

***The Hammocks
Community
Development District***

June 10, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

The Hammocks Community Development District

Board of Supervisors

Frances Plantikow, Chairman
Mike Henke, Vice Chairperson
Alex Manero, Assistant Secretary
Keiton Best, Assistant Secretary
Eva Sahakian, Assistant Secretary

District Staff

Kristee Cole & Lee Graffius, District Manager
Whitney Sousa, District Counsel
Robert Dvorak, District Engineer
Christian Haller, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Wednesday, June 10, 2026, at 8:00 a.m.

The Regular Meeting of The Hammocks of District Community Development District will be held on June 10, 2026 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Meeting ID: 234 972 172 543 5

Passcode: qq3ot6fc

Dial-in by Phone: +1 646-838-1601

Pin: 786 317 492#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. CONSENT AGENDA

A. Consideration of Minutes of May 13, 2026 Regular Meeting.....Page 3

B. Discussion of the June 2026 Snapshot.....Page 7

4. STAFF REPORTS

A. District Accountant

B. SOLitude Reports.....Page 8

C. District Counsel

D. District Engineer

E. District Manager

5. BUSINESS ITEMS

A. Consideration of Resolution 2026-06; Approving Proposed Budget and Setting Public Hearing.....Page 16

B. Consideration of Basketball Goal System Installation Proposal.....Page 26

C. Consideration of Trash Pick-Up proposal.....Page 28

D. Discussion of Dog Park Locations

E. Consideration of Dog Park Fence Proposals.....Page 30

F. Consideration of Turf for Dog Parks Proposals.....Page 53

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

42 **FOURTH ORDER OF BUSINESS** **Staff Reports**

43 **A. District Accountant**

44 **i. Consideration of FY 2025 Audit**

45 The FY 2025 Audit was presented.

46

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On MOTION by Mr. Manero seconded by Ms. Plantikow, with all in 48 favor, the FY 2025 Audit was approved as presented. 5-0
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B. SOLitude Report

53 SOLitude presented its monthly report. Water levels remain significantly low, and the
54 contractor is continuing to address shoreline weeds and algae in areas where water remains.
55 The Board discussed resident concerns regarding alligators and directed residents to contact
56 District Management, which will coordinate with the Alligator Hotline or the Florida Fish and
57 Wildlife Conservation Commission (FWC), as appropriate. The Board also discussed signage
58 and determined that the existing signage is adequate at this time.

59

60 **C. District Counsel Report**

61 Ms. Sousa updated the board on Senate Bill 1180 which outline a process for recalling a
62 Supervisor by the voting residents whereas currently only the governor could remove a
63 Supervisor. New Supervisor training was discussed. Counsel did a brief overview on Public
64 Records, Sunshine Law and Ethics and will send information to any Supervisor still needing
65 additional training. Ms. Cole stated Inframark offers training every two years after an election.
66 A question was made regarding the clarification of Supervisor seat expirations on the website.
67 Mr. Graffius will review and correct as necessary.

68

69 **D. District Engineer's Report**

70 Mr. Dvorak updated the Board regarding the fitness station installation and the addition of shell
71 base at the fitness trail once the equipment is installed. Two proposals were presented for
72 consideration. The Eastman proposal totaled \$10,950 and included four inches of compacted
73 shell base, while the Finn Outdoor proposal totaled \$11,500 and included three inches of
74 compacted shell base. Mr. Dvorak recommended approval of the Eastman proposal.

75

76

On MOTION by Ms. Plantikow, seconded by Mr. Henke, with all in favor, the Eastman Proposal 77 in the amount of \$10,950 was approved as presented. 5-0

78

79 Mr. Henke was designated as the lead for the fitness trail project.

80 Mr. Dvorak also updated the Board regarding the basketball hoop and post. Photographs and
81 inspection documentation were reviewed. Mr. Dvorak noted that the hoop and post may not be

82 of commercial quality and recommended signage be added stating that hanging on the hoop is
83 prohibited. Inframark will coordinate the removal and storage of the hoop and post as
84 previously directed by the Board.

85 **E. District Manager**

86 **i. Reminder of Form 1 Submission Requirements**

87 Ms. Cole reminded the board their Form 1 annual filing is due by July 1st in order to avoid
88 fining. Mr. Graffius will send the link to file.

89

90 **FIFTH ORDER OF BUSINESS**

Business Items

91 **A. Announcing the Number of Qualified Registered Voters in the District - #777**

92 Ms. Cole presented the register voter count for the district.

93

94 **B. Consideration of Resolution 2026-05; Designating Officers of the District...**

95 The Board considered Resolution 2026-05, Designating Officers of the District. The
96 resolution was presented for the purpose of removing Mr. Elias as Secretary and appointing
97 Ms. Cole and Mr. Graffius as Secretaries in order to facilitate District operations and
98 approval of invoices on behalf of the District.

99

100 On MOTION by Mr. Kenke, seconded by Ms. Best, with all in favor, the Resolution 2026-05;
101 Designating Officers was approved as presented. 5-0

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C. Discussion of the FY 2027 Budget

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Ms. Cole informed the Board that the proposed FY 2027 Budget will be presented for approval at the June meeting as required by law. She clarified that the proposed budget is not the final budget to be adopted in August and explained that while the proposed budget may later be reduced, the final adopted budget cannot exceed the proposed amount.

Ms. Cole reviewed the proposed budget line by line and discussed projected expenses based on existing contracts and anticipated increases. Discussion ensued regarding the transfer of common area lighting responsibilities from the HOA to the CDD, which is expected to require an approximate \$18,000 budget increase.

Further discussion was held regarding the addition of a separate line item for landscape removal and replacement, as the landscape contract line item should only include routine landscape services. The Board also discussed the use of a Capital Projects line item versus utilizing the miscellaneous contingency account under administration.

The proposed budget will be distributed to the Board for further review, and Supervisors were requested to be prepared to finalize the proposed budget at the June 10, 2026 meeting.

121 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
122 **Comments**

123 Ms. Plantikow requested that several agendas be printed for future meetings for attendees
124 attending in person.

125
126 Ms. Plantikow requested that District Counsel prepare a Request for Proposals (“RFP”) for
127 district management services and coordinate with Mr. Manero regarding the process. It was noted
128 that proposals are anticipated to be presented at the July meeting, with a decision expected in
129 August.

