

# ***The Hammocks Community Development District***

**August 12, 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

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

## Regular Meeting Agenda

Wednesday, August 12, 2026, at 8:00 a.m.

The Regular Meeting of The Hammocks of District Community Development District will be held on August 12, 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. SPECIAL ITEMS

#### A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment

i. Consideration of Resolution 2026-07; Adopting Final Budget for FY 2027.....Page 4

ii. Consideration of Resolution 2026-08; Levying O&M Assessments.....Page 22

B. Consideration of Management Services Agreement.....Page 25

### 4. CONSENT AGENDA

A. Consideration of Minutes of July 8, 2026 Regular Meeting .....Page 81

B. Discussion of the July 2026 Snapshot.....Page 86

### 5. STAFF REPORTS

A. District Accountant

B. SOLitude Report.....Page 87

C. District Counsel

D. District Engineer

E. District Manager Report.....Page 95

### 6. BUSINESS ITEMS

A. Consideration of Resolution 2026-09; Goals and Objectives.....Page 96

B. Consideration of Resolution 2026-10; Setting FY 2027 Annual Meeting Schedule.....Page 103

|                                                                                                                               |          |
|-------------------------------------------------------------------------------------------------------------------------------|----------|
| C. Consideration of Fence around the Basketball Court Proposal.....                                                           | Page 105 |
| D. Consideration of Fitness Trail Signage.....                                                                                | Page 146 |
| E. Consideration of Basketball Court Signage.....                                                                             | Page 152 |
| F. Consideration of Resolution 2026-11; Appointing & Fixing Compensation of the District Manager.....                         | Page 154 |
| G. Consideration of Resolution 2026-12; Designating Authorized Signatories<br>for the District’s Operating Bank Accounts..... | Page 155 |
| H. Consideration of Resolution 2026-13; Redesignating the Officers of the District.....                                       | Page 156 |
| I. Consideration of Resolution 2026-14; Designating the Principal Headquarters of the District.....                           | Page 157 |
| J. Discussion on the Cost and Number of Trash Receptacles.....                                                                | Page 158 |
| <b>7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS</b>                                                                          |          |
| <b>8. ADJOURNMENT</b>                                                                                                         |          |

## RESOLUTION 2026-07

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of The Hammocks Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget.**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The



Hammocks Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|                                    |         |
|------------------------------------|---------|
| Total General Fund                 | \$_____ |
| Total Reserve Fund [if Applicable] | \$_____ |
| Total Debt Service Funds           | \$_____ |
| Total All Funds*                   | \$_____ |

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 12, 2026.**

Attested By:

**The Hammocks  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Chair/☐ Vice Chair of the Board of Supervisors

**Exhibit A: FY 2026-2027 Adopted Budget**

***The Hammocks  
Community Development District***

**FISCAL YEAR 2027  
PROPOSED BUDGET**

**August 4, 2026**

**CLEAR PARTNERSHIPS**



Table of Contents

|                                                                      | <u>Page #</u> |
|----------------------------------------------------------------------|---------------|
| <b><u>OPERATING BUDGET</u></b>                                       |               |
| General Fund                                                         |               |
| Summary of Revenues, Expenditures and Changes in Fund Balances ..... | 1 - 2         |
| Exhibit A - Allocation of Fund Balances .....                        | 3             |
| Budget Narrative .....                                               | 4 - 6         |
| <b><u>DEBT SERVICE BUDGETS</u></b>                                   |               |
| Series 2016                                                          |               |
| Summary of Revenues, Expenditures and Changes in Fund Balances ..... | 7             |
| Amortization Schedule .....                                          | 8             |
| Budget Narrative .....                                               | 9             |
| <b><u>SUPPORTING BUDGET SCHEDULE</u></b>                             |               |
| Non-Ad Valorem Assessment Summary .....                              | 10            |



**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                | July-              | PROJECTED           | BUDGET              |
|                                | 2026                | 6/30/2026           | 9/30/2026          | FY 2026             | FY 2027             |
| <b>REVENUES</b>                |                     |                     |                    |                     |                     |
| Interest - Investments         | \$30,000.00         | \$16,137.00         | \$5,517.43         | \$21,654.43         | \$20,000.00         |
| Interest - Tax Collector       | \$0.00              | \$536.00            | \$183.26           | \$719.26            | \$0.00              |
| Special Assmnts- Tax Collector | \$213,199.00        | \$213,199.00        | \$72,895.25        | \$286,094.25        | \$213,199.21        |
| Special Assmnts- Discounts     | -\$8,528.00         | -\$8,045.00         | -\$2,750.68        | -\$10,795.68        | -\$8,527.97         |
| <b>TOTAL REVENUES</b>          | <b>\$234,671.00</b> | <b>\$221,827.00</b> | <b>\$75,845.26</b> | <b>\$297,672.26</b> | <b>\$224,671.24</b> |

**EXPENDITURES**

**Administrative**

|                                 |                     |                    |                    |                     |                     |
|---------------------------------|---------------------|--------------------|--------------------|---------------------|---------------------|
| P/R-Board of Supervisors        | \$12,000.00         | \$8,200.00         | \$3,800.00         | \$12,000.00         | \$12,000.00         |
| FICA Taxes                      | \$918.00            | \$184.00           | \$734.00           | \$918.00            | \$918.00            |
| ProfServ-Engineering            | \$10,000.00         | \$12,000.00        | \$0.00             | \$12,000.00         | \$10,000.00         |
| ProfServ-Legal Services         | \$3,000.00          | \$9,054.00         | \$0.00             | \$9,054.00          | \$3,500.00          |
| ProfServ-Mgmt Consulting        | \$47,000.00         | \$35,250.00        | \$11,750.00        | \$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          | \$5,900.00         | \$0.00             | \$5,900.00          | \$5,900.00          |
| Postage and Freight             | \$275.00            | \$17.00            | \$258.00           | \$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          | \$115.00           | \$1,885.00         | \$2,000.00          | \$1,500.00          |
| Misc-Bank Charges               | \$1,200.00          | \$813.00           | \$387.00           | \$1,200.00          | \$1,200.00          |
| Misc-Assessment Collection Cost | \$4,594.00          | \$4,103.00         | \$491.00           | \$4,594.00          | \$4,263.98          |
| Misc-Contingency                | \$2,500.00          | \$360.00           | \$2,140.00         | \$2,500.00          | \$2,000.00          |
| Misc-Web Hosting                | \$1,553.00          | \$1,553.00         | \$0.00             | \$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          |
| <b>Total Administrative</b>     | <b>\$113,215.00</b> | <b>\$95,286.00</b> | <b>\$30,383.00</b> | <b>\$125,669.00</b> | <b>\$108,495.98</b> |

**Field**

|                     |             |             |             |             |             |
|---------------------|-------------|-------------|-------------|-------------|-------------|
| Contracts-Landscape | \$76,242.00 | \$61,296.00 | \$14,946.00 | \$76,242.00 | \$78,529.26 |
| Contracts-Lakes     | \$5,419.00  | \$4,064.00  | \$1,355.00  | \$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  |
| R&M-Mulch           | \$11,000.00 | \$0.00      | \$11,000.00 | \$11,000.00 | \$0.00      |

**The Hammocks**  
Community Development District

*General Fund*

| ACCOUNT DESCRIPTION                   | ADOPTED             | ACTUAL              | PROJECTED           | TOTAL               | ANNUAL              |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                       | BUDGET              | THRU                | July-               | PROJECTED           | BUDGET              |
|                                       | 2026                | 6/30/2026           | 9/30/2026           | FY 2026             | FY 2027             |
| Misc-Contingency                      | \$21,795.00         | \$92,550.00         | \$0.00              | \$92,550.00         | \$12,000.00         |
| 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              | \$16,000.00         |
| <b>Total Field</b>                    | <b>\$121,456.00</b> | <b>\$163,410.00</b> | <b>\$32,301.00</b>  | <b>\$195,711.00</b> | <b>\$137,198.26</b> |
| <b>TOTAL EXPENDITURES</b>             | <b>\$234,671.00</b> | <b>\$258,696.00</b> | <b>\$62,684.00</b>  | <b>\$321,380.00</b> | <b>\$245,694.24</b> |
| Excess (deficiency) of revenues       |                     |                     |                     |                     |                     |
| Over (under) expenditures             | \$0.00              | -\$36,869.00        | \$13,161.26         | -\$23,707.74        | -\$21,023.00        |
| <b>OTHER FINANCING SOURCES (USES)</b> |                     |                     |                     |                     |                     |
| Contribution to (Use of) Fund Balance | \$0.00              | \$0.00              | \$0.00              | \$0.00              | -\$21,023.00        |
| <b>TOTAL OTHER SOURCES (USES)</b>     | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>-\$21,023.00</b> |
| Net change in fund balance            |                     | -\$36,869.00        | \$13,161.26         | -\$23,707.74        | -\$42,046.00        |
| <b>FUND BALANCE, BEGINNING</b>        | <b>\$509,821.00</b> | <b>\$509,821.00</b> | <b>\$472,952.00</b> | <b>\$509,821.00</b> | <b>\$486,113.26</b> |
| <b>FUND BALANCE, ENDING</b>           | <b>\$509,821.00</b> | <b>\$472,952.00</b> | <b>\$486,113.26</b> | <b>\$486,113.26</b> | <b>\$444,067.26</b> |

# The Hammocks

## Community Development District

### Exhibit "A"

#### Allocation of Fund Balances

#### FISCAL YEAR 2026 RESERVE FUND ANALYSIS

|                                                                |                     |
|----------------------------------------------------------------|---------------------|
| Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025 | \$509,821.00        |
| Less: Forecasted Surplus/(Deficit) as of 9/30/2026             | \$87,047.27         |
| <b>Estimated Funds Available - 9/30/2026</b>                   | <b>\$596,868.27</b> |

#### FISCAL YEAR 2027 RESERVE FUND ANALYSIS

|                                                                    |                     |
|--------------------------------------------------------------------|---------------------|
| Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1) | \$596,868.27        |
| Less: First Quarter Operating Reserve                              | -\$61,423.56        |
| Reserves - Ponds (prior year) (2)                                  | \$194,978.00        |
| Reserves - Ponds FY 2027                                           | -                   |
| Less: Designated Reserves for Capital Projects                     | -\$194,978.00       |
| Less: Forecasted Surplus/(Deficit) as of 9/30/2027                 | \$0.00              |
| <b>Estimated Remaining Undesignated Cash as of 9/30/2027</b>       | <b>\$340,466.71</b> |

#### Notes

- (1) Represents approximately 3 months of operating expenditures  
(2) Ties to motion to assign fund balance at 09/30/25

**Budget Narrative**  
Fiscal Year 2027

|                 |
|-----------------|
| <b>REVENUES</b> |
|-----------------|

**Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

|                     |
|---------------------|
| <b>EXPENDITURES</b> |
|---------------------|

**Financial and Administrative**

**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon five supervisors attending all meetings.

**FICA Taxes**

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices and other specifically requested assignments.

**Professional Services-Legal Services**

The District's Attorney, Straley & Robin, P.A., provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives management, accounting and administrative services as part of a management agreement with Inframark Infrastructure Management Services. Also included are costs for information technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark Infrastructure Management Services in accordance with the management contract. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Trustee Fees**

The District issued this Series of 2016 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is estimated based on historical cost.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous-Bank Charges**

This includes a contingency to cover stop payment services as needed.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Miscellaneous-Contingency**

This represents any additional expenses that may not have been provided for within another budgeted line item.

**Miscellaneous-Web Hosting**

Costs associated with web services provided by Inframark Infrastructure Management Services and ADA compliance services historically provided by Innersync Studio, Ltd.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Budget Narrative**  
Fiscal Year 2027

**Field**

**Contracts-Landscape**

The District currently has a contract to maintain the landscaping of the common areas within the District. The amount is based on proposed contract amounts and prior year's costs. The HOA is billed 70% of each invoice.

**Contracts-Lakes**

The District has a permit obligation to comply with certain conditions for the establishment and maintenance of upland/wetland conservation areas and for maintenance of storm water management areas.

