

*Hammock Reserve
Community Development District*

Meeting Agenda

October 14, 2026

AGENDA

Hammock Reserve

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 7, 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 Wednesday, October 14, 2026 at 11:15 AM at the Offices of Prime Community Management, 375 Avenue A SE, Winter Haven, FL 33880.

Zoom Video Link: <https://us06web.zoom.us/j/82611519939>

Zoom Call-In Number: 1-646-876-9923 **Meeting ID:** 826 1151 9939

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 September 3, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2027-01 Appointing Christine Wells as an Assistant Secretary
5. Ratification of Resort Pools Additional Services Order for Pool Pump Replacement
6. Consideration of Agreement with PayGov.US for Electronic Payment Processing
7. Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal from Prince & Sons for Stormwater Repairs
 - ii. Review of Fiscal Year 2027 Engineers Report
 - iii. Stormwater Repair Summary
 - iv. Consideration of Proposal from Prince & Sons to Continue Fuel Surcharge
 - v. Consideration of Proposal from CoreX for Monument Lighting Replacement & Solar Installation
 - vi. Consideration of Proposal from CoreX for Monument Lighting Riser Extensions
 - vii. Consideration of Proposal from Resort Pools for Increase
 - viii. Update on Encroachment at 3204 Weitzel Drive – Fence Height Check
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Resident Request for Extension at 4305 DeLeon Street
 - iv. Update on Swale Conditions

a) Spreadsheet

8. Other Business

9. Supervisors Requests

10. CLOSED SECURITY SESSION

11. 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, **September 3, 2026**, at 10:30 a.m. at the Offices of Prime Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke stated there were no members of the public present or by Zoom.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 13,
2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of the August 13, 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. Spencer, with all in favor, the Minutes of the August 13, 2026, Board of Supervisors Meeting, were approved.

FOURFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hancock stated that she had found an issue while reviewing the Phase Two plat: a dedication did not properly identify District property related to the stormwater easements. She said a document correcting the issue had been executed and recorded in Polk County's public records, so the matter should have been resolved.

B. Engineer**i. Consideration of Fiscal Year 2027 Engineering Work Authorization**

Mr. Malave stated that the engineers had gathered the information needed for the swale issue and were finishing their submission to Southwest Florida. He hoped to submit it by the next day and resolve the matter. He also presented Dewberry Engineers' work authorization for the next fiscal year.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Fiscal Year 2027 Engineering Work Authorization, was approved.

C. Field Manager's Report**i. Fiscal Year 2027 Contract Renewals****a) Aquatic Weed Management**

Mr. Bailey reported that the main Reyes sign had been replaced, double-parking signs were being removed to match the updated map, and other leaning or fallen signs had been put back up. He said the landscapers were keeping up with the faster grass growth from the rain and would soon move to their winter schedule. The pool, restrooms, and dog stations were being maintained. Aquatic crews were managing algae as water levels rose and had removed fish after a reported fish kill. He presented an aquatic weed management contract increase of \$360, or 3.75%. He said it was the contractor's first increase in some time and had been included in the Fiscal Year 2027 budget.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Aquatic Weed Management Fiscal Year 2027 Contract Renewal, was approved.

b) Clean Star Services

Mr. Bailey stated that the Board had approved Clean Star's \$25 monthly increase for its base janitorial service, bringing that portion from \$475 to \$500 per month. The other service charges stayed the same, and Ms. Hancock said she would prepare an updated agreement showing the full scope of work. The approval was subject to District counsel's final review.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Clean Star Services Fiscal Year 2027 Contract Renewal, was approved.

c) Resort Pools

Mr. Bailey stated that the Board had approved the pool vendor's increase to \$2,040 per month. It was noted that the annual cost would be \$72 over the budgeted amount.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Resort Pools Fiscal Year 2027 Contract Renewal, was approved.

ii. Consideration of Landscaping Contract

Mr. Bailey stated that the Board had talked about the landscaping contract, which was set to expire the following September. They considered resetting the contract terms but decided to leave it as it was for now. They discussed adding regular spraying, but the contract was already close to the \$195,000 amount that would require a formal bid. They planned to look at the spraying work later.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Landscaping Contract To Be Discussed at a later date, was approved.

iii. Consideration of Holiday Lighting Proposals**a) TPG Lighting****b) Festive Glow**

Ms. O'Rourke stated that the Board had reviewed holiday lighting proposals from TPG Lighting and Festive Glow. TPG's three-year price was \$19,429.90 per year. Festive Glow, which had installed the District's lights the previous year, offered a basic option for about \$15,400 per year and an expanded option for about \$19,900 per year. The Board had budgeted \$20,000 for holiday lighting. Board members discussed the displays, the cost, and whether to sign a three-year agreement. They noted that Festive Glow's basic option would save money while keeping a display residents had seen before. Ms. Hancock explained that the agreement would include a provision allowing the District to end it with 30 days' notice.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Festive Glow – 3 Year Agreement - \$15,400, was approved.

iv. Review of Fiscal Year 2027 Engineer's Report

Mr. Malave reported that he had reviewed the roughly 50 items in the engineer's annual inspection report with Prince & Sons. They were working on a plan to address the items, including minor cleanup and erosion repairs. The Board had no questions.

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

Ms. O'Rourke reviewed the check register. The Board approved the check register for June 24 through August 20, 2026, totaling \$143,664.78.

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

ii. Balance Sheet & Income Statement

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

FIFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

Ms. O'Rourke opened the Supervisor request and audience comment period. There were no comments.

SEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the meeting was adjourned at 11:05 am.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2027-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HAMMOCK RESERVE COMMUNITY DEVELOPMENT
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary Christine Wells

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED 14th day of October 2026

ATTEST:

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 5

AGREEMENT FOR POOL MAINTENANCE SERVICES ADDITIONAL SERVICES ORDER

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”) is presented according to the requirements established within the executed *Agreement for Pool Maintenance Services* dated August 2, 2022 (the “**Agreement**”). This ASO is made and entered into effective this 22 day of September 2026, by and between:

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

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

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

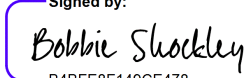
Proposal Name	Cost	Notes
Pool Motor Replacement (Exhibit A)	\$4,500.00	N/A
Total		\$4,500.00

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

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

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

**HAMMOCK RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

B4BFE8F149CE478...

Signature

By: Bobbie Shockley
Print Name

Its: Chairperson, Board of Supervisors
Title

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

DocuSigned by:

C233DB72FD304B8...

Signature

Simon McDonnell
By: _____
Print Name

director
Its: _____
Title

Exhibit A: Pool Motor Replacement

Exhibit A
Pool Motor Replacement

ESTIMATE

Resort Pool Services
14711 Henson Road
Orlando, FL 32832

info@resortpoolservices.com
(321) 321-7751
(321) 689-6210



Bill to
Hammock Reserve CDD
3510 Yarian Dr
Haines City, FL 33844
invoices@gmscfl.com

Estimate details
Estimate no.: EST-1139
Estimate date: 09/16/2026
Valid until: 10/16/2026
Service location: Pool - 3510 YARIAN DRIVE

#	Product or service	Qty	Rate	Amount
1.	new motor needed as current one has burnt out	1	\$4,500.00	\$4,500.00
			Estimate total	\$4,500.00

Review and approve online: https://app.avolv.ai/estimate/view/eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9.eyJlc3RpbWF0ZUlkIjoY211NG55OGd2MDBjdGh4eWo2MWU3aDk0YyIsInR5cGUiOiJlc3RpbWF0ZS12aWV3IiwiaWF0IjoxNzg5NTk3MTczLCJleHAiOiE3OTczNzMxNzN9.oPz9sUR9WArLFTF-Zso09X_slMZahvY3I3aFoJHBggI

Notes
The pump makes a lot of noise

Reference: RR-1160

Approval Approve online using the link above, or sign here and return this page to us.