130
131 Mr. Manero also discussed the possibility of soliciting bids for management services and noted
132 that he has been researching potential management companies.

133

134 **SEVENTH ORDER OF BUSINESS** **Adjournment**

135 There being no further business,
136

137 On MOTION by Mr. Henke, seconded by Ms. Sahakian, with all in favor, the meeting was
138 adjourned at 9:26 a.m. 5-0

139
140 At 9:27 a.m. the meeting was reopened for a security discussion regarding the expiration of the
141 security patrol contract on May 10th. Supervisors agreed the security detail was effective to reduce
142 issues at the playground and court.

143

144
145 On MOTION by Ms. Sahakian, seconded by Mr. Manero, with four votes in favor and Mr. Henke
146 opposed, the Board approved allowing the patrol services to lapse for the upcoming weekend and
147 authorized Ms. Plantikow to renew the contract for one month if necessary. The Board also
148 directed that the security discussion be included on the June meeting agenda. 4-1

149

150 On MOTION by Ms. Sahakian, seconded by Mr. Manero, with all in favor, the meeting was
151 adjourned at 9:35 a.m. 5-0

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156 _____
Chairperson / Vice Chairperson

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 2, 2026

- **Current Cash Balances:**
 - Valley Operating: \$61,370.30
 - BankUnited MM: \$430,680.06
- **Assessment collections:**
 - We received a tax distribution of \$5,391 on 4/7/26.
 - We are 99% collected on the tax roll.
- **Audit – FY 2025:**
 - The audit was finalized on 5/1/26.
- **Expenses:**
 - Current expenses make up 81% of the annual budget through the end of April 2026.
 - Total expenses for the first 7 months are approximately \$190,612. This puts your average monthly burn rate of approximately \$27,230 per month.
 - May financials will be distributed to the board by June 20th.



The Hammocks CDD
Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2026-05-13

Prepared for:
District Manager

Prepared by:

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 1-3 _____ 3

PONDS 4-6 _____ 4

PONDS 7-9 _____ 5

MANAGEMENT/COMMENTS SUMMARY _____ 6,7

SITE MAP _____ 8

Site: 1

Comments:

Site looks good

This site is looking well. New beneficials starting to bloom. Water levels are still low.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 2

Comments:

Normal growth observed

Grass growth present along some spots of shoreline. Beneficial GSR is present. Erosion on site corner as well as a cracked flow structure seen in photos.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 3

Comments:

Normal growth observed

This site is looking great. GSR is looking nice. Minor shoreline weeds. Cracked flow structure seen in left photo.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 4

Comments:

Site looks good

This site is completely dry. All new growth is being maintained where water would normally be.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 5

Comments:

Site looks good

This site is dry and all new growth will be maintained where water would normally be.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 6

Comments:

Site looks good

This site has some shoreline weeds. Beneficial plants are looking healthy.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 7

Comments:

Normal growth observed
Site is doing well but has a few spots of shoreline growth that will be addressed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 8

Comments:

Normal growth observed
Flow structure has no support, and has a crack towards middle.
Minor shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 9

Comments:

Site looks good
Site filled with water quickly. No nuisance growth present within site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Management Summary

Overall sites are in good condition. Water levels are remaining lower than normal but we are seeing more rain in the forecasts going forward. Sites were algae free during this months inspection. Now, with water levels so low, some of our top priority's are shoreline growth and any nuisance vegetation. Flow structures are inspected each monthly report. Sites 2, 3 and 8 have broken flow structures that will need to be monitored. Site #2 has some erosion present. Trash presence has been low within the community.

We will continue to stay on top of any growth and submersed aquatic vegetation.

If there are any questions or concerns, please don't hesitate to reach out: emalina.robinson@solitudelake.com

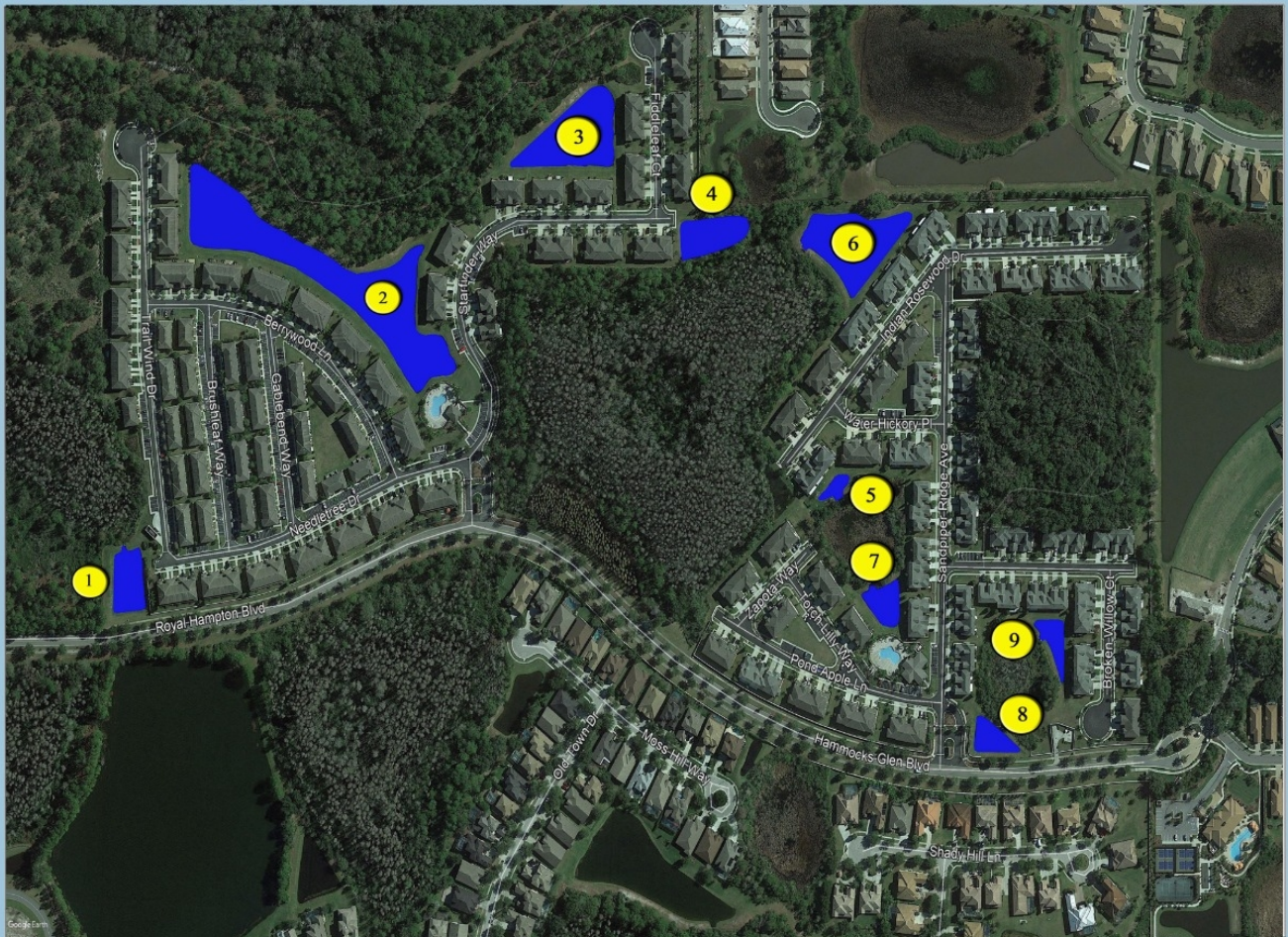
Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
4	Site looks good	Species non-specific	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
7	Normal growth observed	Shoreline weeds	Routine maintenance next visit
8	Normal growth observed	Shoreline weeds	Routine maintenance next visit
9	Site looks good	Surface algae	Routine maintenance next visit

