lights Installation



Turn-On Window:

1-2 calendar days after Thanksgiving



Maintenance Window:

From when lights are turned on until they are taken down



Take-Down Window:

January 2nd - 31st



Disclaimers:



- A non-refundable 50% deposit is required before the project can be placed on the schedule.
- There are discounts available for customers who sign up for a 3-year service agreement. This discount varies on the type of job, so simply ask and we will be happy to provide you with the available discount!
- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).
- TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified).
- For all customer-owned product that is stored on the Client's behalf, if 12 months have passed since the last time it was used and has not been picked up by the Client or an authorized representative, the ownership of the product reverts to TPG Lighting.
- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards below provided in this proposal by the beginning of the corresponding installation window.
- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season.
- We will affix permanent studs for hanging decorations when necessary.
- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.
- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily from October 1st to January 31st. If any requests are received after 8 PM, we will respond the next business day.
- Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a \$250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft.
- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.
- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.
- Irrigation schedules around our decorations should be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.
- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.
- Lighting installations, maintenance, and take-down will be scheduled according to the this proposal
- If decorations are installed according to the dates dictated in this proposal and the customer requires us to remove the decorations and re-install the decorations at a later date, TPG Lighting reserves the right to invoice up to 50% of the job's annual value for the removal and re-installation.
- If a customer has a card on file and an invoice remains unpaid 30 days after project completion, the card will be automatically charged for the outstanding balance.

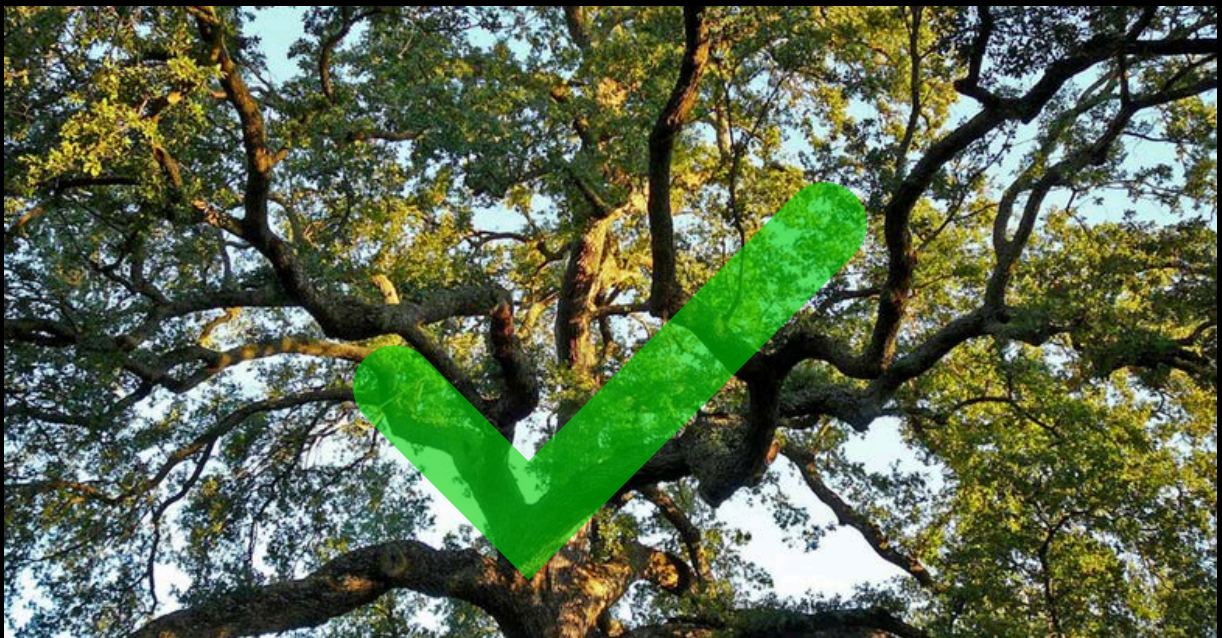
Palm Tree Standards:

Make sure all dead fronds, husks, or previously trimmed frond bases are trimmed prior to installation. All husks must be removed to increase the visibility of the lights and to avoid slippage of the lights down the trunk (See Below). Please coordinate with your landscapers based on the earliest installation date of October 1st above.



Oak Tree Standards:

Before we wrap oak trees, it is essential to eliminate any tree moss hanging in the areas we will be wrapping (See Below).
Please coordinate with your landscapers based on the earliest installation date of October 1st above.



Bush/Hedge Standards:

Before we wrap bushes and hedges, it is essential to trim them just before we come out to decorate them (See Below). Please coordinate with your landscapers based on the earliest installation date of November 1st above.



Most Common Maintenance Request:

Reset Outlet GFI

About 80-90% of the maintenance requests that we receive revolve around setting the GFI switch on the outlet. This may present itself as the following:

- One side of a community entrance lights up and the other side does not
- The lights were on for part of the night but turned off the remainder of the night
- Nothing is turning on at all

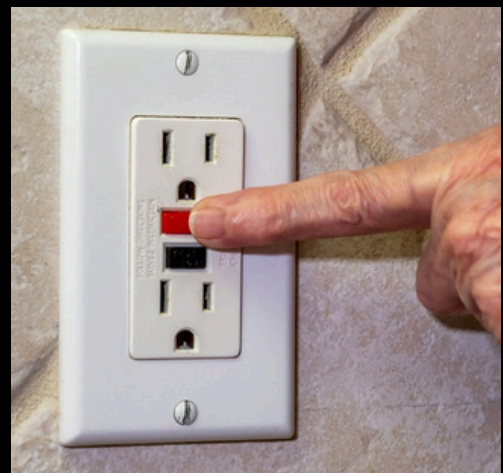
Sometimes the outlet just trips for no discernable reason, but the 2 most common reasons that the GFI trips is from the following:

1. **Moisture:** Although our commercially-rated lighting is water resistant, anytime that they are actively being soaked while operating can result in an outlet trip. We can't control inclement weather, but adjusting your irrigation schedule to run during the day will prevent many of these issues.
2. **Damaged Wire:** Usually from careless landscaping or small animals, sometimes the wires can be damaged. If there are any exposed wires where the metal wire is showing, it can cause the outlet to trip.