Bobbie Shockley
Printed name

A handwritten signature in black ink that reads "Bobbie Shockley".
Signature

09/22/2026
Date

SECTION 6

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this “**Agreement**”) is made and entered into effective _____, 20__ (the “**Effective Date**”), by and between **PayGOV.US, LLC**, a [STATE] limited liability company (“**PGV**”), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Hammock Reserve Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the “**District**”), with its principal address at c/o Governmental Management Services – Central Florida, 219 E. Livingston Street, Orlando FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the “**Services**”), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District’s request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV’s property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV’s expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of \$1.00 will apply to any such transaction under \$33.00. E-Check (ACH) transactions will be charged a flat fee of \$1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV’s sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District’s Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within **two (2)** business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("PCI DSS"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in [REDACTED] County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than \$[1,000,000] per occurrence and \$[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than \$1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than \$1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. (“iStream”) as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV’s own.

11. District Required Provisions; Order of Precedence. Exhibit A (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV’s website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party’s address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District’s district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys’ fees and costs, including those incurred on appeal. The District’s failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District’s fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days’ written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days’ written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District’s E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District’s district manager a copy of each application and other document PGV signs on the District’s behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135, *Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), *Florida Statutes*, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, personally appeared _____ (“Affiant”), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC (“PGV”), is an officer or representative of PGV, and is authorized to make this affidavit on PGV’s behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the “District”).

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV’s E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20__, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION 7

SECTION C

Hammock Reserve CDD

Field Management Report

Completed Items

- The fence along the rear side of Phase 4 was damaged and blown out. The fence has been reset and secured to help maintain the property boundary and avoid potential compliance issues with the City.
- Work has begun on areas identified in the engineer's report. GMS Maintenance will continue addressing repairs and maintenance items that fall within the team's available skills and capabilities
- Trash and debris removal has been completed at various ponds throughout the District. This work helps maintain the appearance of the waterways and keep drainage areas clear of debris.



Contracted Services

- The landscaping contractor continues to provide satisfactory service throughout the community. Routine maintenance of the common areas and landscaped spaces is ongoing, helping to maintain a clean, attractive, and well-kept appearance throughout the District.
- Pool maintenance services continue to be performed consistently in accordance with established operational and safety standards, helping ensure the facility remains clean, safe, and ready for resident use.
- Janitorial services continue to be completed at a high standard. The amenity restrooms are routinely cleaned and maintained to provide a clean and orderly environment for residents and guests.
- Lake maintenance services continue to be performed on a regular schedule and remain within professional service standards. The stormwater ponds are still below their ideal operating levels; however, recent rainfall has gradually increased water levels throughout the District.



SECTION i



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #10

Pond A1

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	3	pal	\$400.00	\$1,200.00
				\$0.00
				\$0.00
			total	\$1,200.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #8

Pond A2

	Qty	Unit	Unit Cost	TOTAL
Rip Rap	3	yds	\$1,200.00	\$3,600.00
				\$0.00
				\$0.00
			total	\$3,600.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #9

Pond A2

	Qty	Unit	Unit Cost	TOTAL
Rip Rap	3	yds	\$1,200.00	\$3,600.00
				\$0.00
				\$0.00
			total	\$3,600.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #4

Pond C1

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	1	pal	\$400.00	\$400.00
				\$0.00
				\$0.00
			total	\$400.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

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

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #22

Pond Maddie Street

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	half	pal	\$200.00	\$200.00
				\$0.00
				\$0.00
			total	\$200.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.24.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #38

Pond Tract B1

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	2	pal	\$400.00	\$800.00
Fill Dirt	2	yds	\$65.00	\$130.00
Labor	2	mhrs	\$55.00	\$110.00
				\$0.00
			total	\$1,040.00

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

Submitted by: Mark Stripling

Date Submitted 9.24.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.24.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #45

Pond Tract D

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	2	pal	\$400.00	\$800.00
Fill Dirt	3	yds	\$65.00	\$195.00
Labor	2	mhrs	\$55.00	\$110.00
				\$0.00
			total	\$1,105.00

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

Submitted by: Mark Stripling

Date Submitted 9.24.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.24.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #41

Pond Tract D

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	2	pal	\$400.00	\$800.00
Fill Dirt	2	yds	\$65.00	\$130.00
Labor	2	mhrs	\$55.00	\$110.00
				\$0.00
			total	\$1,040.00

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

Submitted by: Mark Stripling

Date Submitted 9.24.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

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

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #23

Pond Tract G

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	1	pal	\$400.00	\$400.00
				\$0.00
				\$0.00
			total	\$400.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #25

Pond Tract H

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	2	pal	\$400.00	\$800.00
Fill Dirt	3	yds	\$65.00	\$195.00
Labor	2	mhrs	\$55.00	\$110.00
				\$0.00
			total	\$1,105.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.22.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #32

Pond Tract J

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	2	pal	\$400.00	\$800.00
Fill Dirt	2	yds	\$65.00	\$130.00
Labor	2	mhrs	\$55.00	\$110.00
				\$0.00
			total	\$1,030.00

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

Submitted by: Mark Stripling

Date Submitted 9.22.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #17

Pond Tract O

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	1	pal	\$400.00	\$400.00
Fill Dirt	1	yd	\$65.00	\$65.00
Labor	2	mhrs	\$55.00	\$110.00
				\$0.00
			total	\$575.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

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

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #13

Pond Tract T

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	1	pal	\$400.00	\$400.00
Fill Dirt	1	yd	\$65.00	\$65.00
Labor	2	mhrs	\$55.00	\$110.00
				\$0.00
			total	\$575.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #1

Pond C1

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	1	pal	\$400.00	\$400.00
Rip Rap	4	yds	\$1,200.00	\$4,800.00
				\$0.00
			total	\$5,200.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 9.16.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Hammock Reserve
Haines City, FL 33884
Photo #6

Pond C2

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	2	pal	\$400.00	\$800.00
				\$0.00
				\$0.00
			total	\$800.00

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

Submitted by: Mark Stripling

Date Submitted 9.16.2026

Accepted by: _____

Date Accepted: _____

SECTION ii

Legend

- Hammock Reserve CDD
- Photo Locations



Hammock Reserve CDD Annual Inspection Map

Author: CA
Date Saved: 6/30/2026

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 iii

Stormwater Repair Summary

Area	Number	Cost
Pond A1	10	\$1,200.00
Pond A2	8	\$3,600.00
Pond A2	9	\$3,600.00
Pond C1	4	\$400.00
Pond Maddie Street	22	\$200.00
Pond Tract B1	38	\$1,040.00
Pond Tract D	45	\$1,105.00
Pond Tract D	41	\$1,040.00
Pond Tract G	23	\$400.00
Pond Tract H	25	\$1,105.00
Pond Tract J	32	\$1,030.00
Pond Tract O	17	\$575.00
Pond Tract T	13	\$575.00
Pond C1	1	\$5,200.00
Pond C2	6	\$800.00
Total		\$21,870.00