SOLITUDE
LAKE MANAGEMENT
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Hammocks CDD
Tampa, FL

Call 888.480.LAKE



NPM 03/2020

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of The Hammocks Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Wednesday, August 12, 2026, at 8:00am at the Brentwood Clubhouse located at 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 10, 2026.

Attest:

**The Hammocks Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

The Hammocks
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

June 2, 2026

CLEAR PARTNERSHIPS





The Hammocks
Community Development District

Operating Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	2026	4/30/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$30,000.00	\$13,228.00	\$9,654.56	\$22,882.56	\$20,000.00
Interest - Tax Collector	\$0.00	\$536.00	\$391.20	\$927.20	\$0.00
Special Assmnts- Tax Collector	\$213,199.00	\$210,427.00	\$153,581.79	\$364,008.79	\$213,199.21
Special Assmnts- Discounts	-\$8,528.00	-\$8,128.00	-\$5,932.28	-\$14,060.28	-\$8,527.97
TOTAL REVENUES	\$234,671.00	\$216,063.00	\$157,695.27	\$373,758.27	\$224,671.24

EXPENDITURES

Administrative

P/R-Board of Supervisors	\$12,000.00	\$6,000.00	\$6,000.00	\$12,000.00	\$12,000.00
FICA Taxes	\$918.00	\$184.00	\$734.00	\$918.00	\$918.00
ProfServ-Engineering	\$10,000.00	\$8,520.00	\$1,480.00	\$10,000.00	\$10,000.00
ProfServ-Legal Services	\$3,000.00	\$4,235.00	\$0.00	\$4,235.00	\$3,500.00
ProfServ-Mgmt Consulting	\$47,000.00	\$27,417.00	\$19,583.00	\$47,000.00	\$47,000.00
ProfServ-Trustee Fees	\$4,200.00	\$4,041.00	\$159.00	\$4,200.00	\$4,200.00
Auditing Services	\$5,600.00	\$0.00	\$5,600.00	\$5,600.00	\$5,900.00
Postage and Freight	\$275.00	\$13.00	\$262.00	\$275.00	\$200.00
Insurance - General Liability	\$18,000.00	\$9,421.00	\$8,579.00	\$18,000.00	\$9,939.00
Printing and Binding	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00
Legal Advertising	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$1,500.00
Misc-Bank Charges	\$1,200.00	\$623.00	\$577.00	\$1,200.00	\$1,200.00
Misc-Assessment Collection Cost	\$4,594.00	\$4,046.00	\$548.00	\$4,594.00	\$4,263.98
Misc-Contingency	\$2,500.00	\$298.00	\$2,202.00	\$2,500.00	\$2,000.00
Misc-Web Hosting	\$1,553.00	\$0.00	\$1,553.00	\$1,553.00	\$1,600.00
Office Supplies	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
ProfServ-Arbitrage Rebate	\$0.00	\$4,100.00	\$0.00	\$4,100.00	\$4,100.00
Total Administrative	\$113,215.00	\$69,073.00	\$49,477.00	\$118,550.00	\$108,495.98

Field

Contracts-Landscape	\$76,242.00	\$44,475.00	\$31,767.00	\$76,242.00	\$78,529.26
Contracts-Lakes	\$5,419.00	\$3,161.00	\$2,258.00	\$5,419.00	\$5,419.00
R&M-Playground	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$2,500.00
R&M-Fence	\$2,000.00	\$5,500.00	\$0.00	\$5,500.00	\$2,750.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	2026	4/30/2026	9/30/2026	FY 2026	FY 2027
R&M-Mulch	\$11,000.00	\$0.00	\$11,000.00	\$11,000.00	\$0.00
Misc-Contingency	\$21,795.00	\$65,000.00	\$0.00	\$65,000.00	\$10,000.00
Capital Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
Planting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Street Lights	\$0.00	\$0.00	\$0.00	\$0.00	\$18,000.00
Total Field	\$121,456.00	\$118,136.00	\$50,025.00	\$168,161.00	\$137,198.26
TOTAL EXPENDITURES	\$234,671.00	\$187,209.00	\$99,502.00	\$286,711.00	\$245,694.24
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$28,854.00	\$58,193.27	\$87,047.27	-\$21,023.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	-\$21,023.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	-\$21,023.00
Net change in fund balance		\$28,854.00	\$58,193.27	\$87,047.27	-\$42,046.00
FUND BALANCE, BEGINNING	\$509,821.00	\$509,821.00	\$0.00	\$509,821.00	\$596,868.27
FUND BALANCE, ENDING	\$509,821.00	\$538,675.00	\$58,193.27	\$596,868.27	\$554,822.27