**R&M-Playground**

The District will incur repair and maintenance for the District's playground.

**R&M-Fence**

The District will incur repair and maintenance for the District's fence.

**R&M-Mulch**

The District will replace mulch throughout the District.

**Miscellaneous-Contingency**

This represents any additional expenses that may not have been provided for within another budgeted line item.

**Capital Projects**

Funding of major projects and building improvements to CDD property.

**Planting**

Cost of replacing dead or damaged plants throughout the district.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.



**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<br>BUDGET<br>2026 | ACTUAL<br>THRU<br>6/30/2026 | PROJECTED<br>July-<br>9/30/2026 | TOTAL<br>PROJECTED<br>FY 2026 | % +/-<br>Budget | ANNUAL<br>BUDGET<br>FY 2027 |
|--------------------------------------------------------------|---------------------------|-----------------------------|---------------------------------|-------------------------------|-----------------|-----------------------------|
| <b>REVENUES</b>                                              |                           |                             |                                 |                               |                 |                             |
| Interest - Investments                                       | \$18.00                   | \$10,416.00                 | \$3,561.35                      | \$13,977.35                   | 77552%          | \$0.00                      |
| Special Assmnts- Tax Collector                               | \$350,774.00              | \$350,774.00                | \$0.00                          | \$350,774.00                  | 0%              | \$350,774.06                |
| Special Assmnts- Discounts                                   | -\$14,031.00              | -\$13,236.00                | -\$4,525.54                     | -\$17,761.54                  | 27%             | -\$14,030.96                |
|                                                              | \$0.00                    | \$0.00                      | \$0.00                          | \$0.00                        | 0%              | \$0.00                      |
| <b>TOTAL REVENUES</b>                                        | <b>\$336,761.00</b>       | <b>\$347,954.00</b>         | <b>-\$964.19</b>                | <b>\$346,989.81</b>           | <b>3%</b>       | <b>\$336,743.10</b>         |
| <b>EXPENDITURES</b>                                          |                           |                             |                                 |                               |                 |                             |
| <i>Administrative</i>                                        |                           |                             |                                 |                               |                 |                             |
| Misc-Assessment Collection Cost                              | \$7,015.00                | \$6,751.00                  | \$2,308.25                      | \$9,059.25                    | 29%             | \$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                      |
| <b>Total Administrative</b>                                  | <b>\$7,015.00</b>         | <b>\$6,751.00</b>           | <b>\$2,308.25</b>               | <b>\$9,059.25</b>             | <b>29%</b>      | <b>\$7,015.48</b>           |
| <i>Debt Service</i>                                          |                           |                             |                                 |                               |                 |                             |
| Principal Debt Retirement                                    | \$220,000.00              | \$220,000.00                | \$75,220.59                     | \$295,220.59                  | 34%             | \$225,000.00                |
| Interest Expense                                             | \$100,800.00              | \$100,800.00                | \$34,464.71                     | \$135,264.71                  | 34%             | \$93,760.00                 |
| Principal Prepayments                                        | \$0.00                    | \$5,000.00                  | \$1,709.56                      | \$6,709.56                    | 0%              | \$0.00                      |
| <b>Total Debt Service</b>                                    | <b>\$320,800.00</b>       | <b>\$325,800.00</b>         | <b>\$111,394.85</b>             | <b>\$437,194.85</b>           | <b>36%</b>      | <b>\$318,760.00</b>         |
| <b>TOTAL EXPENDITURES</b>                                    | <b>\$327,815.00</b>       | <b>\$332,551.00</b>         | <b>\$113,703.10</b>             | <b>\$446,254.10</b>           |                 | <b>\$325,775.48</b>         |
| Excess (deficiency) of revenues<br>Over (under) expenditures | \$8,946.00                | \$15,403.00                 | -\$114,667.29                   | -\$99,264.29                  | -1210%          | \$10,967.62                 |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |                           |                             |                                 |                               |                 |                             |
| Contribution to (Use of) Fund Balance                        |                           | \$0.00                      | \$0.00                          | \$0.00                        | 0%              | \$0.00                      |
| <b>TOTAL OTHER SOURCES (USES)</b>                            | <b>\$0.00</b>             | <b>\$0.00</b>               | <b>\$0.00</b>                   | <b>\$0.00</b>                 |                 | <b>\$0.00</b>               |
| Net change in fund balance                                   |                           | \$15,403.00                 | -\$114,667.29                   | -\$99,264.29                  | 0%              | \$10,967.62                 |
| <b>FUND BALANCE, BEGINNING</b>                               | <b>\$301,105.00</b>       | <b>\$301,105.00</b>         | <b>\$316,508.00</b>             | <b>\$301,105.00</b>           | <b>0%</b>       | <b>\$201,840.71</b>         |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$301,105.00</b>       | <b>\$316,508.00</b>         | <b>\$201,840.71</b>             | <b>\$201,840.71</b>           | <b>-33%</b>     | <b>\$212,808.33</b>         |
| <b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>     |                           |                             |                                 |                               |                 |                             |
|                                                              | <b>11/1/2024</b>          | <b>11/1/2025</b>            | <b>11/1/2026</b>                | <b>11/1/2027</b>              |                 |                             |
| 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<br>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 |

**Budget Narrative**  
Fiscal Year 2027

|                 |
|-----------------|
| <b>REVENUES</b> |
|-----------------|

**Interest-Investments**

The District earns interest on its operating accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

|                     |
|---------------------|
| <b>EXPENDITURES</b> |
|---------------------|

**Administrative**

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.



**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      |
|-----------|------------------|----------|----------------|--------------|----------|----------------|----------------------------|------------|---------------|----------------|------------|
|           | FY 2027          | FY 2026  | Percent Change | FY 2027      | FY 2026  | Percent Change | FY 2027                    | FY 2026    | Dollar Change | Percent Change | Units      |
| 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        |
|           |                  |          |                |              |          |                |                            |            |               |                | <b>500</b> |

## RESOLUTION 2026-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the The Hammocks Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (“**FY 2026-2027 Budget**”) and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

**WHEREAS**, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 12, 2026.**

Attested By:

**The Hammocks  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Chair/☐ Vice Chair of the Board of Supervisors

**Exhibit A: FY 2026-2027 Budget**

## **AGREEMENT FOR DISTRICT MANAGEMENT SERVICES**

This Agreement (“**Agreement**”) is effective as of August 12, 2026 (“**Execution Date**”), by and between:

**HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida whose mailing address is 4530 Eagle Falls Place, Tampa, Florida 33619 (“**District**”); and

**GOVERNMENTAL MANAGEMENT SERVICE-TAMPA, LLC** a Florida limited liability company, with a mailing address of 4530 Eagle Falls Place, Tampa, Florida 33619 (“**Manager**” or “**GMS-Tampa**,” together with District, “**Parties**”).

The services to be provided under this Agreement shall commence at 12:01 AM ET on October 1<sup>st</sup>, 2026 (“**Effective Date**”).

### **RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“**Act**”), by ordinance adopted in Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District desires to enter into an agreement with Manager to provide district management services all as further set forth in **Exhibit A** attached hereto (“**Services**” or “**District Management Services**”) and Manager has agreed to provide such Services; and

**WHEREAS**, the District and Manager warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

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

**SECTION 2. SCOPE OF SERVICES.** Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

**SECTION 3. FEES AND TERMS OF SERVICES; TERM.**

**A.** All Services will be completed on a timely basis in accordance with the District needs and statutory requirements.



**B.** The District agrees to compensate the Manager in accordance with the Schedule of Fees set forth in **Exhibit B**, attached hereto and incorporated by reference herein. Payment shall be made in equal monthly installments at the beginning of each month and may be amended annually as evidenced by the annual budget (“**Annual Budget**”) approved by the Board of Supervisors of the District (“**Board**”). All invoices are due and payable when received.

**C.** The initial term of this Agreement commences on Effective Date, and continues until September 30, 2027, unless terminated earlier by either Party in accordance with the provisions of this Agreement. Thereafter this Agreement shall automatically renew each Fiscal Year (i.e., October 1 to September 30<sup>th</sup> of the following year) of the District, unless otherwise terminated by either Party in accordance with Section 6 below. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Annual Budget.

#### **SECTION 4. INDEMNIFICATION.**

**A.** Manager Indemnification. The Manager agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Manager, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Manager to indemnify the District for the District’s percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Manager as jointly liable parties; however, Manager shall indemnify the District for any and all percentage of fault attributable to Manager for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

**B.** District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence, reckless, and/or willful misconduct of the Manager, the District agrees to indemnify, defend, and hold harmless the Manager and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Agreement. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Manager only if such indemnification obligation is covered by the District’s insurance.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 5. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 6. TERMINATION.**

A. This Agreement may be terminated as follows: (1) By the District for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or (2) By the Manager or District, for any reason, upon sixty (60) days written notice.

B. Upon any termination of this Agreement: (1) the Manager shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Manager; and (2) the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

**SECTION 7. SUCCESSORS; ASSIGNMENT.** The rights and obligations of the District as defined by this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the District. Neither the District nor the Manager may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 8. NOTICES.** All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

A. **If to District:** The Hammocks Community Development District  
4530 Eagle Falls Place  
Tampa, Florida 33619  
Attn: Chairperson

**With a copy to:** Straley Robin Vericker, P.A.  
1510 West Cleveland Street  
Tampa, Florida 33606  
Attn: District Counsel, Whitney Sousa  
[WSousa@srvlegal.com](mailto:WSousa@srvlegal.com)

**B. If to Manager:** Governmental Management Services-Tampa, LLC  
4530 Eagle Falls Place  
Tampa, Florida 33619  
Attn: President, Darrin Mossing  
[DMossing@gmstnn.com](mailto:DMossing@gmstnn.com)

**With copies to:** Governmental Management Services-Tampa, LLC  
4530 Eagle Falls Place  
Tampa, Florida 33619  
District Manager, Richard McGrath  
[RMcGrath@gms-tampa.com](mailto:RMcGrath@gms-tampa.com)

Governmental Management Services-Tampa, LLC  
4530 Eagle Falls Place  
Tampa, Florida 33619  
Attn: Chief Operating Officer, Keith Nelson  
[KNelson@gms-tampa.com](mailto:KNelson@gms-tampa.com)

Governmental Management Services-Tampa, LLC  
699 North Federal Highway, Suite 300  
Fort Lauderdale, FL 33304  
Attn: Kurt Zimmerman, Registered Agent  
[kurt@zimmermanlaw.com](mailto:kurt@zimmermanlaw.com)

**SECTION 9. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

**SECTION 10. THIS SECTION IS INTENTIONALLY LEFT BLANK AND RESERVED FOR FUTURE USE.**

**SECTION 11. SEVERABILITY.** In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

**SECTION 12. AMENDMENTS.** Any amendment or change to this Agreement shall be in writing and executed by all Parties.

**SECTION 13. ACKNOWLEDGEMENT.** The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial advisory services or offer investment advice. For the avoidance of doubt, the Manager will not

recommend or implement investment policies or manage investment of surplus funds; however, the Manager may place investment-related matters on the agenda and present information for the Board’s consideration and direction, with all investment decisions to be made solely by the Board, its municipal advisor, trustee, or other authorized professionals.

**SECTION 14. ENTIRE AGREEMENT.** The Agreement shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of the Agreement. To the extent any of the provisions of the exhibits are in conflict with the provisions of the Agreement, this Agreement controls.