SECTION iv



JAMES CITY, FLORIDA 33644
(863) 422-5207
www.princeandsonsinc.com

TAMPA, FLORIDA 33610

ORLANDO, FLORIDA 32024

Valued Customer,

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

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

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

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

***BASED ON STATE AVERAGE**

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

Warmest Regards,

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



SECTION V



MONUMENT LIGHT REPLACEMENT & SOLAR INSTALLATION

Hammock Reserve CDD | Haines City, Florida

CLIENT

Hammock Reserve CDD

PROJECT LOCATION

District-Designated Monument Locations
Haines City, FL 33844

PROPOSAL DATE

September 4, 2026

1

REPLACEMENT LIGHT

yellow-dot location

1

NEW SOLAR LIGHT

green-dot location

\$850

TOTAL INVESTMENT

complete turnkey scope

Furnish and install one compatible replacement monument landscape light at the designated Phase 4 location and one new solar monument light at the designated green-dot location, including normal setup, aiming, testing and cleanup.

VERIFY + REPLACE + INSTALL SOLAR + AIM + TEST

Pricing is based on normal landscape-light mounting conditions and compatible existing electrical service at the replacement location.



VERIFY

2 locations



REMOVE

old fixture



REPLACE

new light



SOLAR

install

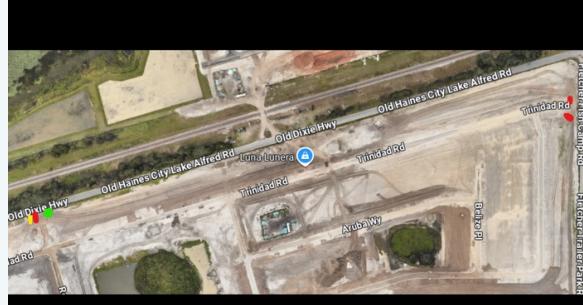


TEST

operation

PROJECT OVERVIEW

Core X Concrete proposes replacement of one existing monument landscape light at the yellow-dot Phase 4 location and installation of one new solar light at the green-dot location, including setup, aiming, testing and cleanup.



DISTRICT MAP KEY

- **YELLOW - REPLACE 1 LIGHT**
- **GREEN - INSTALL 1 SOLAR LIGHT**
- Red markers are outside this proposal scope.

Client-supplied reference map and enlarged view of the yellow / green monument-lighting locations.

PROJECT SCOPE SNAPSHOT

1

REPLACEMENT LIGHT
designated Phase 4

1

SOLAR LIGHT
new installation

AIM + TEST

FINAL SETUP
both locations

CLEAN

TURNKEY CLOSEOUT
job-generated debris

PROJECT INTENT

Restore one designated existing monument light with a compatible replacement fixture and add one self-contained solar monument light at the second marked location. The finished work will be installed, aimed, tested and left ready for normal District use.

WHY THIS TARGETED APPROACH

The scope is limited to the two District-marked fixture installations. One existing light is replaced at the designated location, while the new solar fixture adds independent illumination at the green-dot monument without requiring a new wired feed under this scope.

SCOPE OF WORK

TARGETED FIXTURE WORK - REPLACE 1 EXISTING LIGHT + INSTALL 1 NEW SOLAR LIGHT

Mobilize to the District-designated yellow- and green-dot locations, replace one existing monument landscape light with a compatible fixture, furnish / install one new solar monument light, then aim, test and clean both locations.

1. MOBILIZATION & LOCATION VERIFICATION

- Coordinate access and verify the yellow-dot replacement location and green-dot solar location before installation begins.
- Protect the immediate monument and landscape areas during the work.

4. NEW SOLAR LIGHT INSTALLATION

- Furnish and install one new solar monument / landscape light at the green-dot location using the fixture's standard stake / mounting method.
- Orient the solar panel and light head for practical sun exposure and monument illumination.

2. EXISTING LIGHT REMOVAL & PREP

- Remove the designated existing monument light fixture and prepare the serviceable mounting / connection point for replacement.
- Dispose of the removed normal job-generated fixture material.

5. AIM, TEST & COMMISSION

- Aim both fixtures toward their intended monument / sign areas and verify the replacement light operates from the existing system.
- Complete an initial function check of the solar fixture; full charge / runtime depends on available sunlight.

3. REPLACEMENT FIXTURE INSTALLATION

- Furnish and install one compatible monument landscape-light fixture at the designated replacement location.
- Complete standard fixture-level connection work to the existing serviceable wiring and secure the new light for normal use.

6. FINAL CLEANUP & CLOSEOUT

- Remove packaging and job-generated debris and tidy minor disturbed mulch / soil immediately around both installations.
- Leave both work areas clean and ready for normal District use.

1 REPLACEMENT FIXTURE + 1 NEW SOLAR LIGHT + AIMING + TESTING

Core X Concrete will coordinate the fixture materials, standard installation work, normal connection at the replacement location, solar setup, aiming, initial testing and final cleanup under one turnkey scope.

PROJECT DELIVERY



VERIFY
2 locations



REMOVE
old fixture



REPLACE
new fixture



SOLAR
new light



TEST
final check



PROJECT INVESTMENT

MONUMENT LIGHT REPLACEMENT & SOLAR INSTALLATION - COMPLETE TURNKEY SCOPE **\$850.00**

1 Replacement Monument Light | 1 New Solar Monument Light | Hammock Reserve CDD

INVESTMENT INCLUDES

REPLACEMENT FIXTURE

1 designated light

SOLAR FIXTURE

1 new installation

CONNECTION MATERIALS

standard replacement

FIELD LABOR

setup + installation

AIM + TEST

both fixtures

FINAL CLEANUP

turnkey closeout

SEQUENCE & DELIVERY

MATERIAL COORDINATION

Replacement fixture and solar fixture coordinated after written approval.

material availability permitting

FIELD WORK

Remove / replace one light and install the new solar monument light.

expected 1 working day

CLOSEOUT

Aim, test and clean both designated monument-lighting locations.

weather / access permitting

PROJECT ASSUMPTIONS & EXCLUSIONS

INCLUDED BASIS: Pricing assumes the replacement location has serviceable, compatible existing wiring / power and that the solar location permits normal landscape-light stake / mounting installation with reasonable sun exposure.

EXCLUSIONS / CHANGE CONDITIONS: Transformer replacement, underground cable fault locating or repair, trenching / conduit, line-voltage modifications, structural monument work, major landscape reconstruction, permits and specialty foundations are not included. Conditions requiring work beyond normal fixture replacement / solar installation require separate written authorization. Solar output and runtime depend on available sunlight, battery condition and manufacturer specifications.

WARRANTY & CLOSEOUT

Core X Concrete warrants installation workmanship associated with this fixture-installation scope for six (6) months from substantial completion. Existing electrical infrastructure is not warranted. Supplied fixtures remain subject to applicable manufacturer warranty terms; solar charge / runtime performance is subject to site sun exposure and manufacturer specifications.

ACCEPTANCE & AUTHORIZATION

By signing below, the authorized representative accepts the scope of work and total project investment stated in this proposal and authorizes Core X Concrete to proceed in accordance with the stated terms, assumptions, exclusions, and warranty.