The Hammocks
Community Development District

Debt Service Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$18.00	\$6,117.00	\$0.00	\$6,117.00	33883%	\$0.00
Special Assmnts- Tax Collector	\$350,774.00	\$342,792.00	\$7,982.00	\$350,774.00	0%	\$350,774.06
Special Assmnts- Discounts	-\$14,031.00	-\$13,373.00	\$0.00	-\$13,373.00	-5%	-\$14,030.96
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$336,761.00	\$335,536.00	\$7,982.00	\$343,518.00	2%	\$336,743.10
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$7,015.00	\$6,588.00	\$427.00	\$7,015.00	0%	\$7,015.48
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Administrative	\$7,015.00	\$6,588.00	\$427.00	\$7,015.00	0%	\$7,015.48
<i>Debt Service</i>						
Principal Debt Retirement	\$220,000.00	\$0.00	\$220,000.00	\$220,000.00	0%	\$225,000.00
Interest Expense	\$100,800.00	\$50,400.00	\$50,400.00	\$100,800.00	0%	\$93,760.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Debt Service	\$320,800.00	\$50,400.00	\$270,400.00	\$320,800.00	0%	\$318,760.00
TOTAL EXPENDITURES	\$320,800.00	\$50,400.00	\$270,400.00	\$320,800.00		\$318,760.00
Excess (deficiency) of revenues						
Over (under) expenditures	\$15,961.00	\$285,136.00	-\$262,418.00	\$22,718.00	42%	\$17,983.10
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$285,136.00	-\$262,418.00	\$22,718.00	0%	\$17,983.10
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$22,718.00
FUND BALANCE, ENDING	\$0.00	\$285,136.00	-\$262,418.00	\$22,718.00	0%	\$40,701.10
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2016 Bonds	\$3,365,000.00	\$3,150,000.00	\$2,930,000.00			\$2,705,000.00

Series 2016 Special Assessment Bonds
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	EXTRAORDINARY REDEMPTION	INTEREST	TOTAL
11/1/2016	\$4,905,000.00	3.20%	\$0.00	\$0.00	\$28,340.00	\$28,340.00
5/1/2017	\$4,905,000.00	3.20%	\$165,000.00	\$0.00	\$78,480.00	\$243,480.00
11/1/2017	\$4,740,000.00	3.20%	\$0.00	\$0.00	\$75,840.00	\$75,840.00
5/1/2018	\$4,740,000.00	3.20%	\$170,000.00	\$10,000.00	\$75,840.00	\$255,840.00
11/1/2018	\$4,560,000.00	3.20%	\$0.00	\$5,000.00	\$72,960.00	\$77,960.00
5/1/2019	\$4,555,000.00	3.20%	\$180,000.00	\$0.00	\$72,880.00	\$252,880.00
11/1/2019	\$4,375,000.00	3.20%	\$0.00	\$5,000.00	\$70,000.00	\$75,000.00
5/1/2020	\$4,370,000.00	3.20%	\$185,000.00	\$0.00	\$69,920.00	\$254,920.00
11/1/2020	\$4,185,000.00	3.20%	\$0.00	\$5,000.00	\$66,960.00	\$71,960.00
5/1/2021	\$4,180,000.00	3.20%	\$190,000.00	\$5,000.00	\$66,880.00	\$261,880.00
11/1/2021	\$3,985,000.00	3.20%	\$0.00	\$5,000.00	\$63,760.00	\$68,760.00
5/1/2022	\$3,980,000.00	3.20%	\$195,000.00	\$5,000.00	\$63,680.00	\$263,680.00
11/1/2022	\$3,780,000.00	3.20%	\$0.00	\$5,000.00	\$60,480.00	\$65,480.00
5/1/2023	\$3,775,000.00	3.20%	\$200,000.00	\$5,000.00	\$60,400.00	\$265,400.00
11/1/2023	\$3,570,000.00	3.20%	\$0.00	\$0.00	\$57,120.00	\$57,120.00
5/1/2024	\$3,570,000.00	3.20%	\$205,000.00	\$0.00	\$57,120.00	\$262,120.00
11/1/2024	\$3,365,000.00	3.20%	\$0.00	\$0.00	\$53,840.00	\$53,840.00
5/1/2025	\$3,365,000.00	3.20%	\$215,000.00	\$0.00	\$53,840.00	\$268,840.00
11/1/2025	\$3,150,000.00	3.20%	\$0.00	\$0.00	\$50,400.00	\$50,400.00
5/1/2026	\$3,150,000.00	3.20%	\$220,000.00	\$0.00	\$50,400.00	\$270,400.00
11/1/2026	\$2,930,000.00	3.20%	\$0.00	\$0.00	\$46,880.00	\$46,880.00
5/1/2027	\$2,930,000.00	3.20%	\$225,000.00	\$0.00	\$46,880.00	\$271,880.00
11/1/2027	\$2,705,000.00	3.20%	\$0.00	\$0.00	\$43,280.00	\$43,280.00
5/1/2028	\$2,705,000.00	3.20%	\$235,000.00	\$0.00	\$43,280.00	\$278,280.00
11/1/2028	\$2,470,000.00	3.20%	\$0.00	\$0.00	\$39,520.00	\$39,520.00
5/1/2029	\$2,470,000.00	3.20%	\$240,000.00	\$0.00	\$39,520.00	\$279,520.00
11/1/2029	\$2,230,000.00	3.20%	\$0.00	\$0.00	\$35,680.00	\$35,680.00
5/1/2030	\$2,230,000.00	3.20%	\$250,000.00	\$0.00	\$35,680.00	\$285,680.00
11/1/2030	\$1,980,000.00	3.20%	\$0.00	\$0.00	\$31,680.00	\$31,680.00
5/1/2031	\$1,980,000.00	3.20%	\$255,000.00	\$0.00	\$31,680.00	\$286,680.00
11/1/2031	\$1,725,000.00	3.20%	\$0.00	\$0.00	\$27,600.00	\$27,600.00
5/1/2032	\$1,725,000.00	3.20%	\$265,000.00	\$0.00	\$27,600.00	\$292,600.00
11/1/2032	\$1,460,000.00	3.20%	\$0.00	\$0.00	\$23,360.00	\$23,360.00
5/1/2033	\$1,460,000.00	3.20%	\$275,000.00	\$0.00	\$23,360.00	\$298,360.00
11/1/2033	\$1,185,000.00	3.20%	\$0.00	\$0.00	\$18,960.00	\$18,960.00
5/1/2034	\$1,185,000.00	3.20%	\$285,000.00	\$0.00	\$18,960.00	\$303,960.00
11/1/2034	\$900,000.00	3.20%	\$0.00	\$0.00	\$14,400.00	\$14,400.00
5/1/2035	\$900,000.00	3.20%	\$290,000.00	\$0.00	\$14,400.00	\$304,400.00
11/1/2035	\$610,000.00	3.20%	\$0.00	\$0.00	\$9,760.00	\$9,760.00
5/1/2036	\$610,000.00	3.20%	\$300,000.00	\$0.00	\$9,760.00	\$309,760.00
11/1/2036	\$310,000.00	3.20%	\$0.00	\$0.00	\$4,960.00	\$4,960.00
5/1/2037	\$310,000.00	3.20%	\$310,000.00	\$0.00	\$4,960.00	\$314,960.00
			\$3,365,000.00	\$0.00	\$800,640.00	\$4,165,640.00