**SECTION 15. INSURANCE.** The Manager shall, at its own expense, maintain insurance during the performance of the Services with limits of liability not less than the following, the certificate of which is attached as **Exhibit C**:

|                                                |             |
|------------------------------------------------|-------------|
| Workers’ Compensation                          | Statutory   |
| General Liability                              |             |
| <i>Bodily Injury (including contractual)</i>   | \$1,000,000 |
| <i>Property Damage (including contractual)</i> | \$1,000,000 |
| Commercial Crime/Fidelity Insurance            | \$1,000,000 |
| Professional Liability Insurance               | \$2,000,000 |
| Automobile Liability (if applicable) *         | \$1,000,000 |
| <i>Bodily Injury and Property Damage</i>       |             |
| <i>Covering owned, non-owned, and hired</i>    |             |
| <i>vehicles</i>                                |             |

*\*Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

Except with respect to Professional Liability and Workers’ Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insureds, on a primary non-contributory basis, on each insurance policy described above. The Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30)days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian for the District is **Richard McGrath** (“Public Records Custodian”). Among other requirements

and to the extent applicable by law, the Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats:

**IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 344-4844, INFO@GMS-TAMPA.COM WITH A COPY TO RICHARD MCGRATH, RMCGRATH@GMS-TAMPA.COM AND JASON GREENWOOD, JGREENWOOD@GMS-TAMPA.COM, 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619.**

**SECTION 17. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 18. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 19. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 20. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 21. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

**A.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;

**B.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;

**C.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;

**D.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and

**E.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

**SECTION 22. E-VERIFY.**

**A.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

**B.** The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the

subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

**C.** In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

**D.** By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

### **SECTION 23. ANTI-HUMAN TRAFFICKING REQUIREMENTS.**

Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor shall execute an affidavit, attached hereto as **Exhibit D** and incorporated herein, in compliance with Section 787.06(13), *Florida Statutes*.

**[ SIGNATURES ON NEXT PAGE ]**

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement on the Effective Date.

**Attest:**

**HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary  
Board Of Supervisors

By: \_\_\_\_\_

Print: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name

Chairperson/Vice Chairperson,  
Board of Supervisors

**GOVERNMENTAL MANAGEMENT  
SERVICES-TAMPA, LLC**

Witness

By: \_\_\_\_\_

Print: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Witness

Its: \_\_\_\_\_

- Exhibit A:** Scope of Services
- Exhibit B:** Schedule of Fees
- Exhibit C:** Certificate of Insurance
- Exhibit D:** Anti-Human Trafficking Affidavit
- Exhibit E:** District Management Proposal



**EXHIBIT A**  
**SCOPE OF SERVICES**

**GENERAL MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING  
SERVICES**

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities include, but are not limited to the following:

**Meetings, Hearings, Workshops, Etc.**

- The Manager will organize, conduct, and provide minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, coordinating the time, location, and all meeting logistics (including providing conference call numbers or virtual meeting technology), providing agenda packages and meeting materials in the form requested by the District Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices pursuant to Florida law.
- The Manager will consult with the District Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.

**Records**

- The Manager will maintain “Record of Proceedings” for the District within the boundaries of the local government in which the District is located and include meeting minutes, agreements, resolutions, and other records required by law or contract and provide access to such records as necessary for proper District function or compliance with Florida’s public records laws.
- The Manager will serve as the District’s Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.

**District Operations**

- The Manager will act as the primary point of contact for District-related matters.
- The Manager will consult with and advise the District on matters related to the operation and maintenance of the District’s public infrastructure.
- The Manager will make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Manager will advise the Board as to need for renewal or additional procurement activities and implement same.

- The Manager will recommend and advise the Board, in consultation with the District Engineer, of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- The Manager will monitor certificates of insurance for all District vendors and contractors as required by their agreements.
- The Manager will support the District's risk management efforts by facilitating coordination with the District's insurance carrier, assisting with claims and coverage documentation, and implementing any risk management policies and procedures adopted by the Board.
- The Manager will process and assist in the investigation of insurance claims in coordination with District Counsel and applicable insurance representatives.
- The Manager will facilitate the annual review of all District owned tangible personal property and equipment with the District's insurance carrier and the District Engineer, and will coordinate the preparation of an inventory to be completed on or before October 1 of each year, in accordance with applicable rules and standards. The Manager will also present the completed insurance policy to the Board annually for its review and approval.
- The Manager will negotiate on behalf of the District with governmental entities, vendors, contractors, residents, insurance representatives, and other parties when specifically authorized by the Board.
- The Manager will coordinate with the District's insurance representatives, carriers, and brokers on matters related to coverage, renewals, policy documents, and insurance requirements applicable to District vendors and operations.
- As applicable and at Board direction, the Manager will assist the District in obtaining and completing a Reserve Study and in complying with the findings and direction of the Board.
- The Manager will ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
  - File name and location of the Registered Agent and Office location annually with the Florida Department of Commerce and the County.
  - Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
  - Provide the regular meeting schedule of the Board to County.
  - File all required financial reports to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
  - File a request letter to the local Supervisor of Elections of the County for the number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
  - Transmit Public Facilities Report and related updates to appropriate agencies.

- Prepare and file the annual public depositor report.
- Serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
- Maintain the District Seal.

### **Accounting and Reporting**

- The Manager will implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities will be overseen by a degreed accountant.
- The Manager will prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements. The Manager will track the District's general fund and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
- The Manager will administer the processing, review and approval, and timely payment of all invoices and purchase orders.
- The Manager will oversee District's capital and general fund accounts.

### **Audits**

- The Manager will provide audit support to auditors for the required Annual Audit, and will ensure completion and submission of audit and Annual Financial Statements to the County, Auditor General, and other appropriate government entities in compliance with Florida law.

### **Budgeting**

- The Manager will prepare and provide for a proposed budget for Board approval and submission to County in compliance with state law. The Manager will prepare final budget and backup material for and present the budget at all budget meetings, hearings and workshops. The Manager will ensure that all budget meetings, hearings, and workshops are properly noticed.
- The Manager will administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

### **Capital Program Administration**

- The Manager will maintain proper capital fund and project fund accounting procedures and records.

- The Manager will coordinate with District staff to provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- The Manager will oversee and implement bond issue-related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bondholders and underwriters, annual/quarterly disclosure reporting, etc.

### **Field Operations Management**

- Upon direction by the District's Board of Supervisors and upon mutual agreement of the parties hereto, the Field Manager will provide Maintenance Contract Administration for District in general accordance with the fees outlined in Exhibit A.
- Create and maintain a fluid monthly report or action item list and present this report at all regularly scheduled Board of Supervisors Meetings.
- Engage and supervise all persons, as needed, necessary to properly maintain and operate the Property; this includes and is not limited to hired service vendors, maintenance staff, contracted vendors, and their subs.
- Purchase tools, equipment, supplies, and materials, ensuring, without qualification or exception, that the District is receiving the benefit and economies of competitive market prices.
- Solicit bids for services and materials and supplies to the District.
- Solicit, analyze, and negotiate informal contracts on behalf of the District, for services reasonably necessary with respect to the operation, maintenance, upkeep, repair, replacement, and preservation of the Property; all of which Service Contracts shall be subject to prior approval of and be executed by an officer of the District designated by the Board.
- Contract Management: Oversee and manage District field contracts for Landscape Maintenance, Aquatic Maintenance, and other service vendors by meeting with, and coordinating with vendors as needed to ensure contractual standards are being satisfied. Deficiency reports will be created when it is prudent to do so to enhance performance.
- Facility Management: Perform routine inspections as needed and present areas of potential concern to the District as identified; site visits will be on average twice a month. This is to identify possible maintenance items and ensure contracted contractor supplemental work has been performed satisfactorily. Additionally, to proactively monitor the status of district assets.
- Correspond and communicate with the Board of Supervisors and District Staff to respond to the various needs of the District and Community.
- Provide regular reports to the Board regarding the status of pending and completed activities and operations affecting the District and the Property.

### **Field Maintenance Services**

- At the direction of the Board of Supervisors, District Manager, and/or Field Operations Manager, facilitate and carry out maintenance requests for the Community.
- Include supporting details on the invoices for each maintenance repair assignment, as well as for the Monthly Field Operations Report.
- Perform regular general maintenance services as requested at normal rates. This can be done through a monthly allowance for more rapid and voluminous work or proposals can be provided for individual projects.

### **Information Technology Services**

- As applicable, coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
- As applicable, coordinate with the District's Information Technology vendor to ensure emails of the Board are backed up and retained in compliance with Florida's public records laws.

## **FINANCIAL SERVICES**

### **Assessments & Revenue Collection**

- The Manager will develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County and administering assessments for Off Tax Roll parcels/lots.
- The Manager will provide payoff information and pre-payment amounts as requested by property owners, and collect prepayment of assessments as necessary.
- The Manager will monitor development of the District and perform Assessment True-up Analysis when appropriate.
- The Manager will issue estoppel letters as needed for property transfers.
- The Manager will maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

## **DISTRICT RESPONSIBILITIES**

The District shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**EXHIBIT B**  
**SCHEDULE OF FEES**

**STANDARD ON-GOING SERVICES (“SERVICES”):** These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Management Services.

**1. DISTRICT MANAGEMENT SERVICES:**

| Services Description                                                                                                                                                                                                                                                                                                            | Fiscal Year<br>2027<br>GMS Fees<br>** |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>Management, Administrative, Financial &amp; Revenue Collection, and Accounting Services:</b> <ul style="list-style-type: none"> <li>• Annual Fee paid in equal monthly payments (plus reimbursables)</li> <li>• Our Agreement contemplates up to twelve (12) meetings per year up to three (3) hours in duration.</li> </ul> | <b>\$42,500</b>                       |
| <b>Assessment Administration:</b> <ul style="list-style-type: none"> <li>• (Beginning with the first assessment to individual unit owners, direct assessment or utilizing tax collector)</li> <li>• One-time Annual Fee charged when the annual assessment is certified.</li> </ul>                                             | <b>\$2,000</b>                        |
| <b>Dissemination Agent Services:</b> <ul style="list-style-type: none"> <li>• \$2,500 Annual Fee for 1st Bond Issuance</li> <li>• (\$2,500 for each additional series of Bonds)</li> </ul>                                                                                                                                      | <b>\$2,500</b>                        |
| <b>Information Technology Fees and Annual Website Maintenance:</b> <ul style="list-style-type: none"> <li>• Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA-compliant website, if applicable. No overage fees due to the number of pages stored by GMS.)</li> </ul>              | <b>\$1,600</b>                        |
| <b>Fiscal Year GMS Fees</b>                                                                                                                                                                                                                                                                                                     | <b>\$48,600</b>                       |
| <b>NOTE:</b> <i>The October 2026 Management Services will be performed with no monthly Management Fee (\$47,000 / 12 = \$3,917) as described in the Exhibit E proposal.</i>                                                                                                                                                     |                                       |