AUTHORIZED REPRESENTATIVE SIGNATURE

DATE

SECTION vi



MONUMENT LIGHTING RISER EXTENSIONS

Hammock Reserve CDD | Haines City, Florida

CLIENT

Hammock Reserve CDD

PROJECT LOCATION

Multiple Monument Locations
Haines City, FL 33844

PROPOSAL DATE

September 4, 2026

11

EXISTING LIGHTS

designated monuments

24 IN

RISER EXTENSIONS

approx. elevation increase

\$2,350

TOTAL INVESTMENT

complete turnkey scope

Furnish and install approximately 24-inch riser extensions at eleven designated existing monument landscape lights, reconnect wiring as required, re-aim each fixture, verify operation, and complete final cleanup.

VERIFY + EXTEND + RECONNECT + AIM + TEST

Existing fixtures and source wiring are assumed serviceable. New fixtures, transformer work, trenching and concealed electrical repairs are not included unless separately authorized.



VERIFY
marked sites



EXTEND
24-in risers



CONNECT
wiring



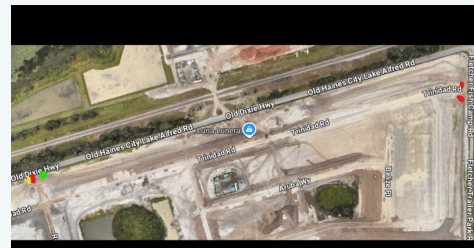
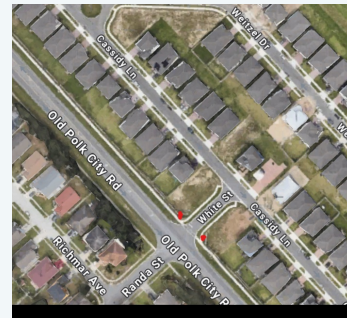
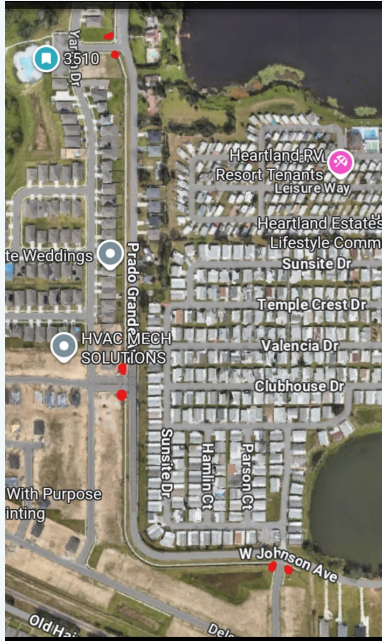
AIM
fixtures



TEST
operation

PROJECT OVERVIEW

Core X Concrete proposes approximately 24-inch riser extensions at eleven District-designated monument landscape lights. Each existing fixture will be raised, reconnected as required, re-aimed and tested to leave the marked locations stable and operational.



Client-supplied location maps - red markers identify the designated riser-extension locations.

PROJECT SCOPE SNAPSHOT

11

EXISTING LIGHTS
designated locations

24 IN

RISER EXTENSIONS
approximate height

WIRING

STANDARD RECONNECT
as required

AIM + TEST

FINAL ADJUSTMENT
operational closeout

PROJECT INTENT

Raise the designated existing monument lights without replacing the complete fixture assemblies. Each marked light will be reset at the new elevation, reconnected as required, aimed back toward the monument / sign area, tested for normal operation, and left in a clean finished condition.

WHY THIS TARGETED APPROACH

Reusing the serviceable existing fixtures and infrastructure limits unnecessary replacement while directly addressing fixture elevation at the marked monuments. The work is focused, repeatable, and can be completed as a clean reset at each location.

SCOPE OF WORK

PRIMARY CORRECTIVE WORK - EXTEND, RECONNECT, AIM & TEST

Mobilize to the District-designated monument locations, install approximately 24-inch riser extensions at eleven existing landscape-light fixtures, complete normal wiring adjustments required for the raised fixture height, then re-aim, test and clean each location.

1. MOBILIZATION & LOCATION VERIFICATION

- Coordinate access and verify the District-designated red-dot locations before installation begins.
- Protect the immediate monument and landscape areas and set up for safe landscape-lighting work.

4. WIRING & CONNECTIONS

- Extend or reconnect existing fixture wiring as required for normal riser installation using exterior-rated connection materials.
- Standard minor wire adjustment at the fixture is included; concealed electrical faults are not included.

2. EXISTING FIXTURE RESET

- Carefully loosen / reset the existing ground-mounted fixture assemblies as required to accommodate the added riser height.
- Preserve the existing fixture heads and serviceable mounting components for reuse.

5. AIM, TEST & ADJUST

- Re-aim each raised light toward the monument / sign area and verify normal operation after installation.
- Make normal field adjustments for stable placement and usable monument illumination.

3. 24-IN RISER / EXTENSION INSTALLATION

- Furnish and install eleven compatible approximately 24-inch riser / extension poles at the designated fixtures.
- Secure each fixture at the raised elevation and restore stable mounting at the monument location.

6. FINAL CLEANUP & CLOSEOUT

- Remove packaging and job-generated debris, tidy minor disturbed mulch / soil immediately around each fixture, and leave all work locations clean.
- Complete a final operational check of the eleven serviced fixtures.

11 RISER EXTENSIONS + STANDARD CONNECTION WORK + AIMING + TESTING

Core X Concrete will coordinate the compatible riser materials, normal fixture-level wiring adjustments, installation, aiming, operational testing and final cleanup under one turnkey scope.

PROJECT DELIVERY





PROJECT INVESTMENT

MONUMENT LIGHTING RISER EXTENSIONS - COMPLETE TURNKEY SCOPE

11 Existing Monument Lights | Approx. 24-in Riser Extensions | Hammock Reserve CDD

\$2,350.00

INVESTMENT INCLUDES

11 RISER EXTENSIONS

compatible materials

STANDARD WIRING

normal reconnection

FIELD LABOR

setup + installation

FIXTURE RESET

secure + re-aim

OPERATIONAL TEST

final check

FINAL CLEANUP

turnkey closeout

SEQUENCE & DELIVERY

MATERIAL COORDINATION

Compatible risers and normal connection materials coordinated after written approval.

material availability permitting

FIELD WORK

Install risers, reconnect, secure and re-aim all eleven marked fixtures.

expected 1 working day

CLOSEOUT

Operational check and cleanup at each completed monument location.

weather / access permitting

PROJECT ASSUMPTIONS & EXCLUSIONS

INCLUDED BASIS: Pricing is based on eleven existing monument / landscape-light fixtures and the existing power source being serviceable and accessible for normal riser installation. Standard minor wire extension / reconnection at the fixture locations is included.

EXCLUSIONS / CHANGE CONDITIONS: New light fixtures, transformer replacement, underground cable fault locating or repair, trenching / conduit, line-voltage modifications, permitting, structural monument repairs and extensive landscape restoration are not included. Concealed or damaged conditions requiring work beyond normal fixture-level extension require separate written authorization.

WARRANTY & CLOSEOUT

Core X Concrete warrants installation workmanship associated with this riser-extension scope for six (6) months from substantial completion. Existing fixtures, transformers, underground wiring and pre-existing electrical conditions are not warranted. Supplied components remain subject to applicable manufacturer warranty terms.