The Hammocks

Community Development District

Supporting Budget Schedule

FY 2027



**Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

Name	General Fund 001			Debt Service			Total Assessments per Unit				Total Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	
Brentwood	\$451.69	\$451.69	0.0%	\$747.92	\$747.92	0.0%	\$1,199.61	\$1,199.61	\$0.00	0.0%	234
Oakwood	\$404.15	\$404.15	0.0%	\$669.19	\$669.19	0.0%	\$1,073.34	\$1,073.34	\$0.00	0.0%	266
											500



PROPOSAL-CONTRACT-INVOICE

GOLF COAST SPORTS LLC

459 Whispering Lakes Blvd, Tarpon Springs, Fl. 34688

727-946-1511

E-mail: coreybryant69@yahoo.com

INSTAGRAM: GOLF COAST SPORTS LLC

FACEBOOK: [GOLF COAST SPORTS LLC](https://www.facebook.com/golfcoastsportsllc)

To: The Hammocks CDD 2005 Panam Circle Tampa, Fl. 336607	Quote No. <u>5182026</u>
 kristee.cole@inframark.com	Date: <u>5/18/2026</u>
Tel:	Terms <u>55/45</u>
Cell: (813) 382-7355	Prices Quoted are <u>Installed</u>
Re: BISON BASKETBALL GOAL INSTALLATION 60" w/ 4' overhang	Delivery <u>TBD</u>

We are pleased to quote as follows:

Description	BISON GOOSENECK OUTDOOR BASKETBALL SYSTEM WITH INSTALLATION
Basketball Goal System Installation	\$6,857.00
<i>Bison 4 1/2" Outdoor BB goal system with Goosneck pole (25 year warranty) and square steel backboard (white) red box (Delivery, Installation, freight charges included) (FAN shaped backboard is a second option at no addit. Charge)</i>	
 Existing Footer Demo , Removal , Disposal	 \$675.00

2-3 Days required for Installation with a 72 hour wait / cure time post gooseneck install

<i>CLEAN AND REMOVE ALL DEBRIS (INCLUDED)</i>	SUB-TOTAL	<u>\$7,532.00</u>
GOLF COAST SPORTS LLC CHARGES 1.75% interest on outstanding balances over net 2 week terms, per month	SALES TAX (7%)	
	TOTAL	\$7,532.00
ALL LABOR , EQUIPMENT, MATERIALS INCLUDED	Down Payment/Project Hold	\$4,800.00
	Balance (Due Upon Completion)	\$2,732.00

Accepted _____

Quoted By: Corey Bryant _____
Date 05/18/2026

Down Payment received by cash/check # _____

QUOTE IS VALID FOR 30 DAYS

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607



Estimate #: 1161
Date: 6/2/2026
Valid until: 7/3/2026

The Hammocks CDD

The Hammocks CDD

Provide monthly servicing of two (2) community trash receptacles to maintain cleanliness, prevent overflow conditions, and promote a clean appearance throughout the property.

Scope Includes:

- Visit site twice a week, total 8 visits a month
- Empty and dispose of all trash from two (2) designated receptacles.
- Replace trash liners as needed.
- Remove any loose debris immediately surrounding the receptacles.
- Inspect receptacles for damage, excessive wear, or vandalism.
- Clean exterior surfaces as necessary to maintain a neat appearance.
- Properly dispose of all collected waste in accordance with local regulations.

Product / Service	Quantity	Unit price	Total
Material and Labor	1	\$360.00	\$360.00
		Subtotal:	\$360.00
		Total:	\$360.00

Customer signature

Date

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract.

If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of **one (1) year from the date of completion**. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

ITEMS TO BE PROVIDED BY THE CLIENT

Provide Access to Premises

Any Permit Modification, if Applicable

THE STANDARD TERMS AND CONDITIONS on the pages following this Contract are agreed to be a part of this Contract.

NEW 
TAMPA
FENCE
813-423-2383
www.newtampafence.com



4' BLACK COMMERCIAL CHAIN LINK

FEB 23, 2026

newtampafence@gmail.com
8137539149

INFRAMARK COMMUNITY MANAGEMENT WESLEY ELIAS

8508 Broken Willow Ct
Tampa, FL
33647
welias@inframark.com
6562477844

INTRODUCTION

Hi Inframark Community Management,

Welcome to New Tampa Fence Your Local Experts in Vinyl & Aluminum Fencing.

At **New Tampa Fence**, we believe a great fence is more than just a boundary — it's peace of mind, privacy, and lasting curb appeal for your home or business.