Although, service calls are always free, sometimes a repair can take 24-48 hours to take place. For faster service, you can always reset the outlet yourself. If it happens more than once, then there is likely a moisture issue or some wires have been damaged. In this case, TPG Lighting would need to thoroughly inspect the lighting system to further diagnose the issue.

To reset the outlet yourself, please see the images below:

What a tripped outlet looks like:



SECTION b)

Checks payable to: Festive Glow

6333 SW 46th Drive Gainesville, FL. 32608

Phone: (352) 827 – XMAS (9627)

Website: FestiveGlowLighting.com



Residential • Commercial • Community
Supplies • Installation • Removal
Email: FestiveGlow@outlook.com

Customer: Hammock Reserve – Attn: Allen Bailey; Katie O'Rourke Date: 08 / 24 / 2026
Address: 219 E Livingston Street City: Orlando Zip: 32801
Phone W: (407)-841-5524 E-mail: abailey@gmscfl.com

Hammock Reserve – 2026 Holiday Lighting 3-Year Agreement Proposal

Entrance Signs:

- The top of the entrance signs will be lined with garland that is lit with warm white LED mini lights. Two teardrop column sprays lit with LED mini lights will be hung on either side of the community's name. The sprays will be adorned with Red/Gold bows.
 - Entrance Sign Totals → \$950.00/sign x 12 signs = **\$11,400**



* The one entrance sign without a power supply will be decorated the same as all the other entrance signs – but battery powered garland and sprays (with warm white LED mini lights) will be utilized at this location. This will ensure uniformity between all signs in all locations – regardless of power supply).

*Timers will be set for 6 pm – midnight so that all signs turn on and off at the same time. (Battery powered runs 6 hours per night.

Optional Add-On – Either bushes or crepe myrtles at entry signs will be wrapped with Twinkling Warm White LED mini lights (dependent on trees and shrubs present at each sign; if the board would like to increase scope of work) → **\$4,500.00**

Hammock Reserve Amenity Center → \$4,000.00

- All sides of the amenity center roofline will be lined with warm white C9 LED bulbs (shown in warm white). Two Red/Gold bows will be hung from the entry lights → **\$3,000.00**
- Six palm trees directly in front of the amenity center will be trunk wrapped with warm white LED mini lights → **\$1,000.00**



Hammock Reserve Lighting Total:

Proposal A - Same Scope of Work and
Price as 2025 = **\$15,400.00**

Proposal B – Everything in Proposal A
plus wrapping bushes or crepe myrtles
at entry signs (dependent on trees and
shrubs present at each sign; if the board
would like to increase scope of work) –
\$19,900.00

Proposal Based on 3-Year Agreement for the
2026, 2027, and 2028 Holiday Seasons

SECTION iv

MEMORANDUM

DATE: JUNE 30, 2026

TO: HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY

SUBJECT: HAMMOCK RESERVE CDD ANNUAL GOALS INSPECTION REPORT

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by Hammock Reserve CDD, conducted on June 23, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned by the CDD were found to be in generally good condition. Maintenance on the roads, sidewalks, gutters and curbs is recommended. Stormwater structure maintenance and repairs are recommended. Recommended maintenance, if applicable, is provided in the attached photo log using the following rating system.

The matter regarding the Phase 2 As-Built Final Clearance by the Southwest Florida Water Management District is being handled as a separate matter from the recommendations for repair within this report.

In general, ensure all storm grates are properly chained.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map

Attachment 2. 2026 Annual Goals Inspection Photo Log

**Attachment 1: 2026 Annual Inspection Map
Hammock Reserve CDD**

Legend

-  Hammock Reserve CDD
-  Photo Locations



Hammock Reserve CDD Annual Inspection Map

Attachment 2: Inspection Photo Log

Photo 1

Location: Pond C1

Structure: 2B

Condition: 2 – Poor

Comments: Debris in MES, pond is dry.

Recommendations: Clean out MES and replace riprap. Continue to monitor pond.



Photo 2

Location: Pond C1

Condition: 2 – Poor

Comments: Erosion around MES

Recommendations: Fill and sod to restore grade.



Photo 3

Location: Pond C1

Condition: 2 – Poor

Comments: Erosion around MES

Recommendations: Fill and sod to restore grade.



Photo 4

Location: Pond C1

Structure: 8B

Condition: 2 – Poor

Comments: Reduced vegetative cover around MES

Recommendations: Sod and monitor.



Photo 5

Location: Pond C2

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean MES.



Photo 6

Location: Pond C2

Condition: 2 – Poor

Comments: Reduced vegetative structure around structure

Recommendations: Sod and monitor.



Photo 7

Location: Pond A2

Structure: Control structure A

Condition: 2 – Poor

Comments: Debris in storm structure

Recommendations: Clean out storm structure.



Photo 8

Location: Pond A2

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES and replace rip rap.



Photo 9

Location: Pond A2

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean MES and replace rip rap.



Photo 10

Location: Pond A1

Structure: 33A

Condition: 2 – Poor

Comments: Reduced vegetation around endwall.

Recommendations: Sod and monitor.



Photo 11

Location: Pond A1

Structure: 32A

Condition: 2 – Poor

Comments: Vegetation in MES

Recommendations: Clean out MES.



Photo 12

Location: Tract T

Condition: 2 – Poor

Comments: Vegetation in grate

Recommendations: Clean out grate.



Photo 13

Location: Tract T

Condition: 2 – Poor

Comments: Erosion around grate

Recommendations: Fill and sod to restore grade.



Photo 14

Location: Tract T

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES.



Photo 15

Location: Tract T

Condition: 2 – Poor

Comments: Reduced vegetation around MES

Recommendations: Sod and monitor.