ACCEPTANCE & AUTHORIZATION

By signing below, the authorized representative accepts the scope of work and total project investment stated in this proposal and authorizes Core X Concrete to proceed in accordance with the stated terms, assumptions, exclusions, and warranty.

AUTHORIZED REPRESENTATIVE SIGNATURE

DATE

SECTION vii



ACCOUNT

Hammock Reserve CDD

MONTHLY RATE CHANGE

\$2,034.00 to \$2,095.00

REASON

Annual

EFFECTIVE DATE

October 1, 2027

This agreement confirms the monthly service rate for Hammock Reserve CDD changes from \$2,034.00 to \$2,095.00, effective October 1, 2027.

Not yet signed

This is a copy of the proposed agreement. It becomes binding once signed by the customer.

SECTION D

SECTION i

Hammock Reserve Community Development District

Summary of Check Register

August 21, 2026 to October 07, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	8/21/26	1016-1021	\$ 45,987.13
	9/2/26	1022-1027	\$ 28,707.95
	9/3/26	1028-1031	\$ -
	9/9/26	1032-1033	\$ 13,481.88
	9/15/26	1034-1038	\$ 6,583.85
	9/24/26	1039-1042	\$ 37,188.99
	9/30/26	1043-1044	\$ 1,882.08
		Autodraft	\$ 6,223.68
			\$ 140,055.56
Payroll			
	August 21, 2026 to October 07, 2026		
	Emily Hazelrig	50043/50047	\$ 369.40
	Lindsey Roden	50044/50048	\$ 300.00
	Bobbie Shockley	50045/50049	\$ 300.00
	Jessica Spencer	50046/50050	\$ 369.40
			\$ 1,338.80
Total Amount			
			\$ 141,394.36

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/21/26	00038	8/17/26 22499678	202607 310-51300-31100	ENGINEER SERVICES JUL6	*	10,037.50	
		8/17/26 22499679	202607 310-51300-31100	ENGINEER SERVICES JUL26	*	2,880.00	
				DEWBERRY ENGINEERS INC.			12,917.50 001016
8/21/26	00006	8/01/26 335	202608 320-53800-34000	FIELD MANAGEMENT AUG26	*	1,716.67	
		8/01/26 336	202608 310-51300-34000	MANAGEMENT FEES AUG26	*	3,862.50	
		8/01/26 336	202608 310-51300-35200	WEBSITE ADMIN AUG26	*	108.17	
		8/01/26 336	202608 310-51300-35100	INFO TECHNOLOGY AUG26	*	162.25	
		8/01/26 336	202608 310-51300-31400	DISSEMINATION AGENT AYG26	*	675.92	
		8/01/26 336	202608 330-57200-48300	AMENITY AACCES AUG26	*	1,287.50	
		8/01/26 336	202608 310-51300-51000	OFFICE SUPPLIES	*	.90	
		8/01/26 336	202608 310-51300-42000	POSTAGE	*	42.47	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,856.38 001017
8/21/26	00031	8/12/26 08122026	202608 300-20700-10000	FY26 S20 DEBT SRVC ASSESS	*	3,201.62	
		8/12/26 08122026	202608 300-20700-10000	FY26 S21 DEBT SRVC ASSESS	*	2,877.32	
		8/12/26 08122026	202608 300-20700-10000	FY26 S22 DEBT SRVC ASSESS	*	8,292.89	
				HAMMOCK RESERVE CDD C/O USBANK			14,371.83 001018
8/21/26	00025	8/14/26 15677	202607 310-51300-31500	GENERAL COUNSEL JUL26	*	2,674.28	
				KILINSKI VAN WYK PLLC			2,674.28 001019
8/21/26	00027	8/17/26 25891	202608 320-53800-49000	BUSHHOGGING & MAINT.	*	6,500.00	
		8/18/26 25900	202608 320-53800-47300	REPLACE HUNTER NOZZLES	*	186.66	
				PRINCE & SONS, INC.			6,686.66 001020
8/21/26	00049	7/31/26 12652378	202607 330-57200-34500	GUARD SERVICES JUL26	*	1,480.48	
				SECURITAS SECURITY SERVICES USA INC			1,480.48 001021
				HAMR HAMMOCK RESERV ZYAN			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/02/26	00056	8/31/26 22518	202608 320-53800-47000	POND MAINTENANCE AUG26	*	800.00	
				AQUATIC WEED MANAGEMENT, INC			800.00 001022
9/02/26	00037	9/02/26 10012026	202609 300-15500-10000	PLAYGROUND LEASE OCT26	*	3,442.08	
		9/02/26 10012026	202609 300-15500-10000	PLAYGROUND LEASE OCT26	*	3,733.18	
				HEIDI BONNETT DBA HNB PROPERTY, LLC			7,175.26 001023
9/02/26	00048	8/17/26 73112586	202608 330-57200-48100	PEST CONTROL AUG26	*	40.00	
				MASSEY SERVICES, INC.			40.00 001024
9/02/26	00041	8/31/26 33399	202608 330-57200-48000	REPLACED TOP COLLAR GUIDE	*	350.00	
		9/01/26 33476	202609 330-57200-48500	POOL MAINTENANCE SEP26	*	2,034.00	
				MCDONNELL CORPORATION DBA RESORT			2,384.00 001025
9/02/26	00027	6/01/26 24450	202606 320-53800-46200	JUN MAINT. FUEL CHARGE	*	456.05	
		7/01/26 25027	202607 320-53800-46200	JUL MAINT. FUEL CHARGE	*	304.00	
		9/01/26 26106	202609 320-53800-46200	LANDSCAPE MAINT. SEP26	*	15,201.92	
		9/01/26 26221	202609 320-53800-46200	SEP MAINT. FULE CHARGE	*	304.00	
				PRINCE & SONS, INC.			16,265.97 001026
9/02/26	00049	3/31/26 12518551	202603 330-57200-34500	GUARD SERVICES MAR26	*	2,042.72	
				SECURITAS SECURITY SERVICES USA INC			2,042.72 001027
9/03/26	00074	7/02/26 BS070226	202607 310-51300-11000	BOARD MEETING - 07/02/26	*	150.00	
		7/02/26 BS070226	202607 310-51300-11000	BOARD MEETING - 07/02/26	V	150.00-	
				BOBBIE SHOCKLEY			.00 001028
9/03/26	00073	7/02/26 EH070226	202607 310-51300-11000	BOARD MEETING - 07/06/26	*	184.70	
		7/02/26 EH070226	202607 310-51300-11000	BOARD MEETING - 07/06/26	V	184.70-	
				EMILY J HAZELRIG			.00 001029