Serving the **Tampa Bay area**, our team takes pride in delivering **quality craftsmanship, durable materials, and exceptional service** from start to finish. Whether you're looking for the clean elegance of **vinyl privacy fencing** or the timeless sophistication of **aluminum picket fencing**, we have the perfect solution to enhance your property's look, security, and value.

- **Why Homeowners Choose New Tampa Fence Locally Owned & Operated** – We know Tampa's neighborhoods, HOAs, and permitting processes inside and out.
- **Expert Installation** – Our crews are trained professionals who treat your property with care and respect.
- **Premium Materials** – We use high-quality fencing designed to withstand Florida's heat, humidity, and storms.
- **Transparent Process** – From estimate to completion, we keep you informed every step of the way.
- **Satisfaction Guaranteed** – We stand behind our work because your peace of mind matters.

Your fence should not only protect your space — it should complement it beautifully. Let our team help you design a fence that fits your lifestyle and lasts for years to come.

Thank you for considering **New Tampa Fence**. We're honored for the opportunity to earn your trust and your business.

New Tampa Fence

Scott Gilligan
newtampafence@gmail.com
8137539149

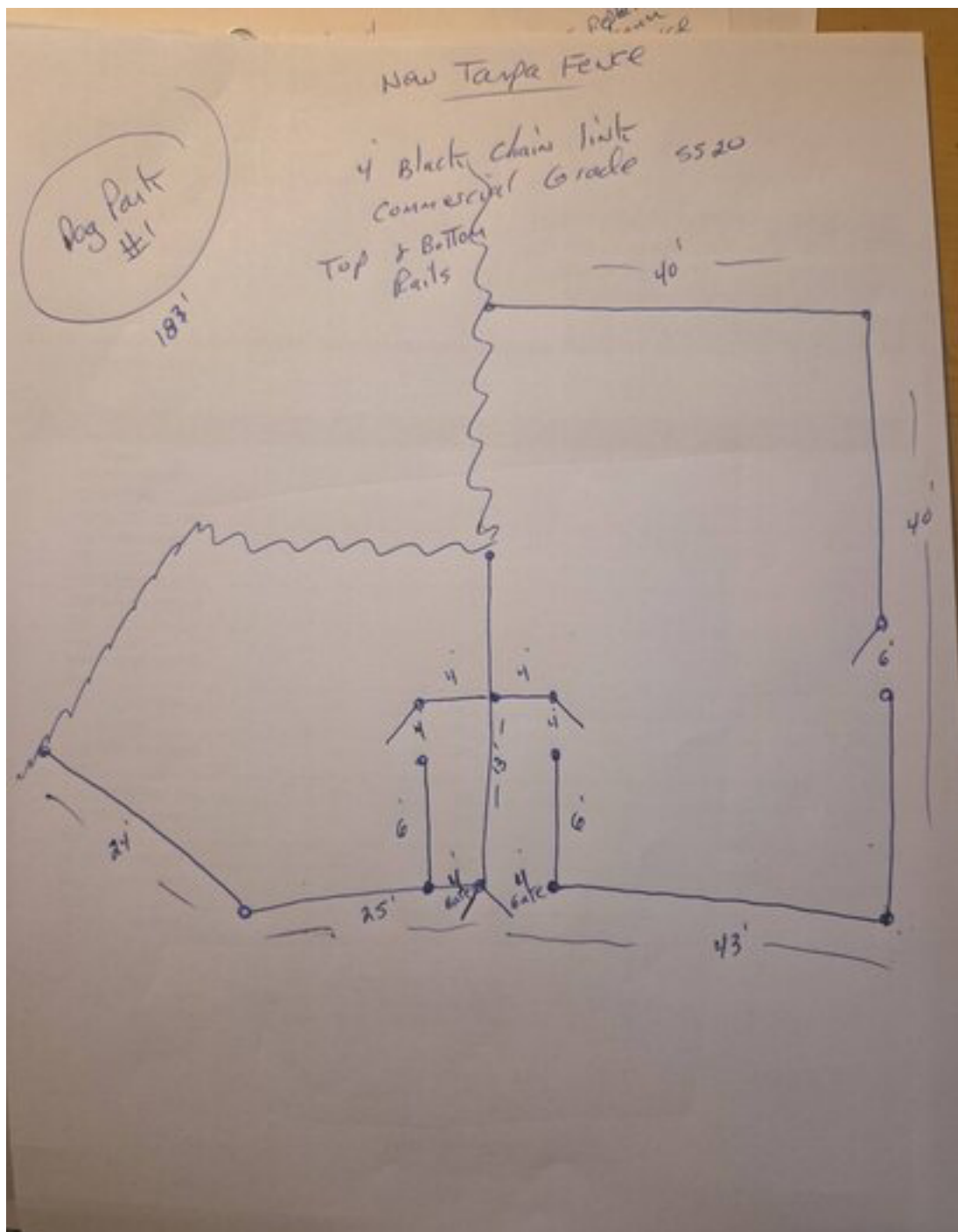
4' BLACK CHAIN LINK

Description	Qty	Line total
4' black chain link dog park #1		
Chain Link 4' black commercial Chain Link 4' black commercial with top and bottom rails	183	\$4,758.00
Gate chain link 4h x 4 wide black Gate chain link 4h x 4 wide black	4	\$1,740.00
gate chain link black 4' x 6' single swing gate chain link black 4' x 6' single swing	1	\$450.00

Estimate subtotal \$6,948.00

Total \$6,948.00

INSPECTION









SIGNING & UPGRADES

4' black chain link

\$6,948.00

Name: Inframark Community Management
Wesley Elias

Address: 8508 Broken Willow Ct, Tampa, FL

Gate hardware upgrade

Deposit

25% deposit required

25%

Customer Comments / Notes

Inframark Community
Management Wesley Elias:

Date:

TERMS & CONDITIONS

Estimates are only good for 30 days from quoted and deposit received. A new estimate will need to be signed based on updated material costs if prices go up after 30 days of the estimate and the job has not been installed yet.

10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products

Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied). Bounced checks will result in a \$25.00 charge added to your balance.