## 2. OTHER FEES SCHEDULE:

| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Cost                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Agenda Package Hardcopy (if Applicable)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>\$2.50 per regular Agenda Mtg.</b>                                                                                                                       |
| <b>Copy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>\$0.15 / black and white page</b>                                                                                                                        |
| <b>Binders, Envelopes, and other Office Supplies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Actual Cost</b>                                                                                                                                          |
| <b>USPS / FedEx / UPS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Actual Cost</b>                                                                                                                                          |
| <b>Conference Calls</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Actual Cost</b>                                                                                                                                          |
| <b>Offsite Physical Records Storage and Archival</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>\$50.00 / Month</b>                                                                                                                                      |
| <b>Additional Services Available:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Cost</b>                                                                                                                                                 |
| <b>Other Services **</b> <ul style="list-style-type: none"> <li>New Bond Issuance Cost (per bond issue)</li> <li>Refinance Bond Issuance Cost (per bond issue)</li> <li>Debt Service Assessment Methodology Preparation</li> <li>SERC Preparation &amp; Assistance w/ Petition</li> <li>Prepaid Estoppel Letter – One Lot</li> <li>Prepaid Estoppel Letter – Multiple Lots</li> <li>Prepaid Estoppel Letter – Partial Payoffs</li> <li>Annual Construction Accounting Fee (while active)</li> <li>Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.)</li> </ul> | <b>\$25,000</b><br><b>\$15,000</b><br><b>\$20,000</b><br><b>\$5,000</b><br><b>\$100</b><br><b>\$250</b><br><b>\$500</b><br><b>\$5,000</b><br><b>\$3,500</b> |
| <b>One-Time Conversion Fee:</b> <ul style="list-style-type: none"> <li>To Recreate Historical Accounting And Administrative Records Needed For The Transition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Included</b>                                                                                                                                             |
| <b>Extended or Extra Board Meetings:</b> <ul style="list-style-type: none"> <li>Any extra meeting(s) or meeting duration exceeding a three-hour duration may be charged a meeting overage fee rounded up to the nearest full hour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                            | <b>\$2,000 / Mtg.</b><br><b>\$250/hr.</b>                                                                                                                   |



| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Cost                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <p><b>Standard Hourly Rates:</b></p> <ul style="list-style-type: none"> <li>For additional scope services, not traditionally included in the Standard Scope of Services, will be included in monthly invoices. <ul style="list-style-type: none"> <li>The Hourly rate for the District Manager is \$175/Hour.</li> <li>The Hourly rate for the District Accountant is \$125/Hour.</li> <li>The Hourly rate for the District Administrative Assistant is \$80/Hour.</li> <li>The Hourly rate for the Field Operations Managers is \$85.00.</li> </ul> </li> </ul> | <b>As Defined</b>                    |
| <p><b>Facility Maintenance and Repair Services</b></p> <ul style="list-style-type: none"> <li>GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager.</li> </ul>                                                                                                                                                                                                                                             | <b>\$55.00/Hour + Expenses</b>       |
| <p><b>Out-of-Pocket Reimbursable Expenses</b></p> <ul style="list-style-type: none"> <li>Reimbursable expenses to be itemized on invoicing each month.</li> <li>Written pre-approval from the District Manager or District must be included for any recruiting or other reimbursable expenses over \$2,000.00 a month.</li> </ul>                                                                                                                                                                                                                                | <b>At GMS Standard Rate or Costs</b> |
| <p><b>Public Records Requests:</b></p> <ul style="list-style-type: none"> <li>Public Records requests will be charged to the person making the request at fees allowable by law. These amounts will be reimbursed to GMS-Tampa by the District at the same rate.</li> </ul>                                                                                                                                                                                                                                                                                      | <b>As Defined</b>                    |
| <p><b>Additional Services:</b></p> <ul style="list-style-type: none"> <li>All other requested items not specifically denoted in Exhibit "B" will be subject to either a flat rate proposal or an hourly rate proposal to the District.</li> </ul>                                                                                                                                                                                                                                                                                                                | <b>To Be Negotiated</b>              |
| <p><b>** For Fiscal Year 2027, with dates effective from the Effective Date through September 30<sup>th</sup>, 2027. GMS provided a fee holiday for the first month of Management services (October 1<sup>st</sup>, 2026 to October 31<sup>st</sup>, 2026)</b></p>                                                                                                                                                                                                                                                                                               |                                      |

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

# EXHIBIT C

## CERTIFICATE OF INSURANCE



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/15/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                             |                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRODUCER</b><br>Zelen Risk Solutions, Inc.<br>7964 Devoe Street<br>Jacksonville FL 32220 | <b>CONTACT NAME:</b> Holly Howe<br><b>PHONE (A/C, No, Ext):</b> (904) 262-8080 <b>FAX (A/C, No):</b> (904) 262-1444<br><b>E-MAIL ADDRESS:</b> holly@zelenrisk.com |
| INSURER(S) AFFORDING COVERAGE                                                               |                                                                                                                                                                   |
| INSURER A : Northfield Insurance Company                                                    |                                                                                                                                                                   |
| INSURER B : Hiscox Insurance Company                                                        |                                                                                                                                                                   |
| INSURER C : RetailFirst Insurance Company                                                   |                                                                                                                                                                   |
| INSURER D :                                                                                 |                                                                                                                                                                   |
| INSURER E :                                                                                 |                                                                                                                                                                   |
| INSURER F :                                                                                 |                                                                                                                                                                   |

| COVERAGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                    | CERTIFICATE NUMBER:                                  |               | REVISION NUMBER:        |                                |                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------|-------------------------|--------------------------------|---------------------------------------------------------------------------------|
| THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. |                                                                                                                                                                                                                                                                                                                    |                                                      |               |                         |                                |                                                                                 |
| INSR LTR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                  | ADDL SUBR INSD WVD                                   | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY)        | LIMITS                                                                          |
| A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER: |                                                      | WS700756      | 02/27/2026              | 02/27/2027                     | EACH OCCURRENCE \$ 1,000,000                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 |               |                         |                                |                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    | MED EXP (Any one person) \$ 5,000                    |               |                         |                                |                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    | PERSONAL & ADV INJURY \$ 1,000,000                   |               |                         |                                |                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    |                                                      |               |                         | GENERAL AGGREGATE \$ 2,000,000 |                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    |                                                      |               |                         |                                | PRODUCTS - COMP/OP AGG \$ 2,000,000                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    |                                                      |               |                         |                                | \$                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | AUTOMOBILE LIABILITY                                                                                                                                                                                                                                                                                               |                                                      |               |                         |                                | COMBINED SINGLE LIMIT (Ea accident) \$                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS                                                                                                      |                                                      |               |                         |                                | BODILY INJURY (Per person) \$                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    |                                                      |               |                         |                                | BODILY INJURY (Per accident) \$                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    |                                                      |               |                         |                                | PROPERTY DAMAGE (Per accident) \$                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    |                                                      |               |                         |                                | \$                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | UMBRELLA LIAB                                                                                                                                                                                                                                                                                                      |                                                      |               |                         |                                | EACH OCCURRENCE \$                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | EXCESS LIAB                                                                                                                                                                                                                                                                                                        |                                                      |               |                         |                                | AGGREGATE \$                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | DED RETENTION \$                                                                                                                                                                                                                                                                                                   |                                                      |               |                         |                                | \$                                                                              |
| C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                             | Y/N <input type="checkbox"/> N/A                     | 0520-59463    | 09/01/2025              | 09/01/2026                     | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    | E.L. EACH ACCIDENT \$ 1,000,000                      |               |                         |                                |                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    | E.L. DISEASE - EA EMPLOYEE \$ 1,000,000              |               |                         |                                |                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    | E.L. DISEASE - POLICY LIMIT \$ 1,000,000             |               |                         |                                |                                                                                 |
| B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Professional                                                                                                                                                                                                                                                                                                       |                                                      | MPL4245121.25 | 09/05/2025              | 09/05/2026                     | Each Claim \$1,000,000<br>Aggregate \$2,000,000                                 |

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.

| CERTIFICATE HOLDER                                                                           | CANCELLATION                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Hammocks Community Development District<br>4530 Eagle Falls Place<br><br>Tampa, FL 33619 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <sup>&lt;ME&gt;</sup> |



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/15/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                                                                                                  |                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRODUCER</b><br><br>Edie Williams State Farm<br>330 A1A N Suite 324<br>Ponte Vedra, FL 32082 | <b>CONTACT NAME:</b> Stephanie Marciani<br><b>PHONE (A/C, No, Ext):</b> 904-425-4054<br><b>FAX (A/C, No):</b> 904-425-4049<br><b>E-MAIL ADDRESS:</b> Stephanie@EdieWilliams.com                                   |
| <b>INSURED</b><br>Governmental Management Services Tampa, LLC<br>1001 Bradford Way<br>Kingston, TN 37763                                                                         | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> State Farm Mutual Automobile Insurance Company<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |
|                                                                                                                                                                                  | <b>NAIC #</b><br>25178                                                                                                                                                                                            |

### COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                   | ADDL SUBR INSD. WVD                 | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                   |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------|-------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER:                                     |                                     |                |                         |                         | EACH OCCURRENCE \$<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$<br>MED EXP (Any one person) \$<br>PERSONAL & ADV INJURY \$<br>GENERAL AGGREGATE \$<br>PRODUCTS - COMPIOP AGG \$<br>\$ |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input checked="" type="checkbox"/> OWNED AUTOS ONLY<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY<br><input checked="" type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | X X                                 | 0525445-SFP-59 | 04/11/2026              | 10/11/2026              | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$ 1,000,000<br>BODILY INJURY (Per accident) \$ 1,000,000<br>PROPERTY DAMAGE (Per accident) \$ 1,000,000<br>\$      |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br>DED RETENTION \$                                                                                                                                                                  |                                     |                |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                 |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/EMPLOYEE EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                     | Y/N<br><input type="checkbox"/> N/A |                |                         |                         | PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                          |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

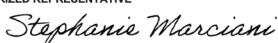
The Hammocks Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is additional Insured with regard to Auto Liability.

The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.

Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.

If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page.

### CERTIFICATE HOLDER

|                                                                                          |                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Hammocks Community Development District<br>4530 Eagle Falls Place<br>Tampa, FL 33619 | <b>CANCELLATION</b><br><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br><b>AUTHORIZED REPRESENTATIVE</b><br> |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

1001486 132849.12 03-16-2016

**EXHIBIT D**  
**ANTI-HUMAN TRAFFICKING AFFIDAVIT**

**Anti-Human Trafficking Affidavit**

I, Kelly Adams as Director of HR, on behalf of Governmental Management Services-Tampa LLC. (the "Manager"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Manager.
2. The Manager does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Manager does not participate in any of the following actions:
  - (a) Using or threatening to use physical force against any person;
  - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
  - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
  - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
  - (e) Causing or threatening to cause financial harm to any person;
  - (f) Enticing or luring any person by fraud or deceit; or
  - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: June 18, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Manager:

GOVERNMENTAL MANAGEMENT SERVICES-  
TAMPA LLC.



By:

Name:

Title:

STATE OF TENNESSEE  
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Amanda Jones, as manager, of Governmental Management Services-Tampa LLC., who is personally known to me or who produced \_\_\_\_\_ as identification this 18 day of June, 2026.

Notary Public

(Notary Seal)

**EXHIBIT E**  
**DISTRICT MANAGEMENT PROPOSAL**

[ 34 Pages To Follow ]



# Governmental Management Services

*Serving Florida's Communities*

July 3<sup>rd</sup>, 2026

The Hammocks Community Development District Board of Supervisors  
c/o Ms. Whitney Sousa, District Counsel  
Straley Robin Vericker  
1510 West Cleveland Street  
Tampa, Florida 33606  
Via email to [WSousa@srvlegal.com](mailto:WSousa@srvlegal.com)

RE: Proposal for District Management Services

Dear Ms. Sousa,

Governmental Management Services-Tampa L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing District Management Services to the The Hammocks Community Development District ("CDD"). We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 290+ CDDs across the State of Florida.
- ❖ We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- ❖ We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- ❖ We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements, customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (865) 603-5101 or via email at [DMossing@gmstnn.com](mailto:DMossing@gmstnn.com) if you have any questions or need additional information.