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/03/26	00043	7/02/26 JS070226	202607 310-51300-11000 BOARD MEETING - 07/02/26		*	184.70	
		7/02/26 JS070226	202607 310-51300-11000 BOARD MEETING - 07/02/26		V	184.70-	
			JESSICA SPENCER				.00 001030
9/03/26	00055	7/02/26 LR070226	202607 310-51300-11000 BOARD MEETING - 07/02/26		*	150.00	
		7/02/26 LR070226	202607 310-51300-11000 BOARD MEETING - 07/02/26		V	150.00-	
			LINDSEY RODEN				.00 001031
9/09/26	00038	6/19/26 22493715	202605 310-51300-31100 ENGINEER SERVICES MAY26		*	11,211.40	
			DEWBERRY ENGINEERS INC.				11,211.40 001032
9/09/26	00049	8/31/26 12681785	202608 330-57200-34500 GUARD SERVICES AUG26		*	2,270.48	
			SECURITAS SECURITY SERVICES USA INC				2,270.48 001033
9/15/26	00044	8/27/26 18835	202608 330-57200-48200 JANITORIAL SERVICES AUG26		*	1,835.00	
			CSS OF CENTRAL FLORIDA				1,835.00 001034
9/15/26	00067	7/31/26 33	202607 320-53800-48000 FENCE REPAIR		*	877.70	
			GOVERNMENTAL MANAGEMENT SERVICES-TA				877.70 001035
9/15/26	00025	9/14/26 15914	202608 310-51300-31500 GENERAL COUNSEL AUG26		*	3,375.10	
			KILINSKI VAN WYK PLLC				3,375.10 001036
9/15/26	00048	9/01/26 73112587	202609 330-57200-48100 PEST CONTROL SEP26		*	40.00	
			MASSEY SERVICES, INC.				40.00 001037
9/15/26	00027	5/08/26 23938	202605 320-53800-46200 MAY MAINT. FUEL CHARGE		*	456.05	
			PRINCE & SONS, INC.				456.05 001038
9/24/26	00040	9/11/26 28820	202609 330-57200-48300 CDVI CARDS		*	142.20	
			CURRENT DEMANDS ELECTRICAL, INC				142.20 001039
9/24/26	00038	9/22/26 22503937	202608 310-51300-31100 ENGINEER SERVICES AUG26		*	3,464.64	
			DEWBERRY ENGINEERS INC.				3,464.64 001040

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/24/26	00001	9/14/26 34012	202609 300-15500-10000		*	25,308.00	
		POLICY #100126458 FY27					
			EGIS INSURANCE & RISK ADVISORS				25,308.00 001041
9/24/26	00006	8/31/26 339	202608 330-57200-48000		*	440.00	
		AMENITY LIGHTS					
		9/01/26 337	202609 320-53800-34000		*	1,716.67	
		FIELD MANAGEMENT SEP26					
		9/01/26 338	202609 310-51300-34000		*	3,862.50	
		MANAGEMENT FEES SEP26					
		9/01/26 338	202609 310-51300-35200		*	108.17	
		WEBSITE ADMIN SEP26					
		9/01/26 338	202609 310-51300-35100		*	162.25	
		INFO TECHNOLOGY SEP26					
		9/01/26 338	202609 310-51300-31400		*	675.92	
		DISSEMINATION AGENT SEP26					
		9/01/26 338	202609 330-57200-48300		*	1,287.50	
		AMENITY ACCESS SEP26					
		9/01/26 338	202609 310-51300-51000		*	.78	
		OFFICE SUPPLIES					
		9/01/26 338	202609 310-51300-42000		*	20.36	
		POSTAGE					
			GOVERNMENTAL MANAGEMENT SERVICES-CF				8,274.15 001042
9/30/26	00044	9/25/26 19102	202609 330-57200-48200		*	1,805.00	
		JANITORIAL SERVICES SEP26					
			CSS OF CENTRAL FLORIDA				1,805.00 001043
9/30/26	00027	9/14/26 26491	202609 320-53800-47300		*	77.08	
		REPLACE CLOGGED NOZZLES					
			PRINCE & SONS, INC.				77.08 001044
TOTAL FOR BANK A						133,831.88	

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/24/26	00028	8/19/26 1947-08. 202608 320-53800-43100 817 PRADO GRANDE AUG26		DUKE ENERGY	*	1,069.45	1,069.45 080154
9/15/26	00028	9/10/26 2471-08. 202608 320-53800-43100 0 PRADO GRANDE ST AUG26		DUKE ENERGY	*	941.91	941.91 080155
9/15/26	00028	9/10/26 9263-08. 202608 320-53800-43000 1190 POLK CITY RD AUG26		DUKE ENERGY	*	74.35	74.35 080156
9/15/26	00028	9/15/26 0127-08. 202608 320-53800-43000 4201 DELEON ST AUG26		DUKE ENERGY	*	22.40	22.40 080157
9/15/26	00028	9/15/26 1387-08. 202608 320-53800-43000 2601 REYES POINT AUG26		DUKE ENERGY	*	50.98	50.98 080158
9/15/26	00028	9/15/26 1446-08. 202608 320-53800-43000 2800 WHITE ST AUG26		DUKE ENERGY	*	22.38	22.38 080159
9/15/26	00028	9/15/26 2194-08. 202608 320-53800-43000 2686 TRININAD RD AUG26		DUKE ENERGY	*	32.64	32.64 080160
9/15/26	00028	9/15/26 3050-08. 202608 320-53800-43000 4595 BERNARD BLVD AUG26		DUKE ENERGY	*	22.70	22.70 080161
9/15/26	00028	9/15/26 4362-08. 202608 330-57200-43000 3510 YARIAN DR AMEN AUG26		DUKE ENERGY	*	1,072.58	1,072.58 080162
9/15/26	00028	9/15/26 5918-08. 202608 320-53800-43000 2678 TRINIDAD RD AUG26		DUKE ENERGY	*	135.45	135.45 080163
9/15/26	00028	9/15/26 8821-08. 202608 320-53800-43000 4702 BERNARD BLVD AUG26		DUKE ENERGY	*	112.31	112.31 080164
9/15/26	00028	9/15/26 9784-08. 202608 320-53800-43100 00 POLK CITY RD AUG26		DUKE ENERGY	*	964.26	964.26 080165

HAMR HAMMOCK RESERV ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/15/26	00068	9/05/26 4610-09. 202609 330-57200-44000 3510 YARIAN DR SEP26		SPECTRUM BUSINESS	*	110.00	110.00 080166
9/23/26	00013	9/15/26 9931-08. 202608 330-57200-43200 3510 YARIAN DR AUG26		CITY OF HAINES CITY	*	522.76	522.76 080167
9/23/26	00028	9/18/26 1947-09. 202609 320-53800-43100 817 PRADO GRANDE SEP26		DUKE ENERGY	*	1,069.51	1,069.51 080168
TOTAL FOR BANK Z						6,223.68	
TOTAL FOR REGISTER						140,055.56	