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

CHANGES AFTER INSTALLATION: The customer is responsible for any changes or charges, if a contractor comes in AFTER the fence is installed to modify the grading, add sod, or install pavers which results in a need to alter gates or fence lines.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer. Any issues would need to be addressed within 14 days of installation.

Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground sprinkler pipes that have been originally installed within 10" of the exterior property lines and sprinkler heads that end up under the fence or on the other side of the fence or property lines. New Tampa Fence will repair lines that are broken in or around the gate openings, fence lines that close back into the house or any lines inside the exterior property line greater than 10" inside property lines.

HOA/CDD DISCLAIMER: New Tampa Fence is not responsible for the cost to move, change and or remove the fence if the HOA/CDD requests due to the homeowner instructions to New Tampa Fence to put the fence up before HOA approval or without approval.

Standard fence installation is for the fence to be within 1"-2" inside property line. Anything other than this would need to be addressed at time of estimate and noted on contract.

WARRANTY



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ALL POST SET IN CEMENT

Customer

Inframark Community Management Wesley Elias

Project address

8504 Sandpiper Ridge Avenue, Tampa, FL

Date Project Completed

-

Thank you for choosing New Tampa Fence for all your fence needs. We look forward to installing your new fence. Please let us know if you have any questions or if we need to revise the estimate in any way to earn your business.

Scott Gilligan - Owner

State of Florida

Department of State

I certify from the records of this office that NEW TAMPA FENCE, INC is a corporation organized under the laws of the State of Florida, filed on September 7, 2012, effective October 1, 2012.


The document number of this corporation is P12000076310.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on February 2, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Second day of February, 2026*




Secretary of State

Tracking Number: 4795413427CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

NEW 
TAMPA
FENCE
813-423-2383
www.newtampafence.com



4' BLACK COMMERCIAL CHAIN LINK

FEB 23, 2026

newtampafence@gmail.com
8137539149

INFRAMARK COMMUNITY MANAGEMENT WESLEY ELIAS

20391 Starfinder way
Tampa, FL
33647
welias@inframark.com
6562477844

INTRODUCTION

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8137539149

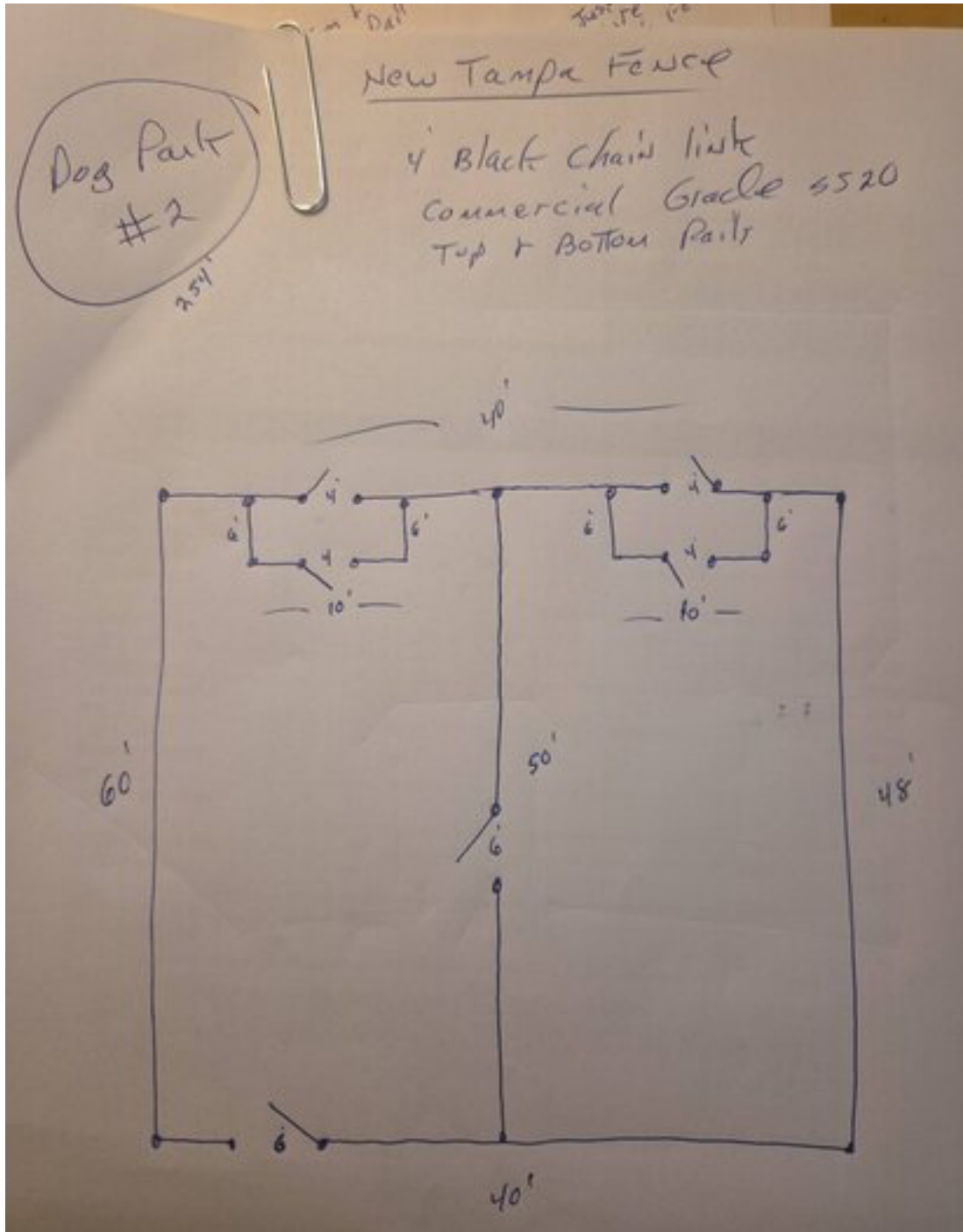
4' BLACK CHAIN LINK

Description	Qty	Line total
4' black chain link dog park #2		
Chain Link 4' black commercial Chain Link 4' black commercial with top and bottom rails	254	\$6,604.00
Gate chain link 4h x 4 wide black Gate chain link 4h x 4 wide black	2	\$870.00
gate chain link black 4' x 6' single swing gate chain link black 4' x 6' single swing	2	\$900.00