Sincerely,

*Darrin Mossing*

Darrin Mossing  
GMS President

Enclosures

ORLANDO

219 E. Livingston St.  
Orlando, FL 32801  
(407) 841-5524

JACKSONVILLE

1200 Riverplace  
Boulevard, Suite 705  
Jacksonville, FL 32207  
(904) 288-7667

ST. AUGUSTINE

50 Ellis Street,  
Suite 208  
St. Augustine, FL 32095  
(904) 288-7667

ST. AUGUSTINE

475 West Town Place,  
Suite 114  
St. Augustine, FL 32092  
(904) 288-7667

FT. LAUDERDALE

5385 N. Nob Hill Road  
Sunrise, FL 33351  
(954) 721-8681

TAMPA

4530 Eagle Falls Place  
Tampa, FL 33619  
(813) 344-4844

PALM COAST

393 Palm Coast  
Parkway SW, Suite 4  
Palm Coast, FL 33137  
(904) 940-5850

KNOXVILLE

1001 Bradford Way  
Kingston, TN 37763  
(865) 717-7700



# District Management Services Proposal Prepared For The The Hammocks Community Development District:



## GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC

DISTRICT  
MANAGEMENT  
SERVICES



[www.govmgtsvc.com](http://www.govmgtsvc.com)

Submitted  
July 3<sup>rd</sup>, 2026

# TABLE OF CONTENTS

**COMPANY INFORMATION**  
3

**HOW WE WORK**  
4

**CONTACT INFORMATION**  
6

**FAMILY OF GMS  
COMPANIES**  
7

**OUR GMS TEAM**  
8

**YOUR  
THE HAMMOCKS CDD TEAM**  
9

**SERVICES**  
10

**REFERENCES**  
20

**EXPERIENCE SUMMARY**  
21

**COST OF SERVICES**  
30

**THANK YOU**  
33



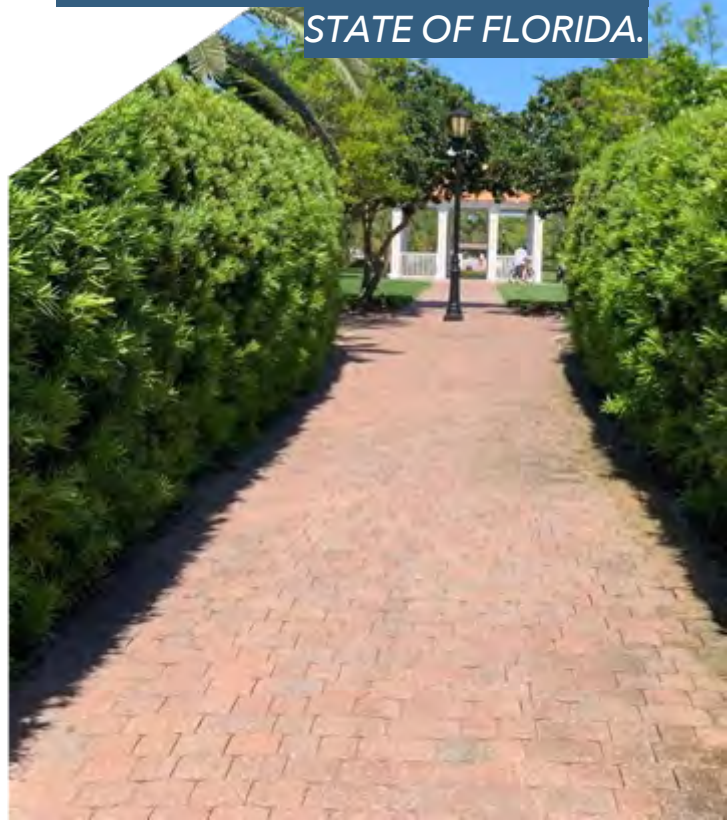
# COMPANY INFORMATION

---

**Governmental Management Services ("GMS")** is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 290 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 290 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO  
PROVIDE THE MOST EFFICIENT,  
EFFECTIVE AND  
COMPREHENSIVE MANAGEMENT  
SERVICES FOR COMMUNITY  
DEVELOPMENT DISTRICTS IN THE  
STATE OF FLORIDA.**



# HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full-time and part-time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective, and comprehensive management services for Community Development Districts continues to fuel our growth.

## Statement of Qualifications

GMS is the best-qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in management, administration, accounting, financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries, and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Field Operations Management
- Amenity Management
- Facility Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

## FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 290 Community Development Districts in 25 counties across the State of Florida.

# OUR VALUES

## MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



## CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



### Customer Commitment

*We keep customer needs at the center of all that we do to provide a superior customer experience.*



### Integrity

*We are honest, open, ethical, and fair.*

*People trust us to do what's right.*



### Teamwork

*We win together, not alone.*

*We work together, across divisions, to meet the needs of our customers.*



### Passion and Drive

*We are proud of the services we provide.*

*We play to win and strive to help our customers do the same.*



### Empower Individuals

*Our employees set us apart.*

*We value our employees, encourage their development, and reward their performance.*



### Quality

*Details matter.*

*We provide consistent and unsurpassed service that, together, deliver premium value to our customers.*

# CONTACT INFORMATION

## Corporate Office:

1001 Bradford Way  
Kingston, TN 37763  
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

## GMS - South Florida

5385 Nob Hill Road  
Sunrise, FL 33351  
(954) 721-8681

## GMS - Central Florida

219 E. Livingston St.  
Orlando, FL 32801  
(407) 841-5524

## GMS - Tampa

4530 Eagle Falls Place  
Tampa, Florida 33619  
(813) 344-4844

435 10<sup>th</sup> Avenue West,  
Suite 200  
Tampa, Florida 34221

## GMS - North Florida

475 West Town Place,  
Suite 114  
St. Augustine, FL 32092  
(904) 940-5850

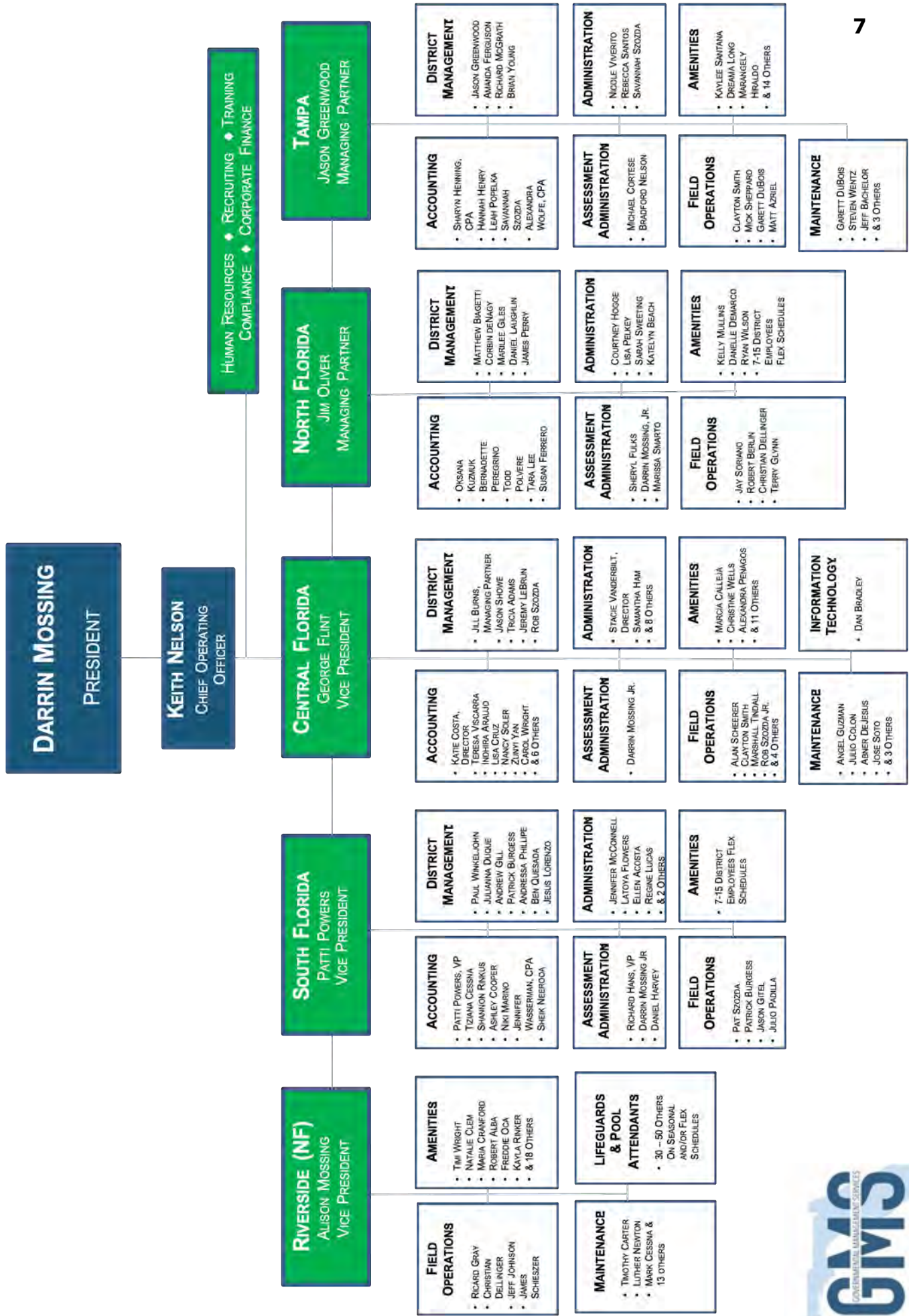
1200 Riverplace  
Boulevard  
Jacksonville, FL 32207

393 Palm Coast  
Parkway SW, Suite 4  
Palm Coast, FL 32137

We have additional satellite offices throughout the State of Florida



# GOVERNMENTAL MANAGEMENT SERVICES



# OUR TEAM



**Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry**

## STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

*"GMS realizes an organization is only as good as the individuals working within it."*

# Proposed GMS District Management Service Team

Trusted & Service Oriented



**Jason Greenwood**  
Partner,  
District Manager



**Richard McGrath**  
District Manager



**Alex Wolfe, CPA**  
District Accounting



**Nicole Viverito**  
District Administration

**GMS-TAMPA**  
JASON GREENWOOD  
MANAGING DIRECTOR

See Page 7  
Of Our Proposal  
For The Rest  
Of The  
GMS Organization

| DISTRICT<br>MANAGEMENT :                                                                                                                         | DISTRICT<br>ACCOUNTING :                                                                                                                                                         | DISTRICT<br>ADMINISTRATION :                                                                                                                | ASSESSMENT<br>ADMINISTRATION :                                                                                            | DISTRICT<br>AMENITY<br>MANAGEMENT :                                                                                    | DISTRICT<br>FIELD<br>OPERATIONS :                                                                                                         | DISTRICT<br>FIELD<br>MAINTENANCE :                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• JASON GREENWOOD</li> <li>• AMANDA FERGUSON</li> <li>• RICHARD MCGRATH</li> <li>• BRIAN YOUNG</li> </ul> | <ul style="list-style-type: none"> <li>• SHARYN HENNING CPA</li> <li>• HANNAH HENRY</li> <li>• LEAH POPELKA</li> <li>• SAVANNA SZOZDA</li> <li>• ALEXANDRA WOLFE, CPA</li> </ul> | <ul style="list-style-type: none"> <li>• NICOLE VIVERITO</li> <li>• MICHAEL SAVANNAH</li> <li>• SZOZDA</li> <li>• REBECCA SANTOS</li> </ul> | <ul style="list-style-type: none"> <li>• DARRIN MOSSING JR.</li> <li>• MICHAEL CORTESE</li> <li>• LEAH POPELKA</li> </ul> | <ul style="list-style-type: none"> <li>• KAYLEE SANTANA</li> <li>• DREAMA LONG</li> <li>• MARANGELY HIRALDO</li> </ul> | <ul style="list-style-type: none"> <li>• CLAYTON SMITH</li> <li>• MICK SHEPARD</li> <li>• GARETT DUBOIS</li> <li>• MATT AZRIEL</li> </ul> | <ul style="list-style-type: none"> <li>• JEFF BACHELOR</li> <li>• GARETT DUBOIS</li> <li>• STEVEN WENTZ</li> <li>• &amp; 3 OTHERS</li> </ul> |

# DISTRICT MANAGEMENT SERVICES

**THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:**

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners' meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with the Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve the annual budget, the annual audit, and monthly disbursements.
- Review annual insurance policy with the District so that it maintains proper insurance coverage.





**EDUCATION**

Ohio University, 1988,  
Bachelor of Science,  
Major: Accounting

**EXPERIENCE**

38+ Years

- President and Founder – GMS Organization
- Corporate Operations & District Management

# DARRIN MOSSING

## PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for the Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 290 CDDs, Homeowners Association, and other Special Taxing Districts across the State of Florida.

# JASON GREENWOOD

## MANAGING PARTNER

Jason Greenwood provides management services to CDDs and property owners associations throughout the State of Florida. Mr. Greenwood has been committed to GMS since 2017, is a licensed Community Association Manager, and operates out of the Tampa, Florida office. Mr. Greenwood has BA degrees in Business and Finance with a minor in Marketing from Ashford University in Clinton, Iowa, and an MBA in Business Administration, specialization in Finance, from Lynn University in Boca Raton, Florida.