Photo 16

Location: Tract T

Condition: 2 – Poor

Comments: Erosion

Recommendations: Fill and reseed to restore grade.



Photo 17

Location: Tract O

Condition: 2 – Poor

Comments: Debris in MES,
erosion around MES

Recommendations: Clean out
MES. Fill and sod to restore
grade.



Photo 18

Location: Wetzel Dr. Tract V

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out
MES.



Photo 19

Location: Wetzel Dr. Tract V

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES.



Photo 20

Location: Yarian Dr.

Condition: 2 – Poor

Comments: Vegetation in grate

Recommendations: Clean out grate.



Photo 21

Location: Deleon St.

Condition: 2 – Poor

Comments: Debris in grate

Recommendations: Clean out grate.



Photo 22

Location: Maddie St.

Condition: 2 – Poor

Comments: Erosion around grate

Recommendations: Fill and sod to restore grade.



Photo 23

Location: Tract G

Condition: 2 – Poor

Comments: Reduced vegetation around structure

Recommendations: Sod and monitor.



Photo 24

Location: Tract G

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES.



Photo 25

Location: Tract H

Condition: 1 - Critical

Comments: Erosion around MES, storm piping exposed

Recommendations: Fill and reseed to restore grade. Ensure storm pipe is covered.



Photo 26

Location: Tract H

Condition: 1 - Critical

Comments: Erosion around MES

Recommendations: Fill and reseed to restore grade.



Photo 27

Location: Tract H

Condition: 2 – Poor

Comments: Erosion

Recommendations: Fill and reseed to restore grade.



Photo 28

Location: Tract W

Condition: 1 - Critical

Comments: Erosion around and under MES

Recommendations: Fill and sod to restore grade.



Photo 29

Location: Tract W

Condition: 2 – Poor

Comments: Erosion around MES

Recommendations: Fill and sod to restore grade.



Photo 30

Location: Tract D1

Condition: 2 – Poor

Comments: Erosion

Recommendations: Fill and reseed to restore grade.



Photo 31

Location: Tract D1

Condition: 2 – Poor

Comments: Loss of sod around MES

Recommendations: Sod and monitor.



Photo 32

Location: Tract J

Condition: 2 – Poor

Comments: Erosion around culvert

Recommendations: Fill and reseed to restore grade.



Photo 33

Location: Maddie Dr.

Condition: 2 – Poor

Comments: Erosion under pavement

Recommendations: Fill depression. Add sod and monitor for further depressions.



Photo 34

Location: Tract B3

Condition: 2 – Poor

Comments: MES Damaged

Recommendations: Monitor.



Photo 35

Location: Tract B3

Condition: 2 – Poor

Comments: Erosion around MES

Recommendations: Fill and sod to restore grade.



Photo 36

Location: Tract B3

Condition: 1 - Critical

Comments: Erosion around MES

Recommendations: Fill and sod to restore grade.



Photo 37

Location: Tract B1

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES. Monitor outside of MES for erosion.



Photo 38

Location: Tract B1

Condition: 2 – Poor

Comments: Erosion around edge of MES

Recommendations: Fill and sod to restore grade.



Photo 39

Location: Tract D

Condition: 2 – Poor

Comments: Vegetation in MES

Recommendations: Clean out MES.



Photo 40

Location: Tract D

Condition: 2 – Poor

Comments: Debris in Storm Structure

Recommendations: Clean out storm structure.



Photo 41

Location: Tract D

Condition: 2 – Poor

Comments: Pipe connection to structure is becoming exposed.

Recommendations: Fill and sod to restore grade.



Photo 42

Location: Tract D

Structure:

Condition: 2 – Poor

Comments: Vegetation in MES

Recommendations: Clean out MES.



Photo 43

Location: Tract D

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES.



Photo 44

Location: Tract D

Condition: 2 – Poor

Comments: Vegetation in MES

Recommendations: Clean out MES.



Photo 45

Location: Tract D

Condition: 2 – Poor

Comments: Erosion around concrete pad.

Recommendations: Fill to cover base of pad and install new sod.



Photo 46

Location: Tract D

Condition: 3 – Urgent

Comments: Erosion around MES.

Recommendations: Fill and sod to restore grade.



Photo 47

Location: Tract D

Condition: 2 – Poor

Comments: Silt fence in wetland.

Recommendations: Remove.



Photo 48

Location: Tract D

Condition: 2 – Poor

Comments: Silt fence in wetland.

Recommendations: Remove.



Photo 49

Location: Tract D off Hammock Island Way

Condition: 2 – Poor

Comments: Erosion around MES.

Recommendations: Fill and sod to restore grade.



Photo 50

Location: Tract D off Hammock Island Way

Condition: 2 – Poor

Comments: Debris in MES, Pond is dry and bare of vegetation.

Recommendations: Clean out MES and replace riprap. Continue to monitor pond.



SECTION D

SECTION i

Hammock Reserve Community Development District

Summary of Check Register

June 24, 2026 to August 20, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	6/24/26	990-990	\$ 1,625.00
	6/25/26	991-993	\$ 20,211.18
	7/9/26	994-1001	\$ 28,843.99
	7/15/26	1002-1004	\$ 15,531.68
	7/22/26	1005-1007	\$ 19,134.83
	7/29/26	1008-1010	\$ 6,823.50
	8/5/26	1011-1014	\$ 38,192.58
	8/12/26	1015-1015	\$ 1,523.57
		Autodraft	\$ 11,109.05
			\$ 142,995.38
Payroll			
	June 24, 2026 to August 20, 2026		
	Emily Hazelrig	50039	\$ 184.70
	Lindsey Roden	50040	\$ 150.00
	Bobbie Shockley	50041	\$ 150.00
	Jessica Spencer	50042	\$ 184.70
			\$ 669.40
Total Amount			
			\$ 143,664.78