Estimate subtotal \$8,374.00

Total \$8,374.00

INSPECTION







SIGNING & UPGRADES

4' black chain link

\$8,374.00

Name: Inframark Community Management
Wesley Elias

Address: 20391 Starfinder way, Tampa, FL

Gate hardware upgrade

Deposit

25% deposit required

25%

Customer Comments / Notes

Inframark Community
Management Wesley Elias:

Date:

TERMS & CONDITIONS

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ALL POST SET IN CEMENT

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ALL POST SET IN CEMENT

Customer

Inframark Community Management Wesley Elias

Project address

8504 Sandpiper Ridge Avenue, Tampa, FL

Date Project Completed

-

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Department of State

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Great Seal of the State of Florida
at Tallahassee, the Capital, this
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Secretary of State

Tracking Number: 4795413427CC

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<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



Turf Pro Synthetics

4522 West Village Drive | Suite 512 | Tampa, FL 33624
 813-546-4627 | turfprosynthetics.com

RECIPIENT:

Wesley Elias

8504 Sandpiper Ridge Avenue - Dog Park
 Dog Park
 Tampa, Florida 33647
 Phone: 6562477844

Estimate #3833	
Sent on	Mar 02, 2026
Total	\$33,696.80

Product/Service	Description	Qty.	Unit Price	Total
Prep	Site Preparation: Standard Installation includes removal and disposal of existing grass, cap sprinklers, if needed, and light grading of the surface of dirt. h Layer. Standard installation includes: cutting and seaming of turf, nailing or stapling turf per install requirements, and brooming/brushing of the turf surface. 1-Year warranty on labor;	2432	\$6.95	\$16,902.40*
Geo-Textile Fabric	Installation of a nonwoven weed barrier made of a needle punch construction polypropylene geotextile. Priced per square foot installed.	2432	\$0.35	\$851.20*
Nailer Board	Installation of 1" x 4" Composite Nailer Board around perimeter of area. Price is per LF installed.	320	\$7.00	\$2,240.00*
Crushed Limestone #89	Installation of 3-4" of crushed aggregate limestone as a base for drainage, compacted and smoothed. Price is based upon cubic yards. Sub-base is estimated. If more material is needed to complete installation it is charged at the same rate per yard on the final invoice.	39	\$120.00	\$4,680.00*
Envirofill	Non-toxic and odor-free, Envirofill is designed to enhance your turf's durability and to provide a safe environment for your furry friends. Envirofill microbial coating prevents the growth of bacteria, mildew, and mold that can cause stains, odors, and product deterioration. Priced per square foot.	2432	\$0.60	\$1,459.20*
K9 Pro	K9 Pro: Total Product Weight: 73 oz. Face Weight: 55 oz. Color: Field/ Olive. Pile Height: 1.26". Bi-Color Thatch Layer. Drainage greater than 1,000 inches per hr. Standard installation includes: cutting and seaming of turf, nailing or stapling turf per install requirements, and brooming/brushing of the turf surface. 1-year warranty on labor; 15-year manufacturer's warranty	3100	\$2.44	\$7,564.00

* Non-taxable



Turf Pro Synthetics

4522 West Village Drive | Suite 512 | Tampa, FL 33624
813-546-4627 | turfprosynthetics.com

Total

\$33,696.80

This quote is valid for the next 60 days, after which pricing may be subject to change.

Signature: _____ **Date:** _____



Turf Pro Synthetics

4522 West Village Drive | Suite 512 | Tampa, FL 33624
 813-546-4627 | turfprosynthetics.com

RECIPIENT:

Wesley Elias

8504 Sandpiper Ridge Avenue - Dog Park
 Dog Park
 Tampa, Florida 33647
 Phone: 6562477844

Estimate #3820	
Sent on	Mar 02, 2026
Total	\$23,623.00

Product/Service	Description	Qty.	Unit Price	Total
Prep	Site Preparation: Standard Installation includes removal and disposal of existing grass, cap sprinklers, if needed, and light grading of the surface of dirt. h Layer. Standard installation includes: cutting and seaming of turf, nailing or stapling turf per install requirements, and brooming/brushing of the turf surface. 1-Year warranty on labor;	1688	\$6.95	\$11,731.60*
Geo-Textile Fabric	Installation of a nonwoven weed barrier made of a needle punch construction polypropylene geotextile. Priced per square foot installed.	1688	\$0.35	\$590.80*
Nailer Board	Installation of 1" x 4" Composite Nailer Board around perimeter of area. Price is per LF installed.	260	\$7.00	\$1,820.00*
Crushed Limestone #89	Installation of 3-4" of crushed aggregate limestone as a base for drainage, compacted and smoothed. Price is based upon cubic yards. Sub-base is estimated. If more material is needed to complete installation it is charged at the same rate per yard on the final invoice.	30	\$120.00	\$3,600.00*
Envirofill	Non-toxic and odor-free, Envirofill is designed to enhance your turf's durability and to provide a safe environment for your furry friends. Envirofill microbial coating prevents the growth of bacteria, mildew, and mold that can cause stains, odors, and product deterioration. Priced per square foot.	1688	\$0.60	\$1,012.80*
K9 Pro	K9 Pro: Total Product Weight: 73 oz. Face Weight: 55 oz. Color: Field/ Olive. Pile Height: 1.26". Bi-Color Thatch Layer. Drainage greater than 1,000 inches per hr. Standard installation includes: cutting and seaming of turf, nailing or stapling turf per install requirements, and brooming/brushing of the turf surface. 1-year warranty on labor; 15-year manufacturer's warranty	1995	\$2.44	\$4,867.80

* Non-taxable



Turf Pro Synthetics

4522 West Village Drive | Suite 512 | Tampa, FL 33624
813-546-4627 | turfprosynthetics.com

Total

\$23,623.00

This quote is valid for the next 60 days, after which pricing may be subject to change.

Signature: _____ **Date:** _____