HAMR HAMMOCK RESERV ZYAN

SECTION ii

Hammock Reserve
Community Development District

Unaudited Financial Reporting
August 31, 2026



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Hammock Reserve
Community Development District
Combined Balance Sheet
August 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	\$ 317,780	\$ -	\$ -	\$ 317,780
State Board of Administration	\$ 59,650	\$ -	\$ -	\$ 59,650
Capital Reserve Account	\$ -	\$ -	\$ 236,267	\$ 236,267
Investments:				
Series 2020				
Reserve	\$ -	\$ 154,000	\$ -	\$ 154,000
Revenue	\$ -	\$ 153,864	\$ -	\$ 153,864
Series 2021				
Reserve	\$ -	\$ 138,261	\$ -	\$ 138,261
Revenue	\$ -	\$ 149,242	\$ -	\$ 149,242
Prepayment	\$ -	\$ 112	\$ -	\$ 112
Series 2022				
Reserve	\$ -	\$ 397,933	\$ -	\$ 397,933
Revenue	\$ -	\$ 539,310	\$ -	\$ 539,310
Prepayment	\$ -	\$ 156	\$ -	\$ 156
Prepaid Expenses	\$ 13,102	\$ -	\$ -	\$ 13,102
Total Assets	\$ 390,532	\$ 1,532,877	\$ 236,267	\$ 2,159,676
Liabilities:				
Accounts Payable	\$ 31,898	\$ -	\$ -	\$ 31,898
Total Liabilities	\$ 31,898	\$ -	\$ -	\$ 31,898
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 13,102	\$ -	\$ -	\$ 13,102
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 307,864	\$ -	\$ 307,864
Debt Service - Series 2021	\$ -	\$ 287,615	\$ -	\$ 287,615
Debt Service - Series 2022	\$ -	\$ 937,398	\$ -	\$ 937,398
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 236,267	\$ 236,267
Unassigned	\$ 345,533	\$ -	\$ -	\$ 345,533
Total Fund Balances	\$ 358,634	\$ 1,532,877	\$ 236,267	\$ 2,127,778
Total Liabilities & Fund Balance	\$ 390,532	\$ 1,532,877	\$ 236,267	\$ 2,159,676

Hammock Reserve
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 842,100	\$ 842,100	\$ 845,811	\$ 3,712
Interest Income	\$ 2,281	\$ 2,281	\$ 10,884	\$ 8,603
Other Income	\$ -	\$ -	\$ 180	\$ 180
Total Revenues	\$ 844,381	\$ 844,381	\$ 856,875	\$ 12,494
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 4,800	\$ 6,200
Employer FICA Expense	\$ 918	\$ 842	\$ 367	\$ 474
Engineering	\$ 15,000	\$ 13,750	\$ 53,173	\$ (39,423)
Attorney	\$ 25,000	\$ 22,917	\$ 24,693	\$ (1,776)
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	\$ 7,435	\$ 7,435	\$ 0
Trustee Fees	\$ 13,335	\$ 12,795	\$ 12,795	\$ -
Management Fees	\$ 46,350	\$ 42,488	\$ 42,488	\$ -
Information Technology	\$ 1,947	\$ 1,784	\$ 1,785	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Postage & Delivery	\$ 1,000	\$ 917	\$ 526	\$ 391
Insurance	\$ 8,282	\$ 8,282	\$ 7,764	\$ 518
Copies	\$ 500	\$ 458	\$ 132	\$ 326
Legal Advertising	\$ 2,500	\$ 2,292	\$ 2,412	\$ (120)
Other Current Charges	\$ 1,550	\$ 1,550	\$ 2,477	\$ (927)
Office Supplies	\$ 625	\$ 573	\$ 8	\$ 565
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 154,873	\$ 140,329	\$ 174,100	\$ (33,771)

Hammock Reserve
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 23,995	\$ 23,995	\$ 20,742	\$ 3,253
Field Management	\$ 20,600	\$ 18,883	\$ 18,883	\$ 0
Landscape Maintenance	\$ 195,700	\$ 179,392	\$ 168,437	\$ 10,954
Landscape Replacement	\$ 45,000	\$ 41,250	\$ 27,713	\$ 13,537
Pond Maintenance	\$ 10,200	\$ 9,350	\$ 8,800	\$ 550
Streetlights	\$ 39,486	\$ 36,195	\$ 38,067	\$ (1,872)
Electric	\$ 13,200	\$ 12,100	\$ 9,208	\$ 2,892
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Irrigation Repairs	\$ 7,000	\$ 7,000	\$ 11,696	\$ (4,696)
General Repairs & Maintenance	\$ 22,500	\$ 20,625	\$ 18,766	\$ 1,859
Contingency	\$ 10,000	\$ 9,167	\$ 16,767	\$ (7,600)
Subtotal Field Expenditures	\$ 390,181	\$ 360,249	\$ 339,080	\$ 21,169
Amenity Expenditures				
Amenity - Electric	\$ 14,500	\$ 13,292	\$ 11,785	\$ 1,506
Amenity - Water	\$ 10,000	\$ 9,167	\$ 7,273	\$ 1,894
Playground Lease	\$ 98,030	\$ 89,860	\$ 90,854	\$ (994)
Internet	\$ 1,500	\$ 1,375	\$ 1,210	\$ 165
Pest Control	\$ 3,544	\$ 3,249	\$ 160	\$ 3,089
Janitorial Services	\$ 19,505	\$ 17,880	\$ 18,230	\$ (350)
Security Services	\$ 36,000	\$ 33,000	\$ 21,754	\$ 11,246
Pool Maintenance	\$ 24,408	\$ 22,374	\$ 22,020	\$ 354
Amenity Management	\$ 15,450	\$ 14,163	\$ 14,176	\$ (13)
Amenity Repairs & Maintenance	\$ 10,000	\$ 9,167	\$ 9,992	\$ (825)
Annual Maintenance of Water Filtration System	\$ 2,400	\$ 2,200	\$ -	\$ 2,200
Holiday Decorations	\$ 20,000	\$ 18,333	\$ 15,400	\$ 2,933
Contingency	\$ 15,000	\$ 13,750	\$ 4,680	\$ 9,070
Subtotal Amenity Expenditures	\$ 270,337	\$ 247,809	\$ 217,534	\$ 30,274
Total Operations & Maintenance	\$ 660,517	\$ 608,057	\$ 556,615	\$ 51,443
Total Expenditures	\$ 815,390	\$ 748,386	\$ 730,715	\$ 17,671
Excess (Deficiency) of Revenues over Expenditures	\$ 28,990		\$ 126,160	
<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	\$ -		\$ 97,170	
Fund Balance - Beginning	\$ -		\$ 261,464	
Fund Balance - Ending	\$ -		\$ 358,634	

Hammock Reserve

Community Development District

Debt Service Fund Series 2020

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 308,327	\$ 308,327	\$ 309,366	\$ 1,039
Interest	\$ 7,110	\$ 7,110	\$ 10,329	\$ 3,219
Total Revenues	\$ 315,437	\$ 315,437	\$ 319,696	\$ 4,258
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		\$ 11,071	
Fund Balance - Beginning	\$ 141,363		\$ 296,793	
Fund Balance - Ending	\$ 148,175		\$ 307,864	

Hammock Reserve

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 276,824	\$ 276,824	\$ 278,030	\$ 1,206
Interest	\$ 6,636	\$ 6,636	\$ 9,625	\$ 2,989
Total Revenues	\$ 283,460	\$ 283,460	\$ 287,655	\$ 4,195
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		\$ 13,492	
Fund Balance - Beginning	\$ 134,371		\$ 274,122	
Fund Balance - Ending	\$ 143,669		\$ 287,615	

Hammock Reserve

Community Development District

Debt Service Fund Series 2022

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 797,850	\$ 797,850	\$ 801,324	\$ 3,474
Interest	\$ 20,684	\$ 20,684	\$ 30,411	\$ 9,727
Total Revenues	\$ 818,534	\$ 818,534	\$ 831,736	\$ 13,201
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		\$ 35,051	
Fund Balance - Beginning	\$ 499,694		\$ 902,348	
Fund Balance - Ending	\$ 521,543		\$ 937,398	