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
6/24/26	00072	4/27/26	82555A	202604 330-57200-48000	POOL LOUNGER CHAIRS	*	1,625.00		
					FLORIDA PATIO FURNITURE INC			1,625.00	000990
6/25/26	00025	6/16/26	15156	202605 310-51300-31500	GENERAL COUNSEL MAY26	*	3,112.20		
					KILINSKI VAN WYK PLLC			3,112.20	000991
6/25/26	00027	6/01/26	24352	202606 320-53800-46200	LANDSCAPE MAINT. JUN26	*	15,201.92		
		6/19/26	24727	202606 320-53800-47300	REPLACED NOZZLE & ROTORS	*	302.74		
					PRINCE & SONS, INC.			15,504.66	000992
6/25/26	00049	2/28/26	12481479	202602 330-57200-34500	SECURITY SERIVICES FEB26	*	1,594.32		
					SECURITAS SECURITY SERVICES USA INC			1,594.32	000993
7/09/26	00056	6/30/26	22087	202606 320-53800-47000	POND MAINTENANCE JUN26	*	800.00		
					AQUATIC WEED MANAGEMENT, INC			800.00	000994
7/09/26	00044	6/30/26	18310	202606 330-57200-48200	JANITORIAL SERVICES JUN26	*	1,845.00		
					CSS OF CENTRAL FLORIDA			1,845.00	000995
7/09/26	00040	6/30/26	28803	202606 330-57200-34500	PROXIMITY CARDS CS25	*	153.49		
					CURRENT DEMANDS ELECTRICAL, INC			153.49	000996
7/09/26	00037	7/08/26	07082026	202607 300-15500-10000	PLAYGROUND LEASE AUG26	*	3,442.07		
		7/08/26	07082026	202607 300-15500-10000	PLAYGROUND LEASE AUG26	*	3,733.19		
					HEIDI BONNETT DBA HNB PROPERTY, LLC			7,175.26	000997
7/09/26	00048	6/19/26	73112558	202606 330-57200-48100	PEST CONTROL JUN26	*	40.00		
					MASSEY SERVICES, INC.			40.00	000998
7/09/26	00041	7/01/26	AV32426	202607 330-57200-48500	POOL MAINTENANCE JUL26	*	2,034.00		
					MCDONNELL CORPORATION DBA RESORT			2,034.00	000999
7/09/26	00027	7/01/26	24835	202607 320-53800-46200	LANDSCAPE MAINT. JUL26	*	15,201.92		
					PRINCE & SONS, INC.			15,201.92	001000

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/09/26	00049	6/30/26 12617459	202606 330-57200-34500	GUARD SERVICES JUN26	*	1,594.32	
				SECURITAS SECURITY SERVICES USA INC			1,594.32 001001
7/15/26	00006	6/30/26 334	202606 320-53800-48000	SIDEWALK INSTALLATION	*	3,084.37	
		7/01/26 332	202607 320-53800-34000	FIELD MANAGEMENT JUL26	*	1,716.67	
		7/01/26 332	202607 330-57200-48300	CURRENT DEMANDS CDVI TAG	*	13.39	
		7/01/26 333	202607 310-51300-34000	MANAGEMENT FEES JUL26	*	3,862.50	
		7/01/26 333	202607 310-51300-35200	WEBSITE ADMIN JUL26	*	108.17	
		7/01/26 333	202607 310-51300-35100	INFO TECHNOLOGY JUL26	*	162.25	
		7/01/26 333	202607 310-51300-31400	DISSEMINATION AGENT JUL26	*	675.92	
		7/01/26 333	202607 330-57200-48300	AMENITY ACCESS JUL26	*	1,287.50	
		7/01/26 333	202607 310-51300-51000	OFFICE SUPPLIES	*	.78	
		7/01/26 333	202607 310-51300-42000	POSTAGE	*	134.09	
		7/01/26 333	202607 310-51300-42500	COPIES	*	1.35	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			11,046.99 001002
7/15/26	00048	7/09/26 73112585	202607 330-57200-48100	PEST CONTROL JUL26	*	40.00	
				MASSEY SERVICES, INC.			40.00 001003
7/15/26	00033	6/25/26 8228700	202606 310-51300-32300	TRUSTEE FEES S2021 FY26	*	1,481.56	
		6/25/26 8228700	202606 300-15500-10000	TRUSTEE FEES S2021 FY27	*	2,963.13	
				US BANK			4,444.69 001004
7/22/26	00038	7/13/26 22495906	202606 310-51300-31100	ENGINEER SERVICES JUN26	*	7,900.00	
		7/15/26 22496598	202606 310-51300-31100	ENGINEER SERVICES JUN26	*	4,137.50	
		7/15/26 22496673	202606 310-51300-31100	ENGINEER SERVICES JUN26	*	4,331.72	
				DEWBERRY ENGINEERS INC.			16,369.22 001005
				HAMR HAMMOCK RESERV ZYAN			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/22/26	00041	6/01/26 32014	202606 330-57200-48500		*	2,034.00	
		POOL MAINTENANCE JUN26					
		7/17/26 AV32764	202607 330-57200-48000		*	650.00	
		STENNA PUMP 45M5					
				MCDONNELL CORPORATION DBA RESORT			2,684.00 001006
7/22/26	00027	7/20/26 25245	202607 320-53800-47300		*	81.61	
		REPLACE HUNTER NOZZLES					
				PRINCE & SONS, INC.			81.61 001007
7/29/26	00056	7/24/26 22213	202607 320-53800-47000		*	800.00	
		POND MAINTENANCE JUL26					
				AQUATIC WEED MANAGEMENT, INC			800.00 001008
7/29/26	00025	7/16/26 15394	202606 310-51300-31500		*	1,623.50	
		GENERAL COUNSEL JUN26					
				KILINSKI VAN WYK PLLC			1,623.50 001009
7/29/26	00041	6/25/26 INV-2026	202606 330-57200-49000		*	4,400.00	
		REPLACE DE FILTERS 80X					
				MCDONNELL CORPORATION DBA RESORT			4,400.00 001010
8/05/26	00044	7/29/26 18567	202607 330-57200-48200		*	1,815.00	
		JANITORIAL SERVICES JUL26					
				CSS OF CENTRAL FLORIDA			1,815.00 001011
8/05/26	00037	8/05/26 090126A	202608 300-15500-10000		*	3,442.08	
		PLAYGROUND LEASE SEP26					
		8/05/26 090126B	202608 300-15500-10000		*	3,733.19	
		PLAYGROUND LEASE SEP26					
				HEIDI BONNETT DBA HNB PROPERTY, LLC			7,175.27 001012
8/05/26	00041	8/01/26 AV32966	202608 330-57200-48500		*	2,034.00	
		POOL SERVICES AUG26					
				MCDONNELL CORPORATION DBA RESORT			2,034.00 001013
8/05/26	00027	7/31/26 25418	202607 320-53800-47300		*	232.39	
		REPAIR LATERAL BREAK					
		7/31/26 25429	202607 320-53800-46300		*	11,430.00	
		LANDSCAPE REPLACE JUL26					
		8/01/26 25480	202608 320-53800-46200		*	15,201.92	
		LANDSCAPE MAINT. AUG26					
		8/01/26 25607	202608 320-53800-49000		*	304.00	
		AUG MAINT. FUEL CHARGE					
				PRINCE & SONS, INC.			27,168.31 001014