**EDUCATION**

B.A., Business, Finance,  
Marketing minor,  
Ashford University  
MBA, specialization in  
Finance, Lynn University

**EXPERIENCE**

9+ Years

- District Management
- Assessment Roll Administration

# RICHARD MCGRATH

## DISTRICT MANAGER

Richard McGrath also provides management services to CDDs throughout the State of Florida. Mr. McGrath is a licensed Real Estate Agent and operates out of our Tampa, Florida Office. He has a wealth of experience in customer service and management. Mr. McGrath earned his Bachelor's Degree in Business Administration from the University of Florida and continued his education by earning his Master's Degree in International Business also from the University of Florida.

# ADMINISTRATIVE SERVICES

**Amanda Ferguson** leads our recording administration department. Amanda prepares agenda packages, meeting notices, public records administration, statutory compliance, and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since its establishment in 2004. Mrs. Ferguson has performed various functions in her 20+ years with GMS; including amenity center management at premier North Florida communities, contract compliance, managing programs and special events, lifeguard management, and transcription of board meetings. Mrs. Ferguson currently provides transcription and administrative services to 20 Community Development Districts in the Tampa Bay, Central Florida, and Southwest Florida Regions. **Nicole Viverito** joined the GMS organization in 2022 as a CDD Recording Administrator; she is known for her compliance discipline and customer service orientation.

## THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to :
  - Publish and circulate the annual meeting notice.
- Report annually the number of registered voters in the District by June 1 of each year.
- Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions, and other required records.
- Transmit Registered Agent information to Florida Commerce and local governing authorities.
- File Ordinance or Rule establishing the District to Florida Commerce.



# ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

**Darrin Mossing Jr, and Michael Cortese** perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

## Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off-tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, which records the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties.



# ACCOUNTING SERVICES

**Alexandra Wolfe** manages the accounting and financial reporting for our clients. She is a Certified Public Accountant with over 15 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Wolfe's experience includes financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a Bachelor of Business Administration Degree in International Business from George Washington University. Ms. Wolfe also has experience as an auditor completing annual reports required for CDDs.

## EDUCATION

B.S. in Information Management,  
Masters in Business Management and Accounting

## EXPERIENCE

13+ Years  
• Accounting  
• Financial Reporting

**Hannah Henry** has over 13 years of experience managing the accounting and financial reporting for our clients. Ms. Henry serves as District Accountant to 12+ CDDs and Homeowner Associations. She has a Bachelors Degree from the University of Tennessee with Information Management and has a Masters Degree from King University in Business Management and Accounting.

## EDUCATION

B.A. in  
International Business, George Washington University

## EXPERIENCE

21+ Years, CPA  
• Accounting  
• Financial Reporting

## THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System per the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present them to the Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit the proposed budget to local governing authorities 60 days before adoption.
- Prepare year-end adjusting journal entries in preparation for the annual audit by an Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
  - Complete annual financial audit report within 9 months after the fiscal year end.
  - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

# OPERATIONS MANAGEMENT SERVICES

GMS provides operations/field management services to 80+ Districts throughout Florida under the direction of **Clayton Smith**. He has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University. **Mick Sheppard** is our Operations Maintenance Manager, overseeing maintenance projects and providing maintenance services. Mick is equipped and capable of handling almost all CDD maintenance needs and specializes in maintenance projects specific to CDDs. Mick has a lengthy background in various maintenance services including but not limited to plumbing, HVAC repair, grounds maintenance, and property maintenance.

## PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested at an additional hourly or flat rate fee.

## FACILITY REPAIR & MAINTENANCE SERVICES

GMS has an in-house Facility repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.



# AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

**Kaylee Santana** is the Assistant Director of Amenity Management in Tampa. Kaylee brings over five years of experience in Amenity Management and has proudly served as Assistant Director for the past two years. She holds a Bachelor's degree in Health Administration and Management from DeVry University. As the Training Manager for the Amenities Department at GMS-Tampa, Kaylee plays a key role in developing team members and ensuring operational excellence across multiple communities. Her strong foundation in CDD operations and proven leadership skills enable her to effectively guide and support a large, dynamic team.

**Dreama Long** is the Assistant Director of Amenity Management in Tampa. Dreama has a wealth of leadership and operational experience at GMS-Tampa. Before entering the field of amenity management, Dreama dedicated over 20 years to law enforcement in Norfolk, Virginia, with specialized expertise in narcotics, homicide, and hostage negotiation. After retiring from law enforcement, Dreama relocated to Florida and discovered a new passion in property management. She served as Chairman of her CDD Board for several years, gaining valuable insight into community operations and governance. Today, as Assistant Director of Amenity Services, Dreama applies her extensive leadership experience and problem-solving skills to guide the Amenities Department. She is committed to fostering a healthy, collaborative work environment and ensuring exceptional service across all communities.



GMS has significant experience with highly amenitized CDD communities and is flexible regarding the approach taken to staffing, managing, and operating amenities. We typically see one of three approaches taken to amenity management:

- 1) District contracts with GMS for operations
- 2) District contracts with a third-party company for operations
- 3) District directly employs staff for operations

**UNDER THE FIRST APPROACH, THE FOLLOWING SERVICES ARE TYPICALLY PROVIDED  
BY GMS TO ENSURE A FIRST CLASS, AMENITY CENTERED COMMUNITY:**

- Recruit, hire, train, and monitor Clubhouse and Facilities staff.
- Assume responsibility to manage a vibrant schedule of activities, events and lifestyle programming. GMS is structured to take a regional approach to serving its clients, but this structure does not preclude us from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.
- Communicate lifestyle opportunities and residential services information to owners and potential residents.
- Promote voluntary compliance with District rules, regulations and policies by communicating with residents.
- Maintain excellent level of customer service.
- Monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.
- Maintain excellent level of customer service.
- Coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.
- Maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.
- Assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

Under the second and third approach, although the above services would not be provided directly by GMS, we would work to ensure that the contractor or direct employees were performing these and other necessary services.



# SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

## SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

## FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

## WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

## KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

## ICE CREAM SOCIAL

Ice cream and beverages with contests, raffles and games.

## SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

## DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.







# REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

## Glenn Roberts

Chair, Dupree Lakes CDD  
22598 Cherokee Rose Place  
Land O'Lakes, FL 34639  
(502) 741-8013  
[seat4@dupreelakescdd.org](mailto:seat4@dupreelakescdd.org)

## John Ford

Chair, Mirada CDD  
31656 Cabana Rye Avenue  
San Antonio, FL 33576  
(516) 749-2322  
[johninmirada@gmail.com](mailto:johninmirada@gmail.com)

## Kristen Brooks

Chair, Belmont CDD  
10109 Count Fleet Drive  
Ruskin, FL 33573  
(404) 723-1245  
[boardmember5@belmontcdd.com](mailto:boardmember5@belmontcdd.com)

## Gerald Barkholz

Chair, Palms of Terra Ceia Bay CDD  
2925 Terra Ceia Bay Blvd., Unit 2904  
Palmetto, FL 34221  
(941) 705-6329  
[jerrybarkholz@gmail.com](mailto:jerrybarkholz@gmail.com)

## Paul Cilia

Chair, Forest Brooke CDD  
5019 Grist Mill Court  
Wimauma, FL 33598  
(813) 419-8115  
[seat3@forestbrookecdd.org](mailto:seat3@forestbrookecdd.org)

## Mark Hardee

Chair, Terra Bella CDD  
23963 San Giovanni Drive  
Land O Lakes, FL 34639  
(301) 370-1183  
[terrabellacddseat5@gmail.com](mailto:terrabellacddseat5@gmail.com)

# GOVERNMENTAL MANAGEMENT SERVICES

21

Table 2-1. District Management & Client Management Experience Summary

| GMS Client # | GMS Client Name<br>As of 2026-07-01 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 1            | Aberdeen                            | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 2            | Acacia Grove                        | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 3            | Academical Village                  | Broward              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 4            | Acree                               | Duval                | ✓                  | ✓                                | ✓                   |                            |                                  |
| 5            | Amelia Concourse                    | Nassau               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 6            | Amelia Walk                         | Nassau               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 7            | Anabelle Island                     | Clay                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 8            | Armstrong                           | Clay                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 9            | Astoria                             | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 10           | Asturia                             | Pasco                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 11           | Auburn Lakes                        | Brevard              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 12           | Bahia Mar                           | Broward              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 13           | Ballentrae Hillsborough             | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 14           | Bannon Lakes                        | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 15           | Banyan Drive Security Guard Spec    | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 16           | Bartram Park                        | Duval                | ✓                  | ✓                                | ✓                   |                            |                                  |
| 17           | Bartram Springs                     | Duval                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 18           | Bauer Drive                         | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 19           | Bay Laurel Center                   | Marion               | ✓                  | ✓                                | ✓                   | ✓                          |                                  |
| 20           | Baytree                             | Brevard              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 21           | Baywinds                            | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 22           | Beacon Tradeport                    | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 23           | Bella Collina                       | Lake                 | ✓                  | ✓                                | ✓                   | ✓                          | ✓                                |
| 24           | Bella Tara                          | Osceola              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 25           | Bellagio                            | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 26           | Bellaviva                           | Osceola              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 27           | Belmont                             | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 28           | Bent Creek                          | St. Lucie            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 29           | Biscayne Drive Estates              | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 30           | Bonita Village                      | Lee                  | ✓                  | ✓                                | ✓                   |                            |                                  |
| 31           | Bonnet Creek                        | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 32           | Botaniko                            | Broward              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 33           | Bradbury                            | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 34           | Brandy Creek                        | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 35           | Bridgewalk                          | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 36           | Bridgewater                         | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 37           | By-The-Sea Security Guard Specia    | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 38           | Campo Bello                         | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 39           | Candler Hills East                  | Marion               | ✓                  | ✓                                | ✓                   |                            |                                  |
| 40           | Canopy                              | Leon                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 41           | Capital Region                      | Leon                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 42           | Captiva Erosion Prevention Distric  | Lee                  | ✓                  |                                  |                     |                            |                                  |
| 43           | Central Lake                        | Lake                 | ✓                  | ✓                                | ✓                   | ✓                          |                                  |
| 44           | Centre Lake                         | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 45           | ChampionsGate                       | Osceola              | ✓                  | ✓                                | ✓                   |                            |                                  |

## CLIENT LISTING

[www.govmgtsvc.com](http://www.govmgtsvc.com)





| GMS Client # | GMS Client Name<br>As of 2026-07-01 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 46           | ChampionsGate Condominium Pro       | Osceola              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 47           | ChampionsGate Villas Building 1 C   | Osceola              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 48           | Chapel Creek                        | Pasco                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 49           | City of Coral Gables**              | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 50           | Coastal Ridge                       | Duval                | ✓                  | ✓                                | ✓                   |                            |                                  |
| 51           | Coconut Cay                         | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 52           | Cocoplum Lights                     | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 53           | Cocoplum Security Roving Special    | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 54           | Copper Creek                        | St. Lucie            | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 55           | Copper Oaks                         | Lee                  | ✓                  | ✓                                | ✓                   |                            |                                  |
| 56           | Coquina Shores                      | Flagler              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 57           | Coral Bay                           | Broward              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 58           | Coral Keys Homes                    | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 59           | Cordova Palms                       | St. Johns            | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 60           | Cory Lakes                          | Hillsborough         | ✓                  | ✓                                | ✓                   |                            |                                  |
| 61           | Country Greens                      | Lake                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 62           | County Road 33                      | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 63           | Creekside                           | St. Lucie            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 64           | Crossings                           | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 65           | Crossroads Village Center           | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 66           | Crosswinds East                     | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 67           | Crosswinds West                     | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 68           | Crystal Cay                         | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 69           | Cypress Bluff                       | Duval                | ✓                  | ✓                                | ✓                   |                            |                                  |
| 70           | Cypress Cove                        | Broward              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 71           | Cypress Park Estates                | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 72           | Cypress Ridge                       | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 73           | Darby                               | Duval                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 74           | Davenport Road South                | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 75           | Deer Island                         | Lake                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 76           | Deer Run                            | Flagler              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 77           | Dewey Robbins                       | Lake                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 78           | Double Branch                       | Clay                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 79           | Dowden Central                      | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 80           | Dowden West                         | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 81           | Downtown Doral                      | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 82           | Downtown Doral South                | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 83           | Dunes                               | Flagler              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 84           | Dupree Lakes                        | Pasco                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 85           | Durbin Crossings                    | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 86           | Eagle Hammock                       | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 87           | Eagle Trace                         | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 88           | East 547                            | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 89           | Eden Hills                          | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 90           | Elevation Pointe                    | Orange               | ✓                  | ✓                                | ✓                   |                            |                                  |