Hammock Reserve

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues</u>				
Interest	\$ 2,828	\$ 2,828	\$ 6,403	\$ 3,575
Total Revenues	\$ 2,828	\$ 2,828	\$ 6,403	\$ 3,575
<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		\$ 35,393	
Fund Balance - Beginning	\$ 200,279		\$ 200,874	
Fund Balance - Ending	\$ 232,097		\$ 236,267	

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	\$ 852	\$ -	\$ 10,884
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	\$ 852	\$ -	\$ 856,875
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ -	\$ 800	\$ 800	\$ -	\$ 4,800
Employer FICA Expense	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ 61	\$ 61	\$ 61	\$ -	\$ 61	\$ 61	\$ -	\$ 367
Engineering	\$ 63	\$ 1,400	\$ -	\$ 792	\$ 3,210	\$ 2,320	\$ 1,425	\$ -	\$ 16,369	\$ 12,918	\$ 14,676	\$ -	\$ 53,173
Attorney	\$ 1,243	\$ 1,920	\$ 465	\$ 1,111	\$ 2,351	\$ 3,978	\$ 2,841	\$ -	\$ 4,736	\$ 2,674	\$ 3,375	\$ -	\$ 24,693
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	\$ 676	\$ -	\$ 7,435
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	\$ 3,863	\$ -	\$ 42,488
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,785
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Postage & Delivery	\$ 91	\$ 35	\$ 8	\$ 29	\$ 22	\$ 54	\$ 12	\$ 54	\$ 44	\$ 134	\$ 42	\$ -	\$ 526
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	\$ 51	\$ -	\$ 2,477
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 31,533	\$ 14,201	\$ 5,813	\$ 6,827	\$ 10,490	\$ 12,112	\$ 10,075	\$ 8,770	\$ 27,500	\$ 22,965	\$ 23,816	\$ -	\$ 174,100

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	\$ 1,717	\$ -	18,883
Landscape Maintenance	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 15,202	\$ 16,418	\$ -	168,437
Landscape Replacement	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 990	\$ -	\$ -	\$ 11,430	\$ -	\$ -	27,713
Pond Maintenance	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	8,800
Streetlights	\$ 5,012	\$ 6,100	\$ 3,065	\$ 3,012	\$ 2,991	\$ 2,991	\$ 2,991	\$ 2,979	\$ 2,975	\$ 2,975	\$ 2,976	\$ -	38,067
Electric	\$ 2,054	\$ 1,849	\$ 1,081	\$ 867	\$ 851	\$ 420	\$ 399	\$ 389	\$ 406	\$ 421	\$ 473	\$ -	9,208
Irrigation Repairs	\$ 598	\$ 605	\$ 803	\$ 279	\$ 226	\$ -	\$ 1,322	\$ 7,061	\$ 303	\$ 314	\$ 187	\$ -	11,696
General Repairs & Maintenance	\$ 1,841	\$ 110	\$ 1,159	\$ 6,605	\$ 2,999	\$ 1,498	\$ 453	\$ 138	\$ 3,084	\$ -	\$ 878	\$ -	18,766
Contingency	\$ 9,958	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,804	\$ -	16,767
Subtotal Field Expenditures	\$ 58,216	\$ 26,388	\$ 23,826	\$ 28,481	\$ 24,785	\$ 37,627	\$ 23,874	\$ 28,286	\$ 24,487	\$ 32,859	\$ 30,252	\$ -	339,080
Amenity Expenditures													
Amenity - Electric	\$ 1,792	\$ 1,852	\$ 1,075	\$ 766	\$ 775	\$ 835	\$ 744	\$ 745	\$ 1,052	\$ 1,076	\$ 1,073	\$ -	11,785
Amenity - Water	\$ 1,068	\$ 1,011	\$ 465	\$ 492	\$ 503	\$ 573	\$ 654	\$ 654	\$ 634	\$ 695	\$ 523	\$ -	7,273
Playground Lease	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 8,666	\$ 7,175	\$ 7,175	\$ 7,175	\$ -	90,854
Internet	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	1,210
Pest Control	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ 40	\$ 40	\$ -	160
Janitorial Services	\$ 1,505	\$ 1,495	\$ 1,515	\$ 1,545	\$ 1,575	\$ 1,475	\$ 1,790	\$ 1,835	\$ 1,845	\$ 1,815	\$ 1,835	\$ -	18,230
Security Services	\$ 1,993	\$ 2,249	\$ 2,230	\$ 2,050	\$ -	\$ -	\$ 1,594	\$ 2,502	\$ 3,342	\$ 1,480	\$ 4,313	\$ -	21,754
Pool Maintenance	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ -	22,020
Amenity Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,301	\$ 1,288	\$ -	14,176
Amenity Repairs & Maintenance	\$ 165	\$ -	\$ 1,290	\$ -	\$ 455	\$ 3,949	\$ 793	\$ 716	\$ 1,625	\$ 209	\$ 790	\$ -	9,992
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	\$ 19,180	\$ -	217,534
Total Operations & Maintenance	\$ 76,817	\$ 45,033	\$ 42,439	\$ 60,773	\$ 40,132	\$ 56,499	\$ 41,547	\$ 47,116	\$ 48,032	\$ 48,794	\$ 49,432	\$ -	556,615
Total Expenditures	\$ 108,350	\$ 59,234	\$ 48,252	\$ 67,600	\$ 50,622	\$ 68,611	\$ 51,622	\$ 55,886	\$ 75,532	\$ 71,759	\$ 73,248	\$ -	730,715
Excess (Deficiency) of Revenues over Expenditures	\$ (107,889)	\$ (33,892)	\$ 739,525	\$ (59,874)	\$ (46,760)	\$ (60,370)	\$ (42,102)	\$ (53,751)	\$ (65,711)	\$ (70,619)	\$ (72,396)	\$ -	126,160
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	\$ (107,889)	\$ (33,892)	\$ 739,525	\$ (59,874)	\$ (46,760)	\$ (60,370)	\$ (42,102)	\$ (82,741)	\$ (65,711)	\$ (70,619)	\$ (72,396)	\$ -	97,170

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	50% 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
12.08.25	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
12.08.25	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
05.13.26	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

SECTION iii

From: Cindy Santana cindysantana427@icloud.com
Subject: Re: Hammock Reserve CDD
Date: September 8, 2026 at 4:19 PM
To: Monica Virgen mvirgen@gmscfl.com
Cc: Katie O'Rourke korourke@gmscfl.com

CS

Hello,

As per our discussion, I need to request an extension for the modifications because I recently had surgery on 8/28, which restricts me from lifting any items for the next six weeks. Additionally, please confirm if there are any other easements on my property. Lastly, could you confirm the 8-inch clearance with the engineer for the shed and other items? Thank you for your help.

Thank you,
Cindy Santana

On Sep 4, 2026, at 11:00 AM, Monica Virgen <mvirgen@gmscfl.com> wrote:

Good morning,

Attached please find an Easement Encroachment letter from Hammock Reserve CDD.

Please contact Katie O'Rourke if you have any questions.

Thanks,

Monica Virgen
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801
407-841-5524
407-839-1526 - Fax
mvirgen@gmscfl.com
<B22616F7-819F-42EE-95D8-ECADD2E33035.tiff>
<260903 Letter to 4305 Deleon Street (Shed and Pool Encroachment) - Hammock Reserve.pdf>

SECTION iv

SECTION a)

*This item will be provided under
separate cover*

SECTION 11

Closed Security Session