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/12/26	00060	7/31/26 7822382	202607 310-51300-48000		*	263.45	
		NOT OF	RULE DEVELOPMENT				
		7/31/26 7822382	202607 310-51300-48000		*	498.16	
		NOT OF	RULE MAKING				
		7/31/26 7822382	202607 310-51300-48000		*	761.96	
		NOT OF	FY27 BUDGET ADOPT				
				USA TODAY MEDIA CORP.			1,523.57 001015

				TOTAL FOR BANK A		131,886.33	

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/29/26	00013	6/15/26 9931-05. 202605 330-57200-43200 3510 YARIAN DR MAY26		CITY OF HAINES CITY	*	654.31	654.31 080125
7/06/26	00068	7/05/26 4610-07. 202607 330-57200-44000 3510 YARIAN DR JUL26		SPECTRUM BUSINESS	*	110.00	110.00 080126
7/13/26	00028	7/10/26 2471-06. 202606 320-53800-43100 0 PRADO GRANDE ST JUN26		DUKE ENERGY	*	941.81	941.81 080127
7/13/26	00028	7/10/26 9263-06. 202606 320-53800-43000 1190 POLK CITY RD JUN26		DUKE ENERGY	*	39.96	39.96 080128
7/21/26	00013	7/15/26 9931-06. 202606 330-57200-43200 3510 YARIAN DR JUN26		CITY OF HAINES CITY	*	634.07	634.07 080129
7/21/26	00028	7/15/26 0127-06. 202606 320-53800-43000 4201 DELEON ST JUN26		DUKE ENERGY	*	21.63	21.63 080130
7/21/26	00028	7/15/26 1387-06. 202606 320-53800-43000 2601 REYES POINT DR JUN26		DUKE ENERGY	*	48.59	48.59 080131
7/21/26	00028	7/15/26 1446-06. 202606 320-53800-43000 2800 WHITE ST JUN26		DUKE ENERGY	*	22.36	22.36 080132
7/21/26	00028	7/15/26 2194-06. 202606 320-53800-43000 2686 TRINIDAD RD JUN26		DUKE ENERGY	*	32.65	32.65 080133
7/21/26	00028	7/15/26 3050-06. 202606 320-53800-43000 4595 BERNARD BLVD JUN26		DUKE ENERGY	*	22.87	22.87 080134
7/21/26	00028	7/15/26 4362-06. 202606 330-57200-43000 3510 YARIAN DR JUN26		DUKE ENERGY	*	1,051.88	1,051.88 080135
7/21/26	00028	7/15/26 5918-06. 202606 320-53800-43000 2678 TRINIDAD RD JUN26		DUKE ENERGY	*	106.15	106.15 080136

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/21/26	00028	7/15/26 8821-06.	202606 320-53800-43000	DUKE ENERGY	*	111.98	111.98 080137
		4702 BERNARD BLVD JUN26					
7/21/26	00028	7/15/26 9784-06.	202606 320-53800-43100	DUKE ENERGY	*	964.17	964.17 080138
		00 POLK CITY RD JUL26					
7/21/26	00028	7/20/26 1947-07.	202607 320-53800-43100	DUKE ENERGY	*	1,069.45	1,069.45 080139
		817 PRADO GRANDE JUL26					
6/30/26	00028	6/17/26 1947-06.	202606 320-53800-43100	DUKE ENERGY	*	1,069.45	1,069.45 080140
		817 PRADO GRANDE JUN26					
8/19/26	00013	8/07/26 9931-07.	202607 330-57200-43200	CITY OF HAINES CITY	*	694.79	694.79 080141
		3510 YARIAN DR JUL26					
8/19/26	00028	8/11/26 2471-07.	202607 320-53800-43100	DUKE ENERGY	*	941.81	941.81 080142
		0 PRADO GRANDE ST JUL26					
8/19/26	00028	8/11/26 9263-07.	202607 320-53800-43000	DUKE ENERGY	*	46.66	46.66 080143
		1190 POLK CITY RD JUL26					
8/19/26	00028	8/14/26 0127-07.	202607 320-53800-43000	DUKE ENERGY	*	21.80	21.80 080144
		4201 DELEON ST JUL26					
8/19/26	00028	8/14/26 1387-07.	202607 320-53800-43000	DUKE ENERGY	*	46.96	46.96 080145
		2601 REYES POINT DR JUL26					
8/19/26	00028	8/14/26 1446-07.	202607 320-53800-43000	DUKE ENERGY	*	22.32	22.32 080146
		2800 WHITE ST JUL26					
8/19/26	00028	8/14/26 2194-07.	202607 320-53800-43000	DUKE ENERGY	*	32.65	32.65 080147
		2686 TRINIDAD RD JUL26					
8/19/26	00028	8/14/26 3050-07.	202607 320-53800-43000	DUKE ENERGY	*	22.55	22.55 080148
		4595 BERNARD BLVD JUL26					