## CLIENT LISTING

[www.govmgtsvc.com](http://www.govmgtsvc.com)



| GMS Client # | GMS Client Name<br>As of 2026-07-01        | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|--------------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 91           | Enclave At Black Pointe Marina             | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 92           | Epmore                                     | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 93           | Estancia at Wiregrass                      | Pasco                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 94           | Eureka Grove                               | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 95           | Falcon Trace                               | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 96           | Falls at Drake Pointe                      | Lake                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 97           | Forest Brooke                              | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 98           | Founders Ridge                             | Lake                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 99           | Fronterra                                  | Collier              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 100          | Gardens at Hammock Beach                   | Flagler              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 101          | Golden Gem                                 | Lake                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 102          | Grand Oaks                                 | St. Johns            | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 103          | Grande Pines                               | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 104          | Green Corridor                             | Multiple             | ✓                  | ✓                                |                     |                            |                                  |
| 105          | Griffin Lakes                              | Broward              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 106          | Hamilton Bluff                             | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 107          | Hammock Lake Banyan Dr. Security           | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 108          | Hammock Lakes Security Guard Station       | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 109          | Hammock Oaks Golf and RV Resort            | Sumter               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 110          | Hammock Oaks Harbor Security Guard Station | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 111          | Hammock Reserve                            | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 112          | Harbor Reserve                             | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 113          | Hartford Terrace                           | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 114          | Hemingway Point                            | Broward              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 115          | Heritage Park                              | St. Johns            | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 116          | Heron Isles                                | Nassau               | ✓                  | ✓                                | ✓                   |                            |                                  |
| 117          | Hickory Tree                               | Osceola              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 118          | Hicks Ditch                                | Lake                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 119          | Hidden Creek                               | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 120          | Highland Meadows                           | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 121          | Highland Meadows West                      | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 122          | Hilliard Isle                              | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 123          | Holly Hill Road East                       | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 124          | Hollywood Beach 1                          | Broward              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 125          | Horseshoe Creek                            | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 126          | Hunt Club Grove                            | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 127          | Indigo                                     | Volusia              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 128          | Indigo East                                | Marion               | ✓                  | ✓                                | ✓                   |                            |                                  |
| 129          | Islands of Doral III                       | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 130          | Isle of Bartram Park                       | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 131          | Jennings Farms HOA                         | Clay                 | ✓                  |                                  |                     |                            |                                  |
| 132          | Kepler Road                                | Volusia              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 133          | Kingman Gate                               | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 134          | Kings Bay Security Guard Station           | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 135          | Knightsbridge                              | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |

## CLIENT LISTING

[www.govmgtsvc.com](http://www.govmgtsvc.com)



| GMS Client # | GMS Client Name<br>As of 2026-07-01 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 136          | Lake Ashton                         | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 137          | Lake Ashton II                      | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 138          | Lake Deer                           | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 139          | Lake Emma                           | Lake                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 140          | Lake Harris                         | Lake                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 141          | Lake Lizzie                         | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 142          | Lake Mattie Preserve                | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 143          | Lakehaven                           | Lake                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 144          | Lakes by the Bay South              | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 145          | LakeShore Ranch                     | Pasco                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 146          | Lakeside Plantation                 | Sarasota             | ✓                  | ✓                                | ✓                   |                            |                                  |
| 147          | Landings                            | Flagler              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 148          | Landings At Miami                   | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 149          | Lawson Dunes                        | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 150          | Live Oak Lake                       | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 151          | Lucaya                              | Lee                  | ✓                  | ✓                                | ✓                   |                            |                                  |
| 152          | Lucerne Park                        | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 153          | Mainstreet at Coconut Creek         | Broward              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 154          | Majorca Isles                       | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 155          | Mayfair                             | Brevard              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 156          | McJunkin At Parkland                | Broward              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 157          | Meadowview At Twin Creeks           | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 158          | Mediterranea                        | Palm Beach           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 159          | Metropica                           | Broward              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 160          | Middle Village                      | Clay                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 161          | Mirada (Lee)                        | Lee                  | ✓                  | ✓                                | ✓                   |                            |                                  |
| 162          | Mirada (Pasco)                      | Pasco                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 163          | Narcoossee                          | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 164          | New River                           | Pasco                | ✓                  | ✓                                | ✓                   |                            |                                  |
| 165          | Newton Road                         | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 166          | Nokomis Groves                      | Sarasota             | ✓                  | ✓                                | ✓                   |                            |                                  |
| 167          | North Boulevard                     | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 168          | North Dade                          | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 169          | North Powerline Road                | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 170          | North Springs                       | Broward              |                    | ✓                                | ✓                   | ✓                          |                                  |
| 171          | Northern Riverwalk                  | Palm Beach           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 172          | Oakridge                            | Broward              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 173          | Old Cutler Bay Security Guard Spe   | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 174          | Old Hickory                         | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 175          | Orchid Grove                        | Broward              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 176          | Osceola Chain of Lakes              | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 177          | OTC                                 | Duval                | ✓                  | ✓                                | ✓                   |                            |                                  |
| 178          | Palm Coast Park                     | Flagler              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 179          | Palm Glades                         | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 180          | Palms of Terra Ceia Bay             | Manatee              | ✓                  | ✓                                | ✓                   |                            |                                  |

## CLIENT LISTING

[www.govmgtsvc.com](http://www.govmgtsvc.com)





| GMS Client # | GMS Client Name<br>As of 2026-07-01 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 181          | Panama City North                   | Bay                  | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 182          | Park Creek                          | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 183          | Parkside Trails                     | Lake                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 184          | Paulucci Acres                      | Orange               | ✓                  | ✓                                | ✓                   |                            |                                  |
| 185          | Peace Creek                         | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 186          | Peace Creek Village                 | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 187          | Pine Air Lakes                      | Collier              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 188          | Pine Bay Estates Security Roving &  | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 189          | Pine Isles                          | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 190          | Pine Ridge Plantation               | Clay                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 191          | Poinciana                           | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 192          | Poinciana West                      | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 193          | Pollard Road                        | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 194          | Portofino Isles                     | St. Lucie            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 195          | Portofino Landings                  | St. Lucie            | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 196          | Portofino Shores                    | St. Lucie            | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 197          | Portofino Springs                   | Lee                  | ✓                  | ✓                                | ✓                   |                            |                                  |
| 198          | Portofino Vineyards                 | Lee                  | ✓                  | ✓                                | ✓                   |                            |                                  |
| 199          | Portofino Vista                     | Osceola              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 200          | Post Oak Ranch                      | Pasco                | ✓                  | ✓                                | ✓                   |                            |                                  |
| 201          | Preston Cove                        | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 202          | Princeton Commons                   | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 203          | Quail Roost                         | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 204          | Radiance                            | Flagler              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 205          | Ranches at Lake McLeod              | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 206          | Rancho Grande                       | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 207          | Randal Park                         | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 208          | Randal Park POA *                   | Orange               | ✓                  | ✓                                |                     |                            |                                  |
| 209          | Randal Park THOA *                  | Orange               | ✓                  | ✓                                |                     |                            |                                  |
| 210          | Randal Walk HOA-                    | Orange               | ✓                  | ✓                                |                     |                            |                                  |
| 211          | Remington                           | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 212          | Renaissance                         | Lee                  | ✓                  |                                  |                     |                            |                                  |
| 213          | Reserve                             | St. Lucie            | ✓                  | ✓                                | ✓                   | ✓                          |                                  |
| 214          | Residences at Tohoqua Community     | Osceola              | ✓                  | ✓                                |                     |                            |                                  |
| 215          | Reunion East                        | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 216          | Reunion West                        | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 217          | Rhodine Road North                  | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 218          | Ridge at Apopka                     | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 219          | Ridgecrest                          | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 220          | Ridgewood Trails                    | Clay                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 221          | River Place On The St. Lucie        | St. Lucie            | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 222          | Riverbend                           | Hillsborough         | ✓                  | ✓                                | ✓                   |                            |                                  |
| 223          | Rivercrest                          | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 224          | Rivers Edge                         | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 225          | Rivers Edge II                      | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |

## CLIENT LISTING

[www.govmgtsvc.com](http://www.govmgtsvc.com)





| GMS Client # | GMS Client Name<br>As of 2026-07-01 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 226          | Rivers Edge III                     | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 227          | Riverwalk                           | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 228          | Rolling Hills                       | Clay                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 229          | Rolling Oaks                        | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 230          | Sabal Palm                          | Broward              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 231          | Sampson Creek                       | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 232          | San Simeon                          | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 233          | Sand and Silica                     | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 234          | Sandmine Road                       | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 235          | Sawyer's Landing                    | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 236          | Scenic Highway                      | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 237          | Scenic Terrace North                | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 238          | Scenic Terrace South                | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 239          | Schaller Preserve                   | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 240          | Seaton Creek Reserve                | Duval                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 241          | Sedona Point                        | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 242          | Seminole Palms                      | Flagler              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 243          | Seminole Palms of Flagler*          | Flagler              | ✓                  | ✓                                |                     |                            |                                  |
| 244          | Shingle Creek                       | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 245          | Shingle Creek At Bronson            | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 246          | Shotgun Road                        | Broward              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 247          | Siena North                         | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 248          | Silver Palms West                   | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 249          | Six Mile Creek                      | Clay                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 250          | Snapper Creek Lakes Security Gua    | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 251          | Solterra                            | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 252          | South Bay                           | Hillsborough         | ✓                  | ✓                                | ✓                   |                            |                                  |
| 253          | South Village                       | Clay                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 254          | South Village New Smyrna Beach      | Volusia              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 255          | South-Dade Venture                  | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 256          | St. Augustine Lakes                 | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 257          | Stillwater                          | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 258          | Stoneybrook South                   | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 259          | Stoneybrook South At CG             | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 260          | Stoneybrook West                    | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 261          | Storey Creek                        | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 262          | Storey Drive                        | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 263          | Storey Park                         | Orange               | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 264          | Summit View                         | Pasco                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 265          | Summit View II                      | Pasco                | ✓                  | ✓                                | ✓                   |                            |                                  |
| 266          | Sunrise Harbour Security Guard S    | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 267          | Talis Park                          | Collier              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 268          | Tapestry                            | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 269          | Terra Bella                         | Pasco                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 270          | Tesoro                              | St. Lucie            | ✓                  | ✓                                | ✓                   |                            | ✓                                |