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/19/26	00028	8/14/26 4362-07. 202607 330-57200-43000 3510 YARIAN DR JUL26		DUKE ENERGY	*	1,076.42	
							1,076.42 080149
8/19/26	00028	8/14/26 5918-07. 202607 320-53800-43000 2678 TRINIDAD RD JUL26		DUKE ENERGY	*	118.56	
							118.56 080150
8/19/26	00028	8/14/26 8821-07. 202607 320-53800-43000 4702 BERNARD BLVD JUL26		DUKE ENERGY	*	109.03	
							109.03 080151
8/19/26	00028	8/14/26 9784-07. 202607 320-53800-43100 00 POLK CITY RD JUL26		DUKE ENERGY	*	964.17	
							964.17 080152
8/19/26	00068	8/05/26 4610-08. 202608 330-57200-44000 3510 YARIAN DR AUG26		SPECTRUM BUSINESS	*	110.00	
							110.00 080153
TOTAL FOR BANK Z						11,109.05	
TOTAL FOR REGISTER						142,995.38	

HAMR HAMMOCK RESERV ZYAN

SECTION ii

Hammock Reserve
Community Development District

Unaudited Financial Reporting
July 31, 2026



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Hammock Reserve
Community Development District
Combined Balance Sheet
July 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	\$ 409,016	\$ -	\$ -	\$ 409,016
State Board of Administration	\$ 59,456	\$ -	\$ -	\$ 59,456
Capital Reserve Account	\$ -	\$ -	\$ 235,622	\$ 235,622
Investments:				
Series 2020				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 149,819	\$ -	\$ 149,819
Series 2021				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 145,576	\$ -	\$ 145,576
Prepayment	\$ -	\$ 112	\$ -	\$ 112
Series 2022				
Reserve	\$ -	\$ 397,933	\$ -	\$ 397,933
Revenue	\$ -	\$ 528,445	\$ -	\$ 528,445
Prepayment	\$ -	\$ 155	\$ -	\$ 155
Due from General Fund	\$ -	\$ 14,372	\$ -	\$ 14,372
Prepaid Expenses	\$ 13,102	\$ -	\$ -	\$ 13,102
Total Assets	\$ 481,574	\$ 1,528,672	\$ 235,622	\$ 2,245,868
Liabilities:				
Accounts Payable	\$ 36,171	\$ -	\$ -	\$ 36,171
Due to Debt Service	\$ 14,372	\$ -	\$ -	\$ 14,372
Total Liabilities	\$ 50,543	\$ -	\$ -	\$ 50,543
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 13,102	\$ -	\$ -	\$ 13,102
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 307,020	\$ -	\$ 307,020
Debt Service - Series 2021	\$ -	\$ 286,826	\$ -	\$ 286,826
Debt Service - Series 2022	\$ -	\$ 934,825	\$ -	\$ 934,825
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 235,622	\$ 235,622
Unassigned	\$ 417,929	\$ -	\$ -	\$ 417,929
Total Fund Balances	\$ 431,031	\$ 1,528,672	\$ 235,622	\$ 2,195,325
Total Liabilities & Fund Balance	\$ 481,574	\$ 1,528,672	\$ 235,622	\$ 2,245,868

Hammock Reserve
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 842,100	\$ 842,100	\$ 845,811	\$ 3,712
Interest Income	\$ 2,281	\$ 2,281	\$ 10,032	\$ 7,751
Other Income	\$ -	\$ -	\$ 180	\$ 180
Total Revenues	\$ 844,381	\$ 844,381	\$ 856,024	\$ 11,643
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 4,000	\$ 6,000
Employer FICA Expense	\$ 918	\$ 765	\$ 306	\$ 459
Engineering	\$ 15,000	\$ 12,500	\$ 38,496	\$ (25,996)
Attorney	\$ 25,000	\$ 20,833	\$ 21,318	\$ (484)
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	\$ 6,759	\$ 6,759	\$ 0
Trustee Fees	\$ 13,335	\$ 12,795	\$ 12,795	\$ -
Management Fees	\$ 46,350	\$ 38,625	\$ 38,625	\$ -
Information Technology	\$ 1,947	\$ 1,622	\$ 1,623	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,082	\$ 1,082	\$ (0)
Postage & Delivery	\$ 1,000	\$ 833	\$ 483	\$ 350
Insurance	\$ 8,282	\$ 8,282	\$ 7,764	\$ 518
Copies	\$ 500	\$ 417	\$ 132	\$ 285
Legal Advertising	\$ 2,500	\$ 2,083	\$ 2,412	\$ (328)
Other Current Charges	\$ 1,550	\$ 1,550	\$ 2,426	\$ (876)
Office Supplies	\$ 625	\$ 521	\$ 7	\$ 514
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 154,873	\$ 130,725	\$ 150,285	\$ (19,560)

Hammock Reserve
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 23,995	\$ 23,995	\$ 20,742	\$ 3,253
Field Management	\$ 20,600	\$ 17,167	\$ 17,167	\$ 0
Landscape Maintenance	\$ 195,700	\$ 163,083	\$ 152,019	\$ 11,064
Landscape Replacement	\$ 45,000	\$ 37,500	\$ 27,713	\$ 9,787
Pond Maintenance	\$ 10,200	\$ 8,500	\$ 8,000	\$ 500
Streetlights	\$ 39,486	\$ 32,905	\$ 35,092	\$ (2,187)
Electric	\$ 13,200	\$ 11,000	\$ 8,735	\$ 2,265
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 7,000	\$ 7,000	\$ 11,510	\$ (4,510)
General Repairs & Maintenance	\$ 22,500	\$ 18,750	\$ 17,888	\$ 862
Contingency	\$ 10,000	\$ 8,333	\$ 9,963	\$ (1,629)
Subtotal Field Expenditures	\$ 390,181	\$ 330,317	\$ 308,828	\$ 21,488
Amenity Expenditures				
Amenity - Electric	\$ 14,500	\$ 12,083	\$ 10,713	\$ 1,371
Amenity - Water	\$ 10,000	\$ 8,333	\$ 6,750	\$ 1,583
Playground Lease	\$ 98,030	\$ 81,691	\$ 83,679	\$ (1,988)
Internet	\$ 1,500	\$ 1,250	\$ 1,100	\$ 150
Pest Control	\$ 3,544	\$ 2,953	\$ 120	\$ 2,833
Janitorial Services	\$ 19,505	\$ 16,254	\$ 16,395	\$ (141)
Security Services	\$ 36,000	\$ 30,000	\$ 17,441	\$ 12,559
Pool Maintenance	\$ 24,408	\$ 20,340	\$ 19,986	\$ 354
Amenity Management	\$ 15,450	\$ 12,875	\$ 12,888	\$ (13)
Amenity Repairs & Maintenance	\$ 10,000	\$ 8,333	\$ 9,202	\$ (868)
Annual Maintenance of Water Filtration System	\$ 2,400	\$ 2,000	\$ -	\$ 2,000
Holiday Decorations	\$ 20,000	\$ 16,667	\$ 15,400	\$ 1,267
Contingency	\$ 15,000	\$ 12,500	\$ 4,680	\$ 7,820
Subtotal Amenity Expenditures	\$ 270,337	\$ 225,280	\$ 198,354	\$ 26,926
Total Operations & Maintenance	\$ 660,517	\$ 555,597	\$ 507,182	\$ 48,415
Total Expenditures	\$ 815,390	\$ 686,322	\$ 657,467	\$ 28,855
Excess (Deficiency) of Revenues over Expenditures	\$ 28,990		\$ 198,557	
<u>Other Financing Sources/(Uses):</u>				
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	\$ -		\$ 169,567	
Fund Balance - Beginning	\$ -		\$ 261,464	
Fund Balance - Ending	\$ -		\$ 431,031	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

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

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 308,327	\$ 309,366	\$ 1,039
Interest	\$ 7,110	\$ 7,110	\$ 9,486	\$ 2,375
Total Revenues	\$ 315,437	\$ 315,437	\$ 318,852	\$ 3,415
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		\$ 10,227	
Fund Balance - Beginning	\$ 141,363		\$ 296,793	
Fund Balance - Ending	\$ 148,175		\$ 307,020	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

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

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 276,824	\$ 276,824	\$ 278,030	\$ 1,206
Interest	\$ 6,636	\$ 6,636	\$ 8,837	\$ 2,200
Total Revenues	\$ 283,460	\$ 283,460	\$ 286,866	\$ 3,406
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		\$ 12,704	
Fund Balance - Beginning	\$ 134,371		\$ 274,122	
Fund Balance - Ending	\$ 143,669		\$ 286,826	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

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

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 797,850	\$ 797,850	\$ 801,324	\$ 3,474
Interest	\$ 20,684	\$ 20,684	\$ 27,838	\$ 7,154
Total Revenues	\$ 818,534	\$ 818,534	\$ 829,163	\$ 10,628
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		\$ 32,478	
Fund Balance - Beginning	\$ 499,694		\$ 902,348	
Fund Balance - Ending	\$ 521,543		\$ 934,825	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues</u>				
Interest	\$ 2,828	\$ 2,828	\$ 5,758	\$ 2,930
Total Revenues	\$ 2,828	\$ 2,828	\$ 5,758	\$ 2,930
<u>Other Financing Sources/(Uses)</u>				
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		\$ 34,748	
Fund Balance - Beginning	\$ 200,279		\$ 200,874	
Fund Balance - Ending	\$ 232,097		\$ 235,622	

Hammock Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments - Tax Roll	\$ -	\$ 25,034	\$ 787,576	\$ 5,910	\$ 2,553	\$ 6,829	\$ 8,223	\$ 891	\$ 8,753	\$ 42	\$ -	\$ -	\$ 845,811
Interest Income	\$ 461	\$ 308	\$ 201	\$ 1,815	\$ 1,309	\$ 1,412	\$ 1,297	\$ 1,183	\$ 1,038	\$ 1,008	\$ -	\$ -	\$ 10,032
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ 30	\$ 90	\$ -	\$ -	\$ 180
Total Revenues	\$ 461	\$ 25,342	\$ 787,777	\$ 7,726	\$ 3,862	\$ 8,240	\$ 9,520	\$ 2,135	\$ 9,821	\$ 1,140	\$ -	\$ -	\$ 856,024
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Employer FICA Expense	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ 61	\$ 61	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ 306
Engineering	\$ 63	\$ 1,400	\$ -	\$ 792	\$ 3,210	\$ 2,320	\$ 1,425	\$ -	\$ 16,369	\$ 12,918	\$ -	\$ -	\$ 38,496
Attorney	\$ 1,243	\$ 1,920	\$ 465	\$ 1,111	\$ 2,351	\$ 3,978	\$ 2,841	\$ -	\$ 4,736	\$ 2,674	\$ -	\$ -	\$ 21,318
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	\$ 676	\$ 676	\$ -	\$ -	\$ 6,759
Trustee Fees	\$ 5,388	\$ 4,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,852	\$ 1,482	\$ -	\$ -	\$ -	\$ 12,795
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ 38,625
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ 1,623
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ 1,082
Postage & Delivery	\$ 91	\$ 35	\$ 8	\$ 29	\$ 22	\$ 54	\$ 12	\$ 54	\$ 44	\$ 134	\$ -	\$ -	\$ 483
Insurance	\$ 7,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,764
Copies	\$ -	\$ -	\$ -	\$ 33	\$ -	\$ -	\$ 82	\$ -	\$ 16	\$ 1	\$ -	\$ -	\$ 132
Legal Advertising	\$ 639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249	\$ -	\$ 1,524	\$ -	\$ -	\$ 2,412
Other Current Charges	\$ 830	\$ 1,100	\$ 81	\$ 53	\$ 98	\$ 89	\$ 44	\$ 44	\$ 44	\$ 43	\$ -	\$ -	\$ 2,426
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 35,533	\$ 13,401	\$ 5,813	\$ 6,827	\$ 10,490	\$ 11,312	\$ 9,275	\$ 7,970	\$ 27,500	\$ 22,165	\$ -	\$ -	\$ 150,285

Hammock Reserve
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
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	\$ 1,717	\$ 1,717	\$ -	\$ -	17,167
Landscape Maintenance	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ -	\$ -	152,019
Landscape Replacement	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 990	\$ -	\$ -	\$ 11,430	\$ -	\$ -	27,713
Pond Maintenance	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	8,000
Streetlights	\$ 5,012	\$ 6,100	\$ 3,065	\$ 3,012	\$ 2,991	\$ 2,991	\$ 2,991	\$ 2,979	\$ 2,975	\$ 2,975	\$ -	\$ -	35,092
Electric	\$ 2,054	\$ 1,849	\$ 1,081	\$ 867	\$ 851	\$ 420	\$ 399	\$ 389	\$ 406	\$ 421	\$ -	\$ -	8,735
Irrigation Repairs	\$ 598	\$ 605	\$ 803	\$ 279	\$ 226	\$ -	\$ 1,322	\$ 7,061	\$ 303	\$ 314	\$ -	\$ -	11,510
General Repairs & Maintenance	\$ 1,841	\$ 110	\$ 1,159	\$ 6,605	\$ 2,999	\$ 1,498	\$ 453	\$ 138	\$ 3,084	\$ -	\$ -	\$ -	17,888
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	\$ 24,487	\$ 32,859	\$ -	\$ -	308,828
Amenity Expenditures													
Amenity - Electric	\$ 1,792	\$ 1,852	\$ 1,075	\$ 766	\$ 775	\$ 835	\$ 744	\$ 745	\$ 1,052	\$ 1,076	\$ -	\$ -	10,713
Amenity - Water	\$ 1,068	\$ 1,011	\$ 465	\$ 492	\$ 503	\$ 573	\$ 654	\$ 654	\$ 634	\$ 695	\$ -	\$ -	6,750
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 7,175	\$ 7,175	\$ -	\$ -	83,679
Internet	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	1,100
Pest Control	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 40	\$ -	\$ -	120
Janitorial Services	\$ 1,505	\$ 1,495	\$ 1,515	\$ 1,545	\$ 1,575	\$ 1,475	\$ 1,790	\$ 1,835	\$ 1,845	\$ 1,815	\$ -	\$ -	16,395
Security Services	\$ 1,993	\$ 2,249	\$ 2,230	\$ 2,050	\$ -	\$ -	\$ 1,594	\$ 2,502	\$ 3,342	\$ 1,480	\$ -	\$ -	17,441
Pool Maintenance	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ -	\$ -	19,986
Amenity Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,301	\$ -	\$ -	12,888
Amenity Repairs & Maintenance	\$ 165	\$ -	\$ 1,290	\$ -	\$ 455	\$ 3,949	\$ 793	\$ 716	\$ 1,625	\$ 209	\$ -	\$ -	9,202
Holiday Decorations	\$ -	\$ -	\$ -	\$ 15,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,400
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ 4,400	\$ -	\$ -	\$ -	4,680
Subtotal Amenity Expenditures	\$ 18,602	\$ 18,645	\$ 18,614	\$ 32,292	\$ 15,347	\$ 18,872	\$ 17,673	\$ 18,830	\$ 23,545	\$ 15,936	\$ -	\$ -	198,354
Total Operations & Maintenance	\$ 76,817	\$ 45,033	\$ 42,439	\$ 60,773	\$ 40,132	\$ 56,499	\$ 41,547	\$ 47,116	\$ 48,032	\$ 48,794	\$ -	\$ -	507,182
Total Expenditures	\$ 112,350	\$ 58,434	\$ 48,252	\$ 67,600	\$ 50,622	\$ 67,811	\$ 50,822	\$ 55,086	\$ 75,532	\$ 70,959	\$ -	\$ -	657,467
Excess (Deficiency) of Revenues over Expenditures	\$ (111,889)	\$ (33,092)	\$ 739,525	\$ (59,874)	\$ (46,760)	\$ (59,570)	\$ (41,302)	\$ (52,951)	\$ (65,711)	\$ (69,819)	\$ -	\$ -	198,557
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	\$ (111,889)	\$ (33,092)	\$ 739,525	\$ (59,874)	\$ (46,760)	\$ (59,570)	\$ (41,302)	\$ (81,941)	\$ (65,711)	\$ (69,819)	\$ -	\$ -	169,567

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		(\$215,000)
Special Call - 5/1/24		(\$420,000)
Principal - 5/1/25		(\$215,000)
Special Call - 2/1/25		(\$5,000)
Principal - 5/1/26		(\$225,000)
Current Bonds Outstanding		\$11,675,000

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
06.15.26	ACH	\$7,208.21	\$0.00	(\$144.17)	\$0.00	\$7,064.04	\$2,673.79	\$978.02	\$878.95	\$2,533.28	\$7,064.04
06.24.26	ACH	\$16,388.42	\$0.00	(\$327.77)	\$0.00	\$16,060.65	\$6,079.07	\$2,223.60	\$1,998.37	\$5,759.61	\$16,060.65
07.31.26	ACH	\$0.00	\$0.00	\$0.00	\$41.49	\$41.49	\$41.49	\$0.00	\$0.00	\$0.00	\$41.49
Total		\$ 2,371,482.87	\$ (94,990.81)	\$ (46,008.28)	\$ 4,047.85	\$ 2,234,531.63	\$ 845,811.47	\$ 309,366.24	\$ 278,029.76	\$ 801,324.16	\$ 2,234,531.63

100.44%	Net Percent Collected
0	Balance Remaining to Collect