## CLIENT LISTING

[www.govmgtsvc.com](http://www.govmgtsvc.com)



| GMS Client # | GMS Client Name<br>As of 2026-07-01 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 271          | The Crossings At Fleming Island     | Clay                 | ✓                  | ✓                                | ✓                   | ✓                          |                                  |
| 272          | The Gardner Trails                  | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 273          | TIFA                                | Brevard              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 274          | Tison's Landing                     | Duval                | ✓                  | ✓                                | ✓                   |                            |                                  |
| 275          | Tohoqua                             | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 276          | Tohoqua Crossings Townhomes H       | Osceola              | ✓                  | ✓                                |                     |                            |                                  |
| 277          | Tohoqua Master Association *        | Osceola              | ✓                  | ✓                                |                     |                            |                                  |
| 278          | Tohoqua Reserve *                   | Osceola              | ✓                  | ✓                                |                     |                            |                                  |
| 279          | Tolomato                            | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 280          | Towne Park                          | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 281          | Townhomes at Tohoqua *              | Osceola              | ✓                  | ✓                                |                     |                            |                                  |
| 282          | Tranquility                         | Brevard              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 283          | Turnbull Creek                      | St. Johns            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 284          | Turtle Run                          | Broward              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 285          | Valencia Water Control District     | Orange               | ✓                  | ✓                                | ✓                   |                            |                                  |
| 286          | Venice Grand Oaks                   | Sarasota             | ✓                  | ✓                                | ✓                   |                            |                                  |
| 287          | Ventana                             | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 288          | Veranda Landing                     | St. Lucie            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 289          | Verano #1                           | St. Lucie            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 290          | Verano #2                           | St. Lucie            | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 291          | Verano #3                           | St. Lucie            | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 292          | Verano #4                           | St. Lucie            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 293          | Verano #5                           | St. Lucie            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 294          | Verano Center                       | St. Lucie            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 295          | Viera East                          | Brevard              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 296          | Villa Portofino East                | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 297          | Villa Portofino West                | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            |                                  |
| 298          | Villages of Biscayne Park**         | Miami-Dade           | ✓                  | ✓                                |                     |                            |                                  |
| 299          | Villages of Bloomingdale            | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 300          | Villamar                            | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 301          | Water Tank Road                     | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 302          | Water's Edge                        | Manatee              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 303          | Waterford Estates                   | Charlotte            | ✓                  | ✓                                | ✓                   |                            |                                  |
| 304          | Waterleaf                           | Hillsborough         | ✓                  | ✓                                | ✓                   |                            |                                  |
| 305          | Waterlin Master POA                 | Osceola              | ✓                  | ✓                                |                     |                            |                                  |
| 306          | Waterlin Stewardship District       | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 307          | Waterstone                          | St. Lucie            | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 308          | Weiberg Road                        | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 309          | Wellness Ridge                      | Lake                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 310          | Westside                            | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 311          | Westside Haines City                | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 312          | Westview North                      | Miami-Dade           | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 313          | Westwood OCC                        | Orange               | ✓                  | ✓                                | ✓                   |                            |                                  |
| 314          | White Clay                          | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 315          | Wilford Preserve                    | Clay                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |

## CLIENT LISTING

[www.govmgtsvc.com](http://www.govmgtsvc.com)



| GMS Client # | GMS Client Name<br>As of 2026-07-01 | Florida State County | General Management | Accounting & Financial Reporting | Recording Secretary | Water / Wastewater Utility | Operations Management/ Amenities |
|--------------|-------------------------------------|----------------------|--------------------|----------------------------------|---------------------|----------------------------|----------------------------------|
| 316          | Willow Creek                        | Brevard              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 317          | Willow Creek II                     | Brevard              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 318          | Willowbrook                         | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 319          | Wind Meadows South                  | Polk                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 320          | Windsor at Westside                 | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 321          | Windsor Cay                         | Lake                 | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 322          | Windward                            | Osceola              | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 323          | Woodland Crossing                   | Sumter               | ✓                  | ✓                                | ✓                   |                            |                                  |
| 324          | Woodland Ranch Estates              | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 325          | Woodlands Section 9                 | Broward              | ✓                  | ✓                                | ✓                   |                            |                                  |
| 326          | Wynnfield Lakes                     | Duval                | ✓                  | ✓                                | ✓                   |                            |                                  |
| 327          | Wynnmere West                       | Hillsborough         | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 328          | Yarborough Lane                     | Polk                 | ✓                  | ✓                                | ✓                   |                            |                                  |
| 329          | Zephyr Ridge                        | Pasco                | ✓                  | ✓                                | ✓                   |                            | ✓                                |
| 330          |                                     |                      |                    |                                  |                     |                            |                                  |
| 331          |                                     |                      |                    |                                  |                     |                            |                                  |
| 332          |                                     |                      |                    |                                  |                     |                            |                                  |
| 333          |                                     |                      |                    |                                  |                     |                            |                                  |
| 334          |                                     |                      |                    |                                  |                     |                            |                                  |
| 335          |                                     |                      |                    |                                  |                     |                            |                                  |
| 336          |                                     |                      |                    |                                  |                     |                            |                                  |
| 337          |                                     |                      |                    |                                  |                     |                            |                                  |
| 338          |                                     |                      |                    |                                  |                     |                            |                                  |
| 339          |                                     |                      |                    |                                  |                     |                            |                                  |
| 340          |                                     |                      |                    |                                  |                     |                            |                                  |
| 341          |                                     |                      |                    |                                  |                     |                            |                                  |
| 342          |                                     |                      |                    |                                  |                     |                            |                                  |
| 343          |                                     |                      |                    |                                  |                     |                            |                                  |
| 344          |                                     |                      |                    |                                  |                     |                            |                                  |
| 345          |                                     |                      |                    |                                  |                     |                            |                                  |
| 346          |                                     |                      |                    |                                  |                     |                            |                                  |
| 347          |                                     |                      |                    |                                  |                     |                            |                                  |
| 348          |                                     |                      |                    |                                  |                     |                            |                                  |
| 349          |                                     |                      |                    |                                  |                     |                            |                                  |
| 350          |                                     |                      |                    |                                  |                     |                            |                                  |
| 351          |                                     |                      |                    |                                  |                     |                            |                                  |
| 352          |                                     |                      |                    |                                  |                     |                            |                                  |
| 353          |                                     |                      |                    |                                  |                     |                            |                                  |
| 354          |                                     |                      |                    |                                  |                     |                            |                                  |
| 355          |                                     |                      |                    |                                  |                     |                            |                                  |
| 356          |                                     |                      |                    |                                  |                     |                            |                                  |
| 357          |                                     |                      |                    |                                  |                     |                            |                                  |
| 358          |                                     |                      |                    |                                  |                     |                            |                                  |
| 359          |                                     |                      |                    |                                  |                     |                            |                                  |
| 360          |                                     |                      |                    |                                  |                     |                            |                                  |

## CLIENT LISTING



# RISK MANAGEMENT REQUIREMENTS

| ACORD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                                    |                                 | CERTIFICATE OF LIABILITY INSURANCE                                                                                                                                                                                                        |                                                                                                                                                                                                                                                     | DATE (MM/DD/YYYY)       |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--|
| THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.                                                                                                       |                                   |                                    |                                 |                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                     |                         |  |
| IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION is WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).                                                                                                                                                                   |                                   |                                    |                                 |                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                     |                         |  |
| <b>PRODUCER</b><br>Zelen Risk Solutions, Inc.<br>7964 Devos Street<br>Jacksonville FL 32220                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                    |                                 | <b>CONTACT</b><br>NAME: Holly Howe<br>PHONE: (904) 262-8080<br>FAX: (904) 262-1444<br>E-MAIL: holly@zelenrisk.com<br>ADDRESS:                                                                                                             |                                                                                                                                                                                                                                                     |                         |  |
| <b>INSURED</b><br>Governmental Management Services-Tampa, LLC<br>1001 Bradford Way<br>Kingston TN 37763                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |                                    |                                 | <b>INSURER(S) AFFORDING COVERAGE</b><br>INSURER A: Northfield Insurance Company<br>INSURER B: Hiscox Insurance Company<br>INSURER C: RetailFirst Insurance Company<br>INSURER D:<br>INSURER E:<br>INSURER F:                              |                                                                                                                                                                                                                                                     |                         |  |
| <b>COVERAGES</b><br>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. |                                   |                                    |                                 | <b>CERTIFICATE NUMBER:</b>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                     | <b>REVISION NUMBER:</b> |  |
| <b>INSURANCE</b><br>A <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br><input type="checkbox"/> OTHER:                                                                                                                       | <b>ADOL SUBR</b><br>WS700756      | <b>POLICY NUMBER</b><br>02/27/2026 | <b>POLICY EFF</b><br>02/27/2027 | <b>POLICY EXP</b><br>02/27/2027                                                                                                                                                                                                           | <b>LIMITS</b><br>EACH OCCURRENCE \$1,000,000<br>DAMAGE TO RENTED PREMISES (EA occurrence) \$100,000<br>MED EXP (Any one person) \$5,000<br>PERSONAL & ADV INJURY \$1,000,000<br>GENERAL AGGREGATE \$2,000,000<br>PRODUCTS - COMP/OP AGG \$2,000,000 |                         |  |
| <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS<br><input type="checkbox"/> UMBRELLA LIAB<br><input type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> RETENTION:                                                                                                 |                                   |                                    |                                 |                                                                                                                                                                                                                                           | <b>COMBINED SINGLE LIMIT</b><br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>EACH OCCURRENCE \$<br>AGGREGATE \$                                                                         |                         |  |
| <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/EMPLOYEE EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below.                                                                                                                                                                                                                                                                                                              | <b>ADOL SUBR</b><br>0520-59463    | <b>POLICY NUMBER</b><br>09/01/2025 | <b>POLICY EFF</b><br>09/01/2026 | <b>POLICY EXP</b><br>09/01/2026                                                                                                                                                                                                           | <b>LIMITS</b><br>E.L. EACH ACCIDENT \$1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$1,000,000<br>E.L. DISEASE - POLICY LIMIT \$1,000,000<br>Each Claim \$1,000,000<br>Aggregate \$2,000,000                                                             |                         |  |
| <b>B Professional</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>ADOL SUBR</b><br>MPL4245121.25 | <b>POLICY NUMBER</b><br>09/05/2025 | <b>POLICY EFF</b><br>09/05/2026 | <b>POLICY EXP</b><br>09/05/2026                                                                                                                                                                                                           | <b>LIMITS</b><br>Each Claim \$1,000,000<br>Aggregate \$2,000,000                                                                                                                                                                                    |                         |  |
| <b>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES</b> (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)<br>Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.                           |                                   |                                    |                                 |                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                     |                         |  |
| <b>CERTIFICATE HOLDER</b><br>The Hammocks Community Development District<br>4530 Eagle Falls Place<br>Tampa, FL 33619                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                                    |                                 | <b>CANCELLATION</b><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br>AUTHORIZED REPRESENTATIVE: <i>Vicky M. Zelen</i> |                                                                                                                                                                                                                                                     |                         |  |
| ACORD 25 (2014/01) The ACORD name and logo are registered marks of ACORD. © 1988-2014 ACORD CORPORATION. All rights reserved.                                                                                                                                                                                                                                                                                                                                                                                 |                                   |                                    |                                 |                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                     |                         |  |

| ACORD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |                                        |                                 | CERTIFICATE OF LIABILITY INSURANCE                                                                                                                                                                                                            |                                                                                                                                                                                                        | DATE (MM/DD/YYYY)       |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--|
| THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |                                        |                                 |                                                                                                                                                                                                                                               |                                                                                                                                                                                                        |                         |  |
| IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION is WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |                                        |                                 |                                                                                                                                                                                                                                               |                                                                                                                                                                                                        |                         |  |
| <b>PRODUCER</b><br>State Farm<br>Edie Williams State Farm<br>330 A1A N Suite 324<br>Ponte Vedra, FL 32082                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                             |                                        |                                 | <b>CONTACT</b><br>NAME: Stephanie Marciani<br>PHONE: 904-425-4054<br>FAX: 904-425-4049<br>E-MAIL: Stephanie@EdieWilliams.com<br>ADDRESS:                                                                                                      |                                                                                                                                                                                                        |                         |  |
| <b>INSURED</b><br>Governmental Management Services Tampa, LLC<br>1001 Bradford Way<br>Kingston, TN 37763                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                             |                                        |                                 | <b>INSURER(S) AFFORDING COVERAGE</b><br>INSURER A: State Farm Mutual Automobile Insurance Company<br>INSURER B:<br>INSURER C:<br>INSURER D:<br>INSURER E:<br>INSURER F:                                                                       |                                                                                                                                                                                                        |                         |  |
| <b>COVERAGES</b><br>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.                                                                                                                                                                                                                                                                                                                                             |                             |                                        |                                 | <b>CERTIFICATE NUMBER:</b>                                                                                                                                                                                                                    |                                                                                                                                                                                                        | <b>REVISION NUMBER:</b> |  |
| <b>INSURANCE</b><br>A <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br><input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br><input type="checkbox"/> OTHER:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>ADOL SUBR</b><br>X X     | <b>POLICY NUMBER</b><br>0525445-SFP-59 | <b>POLICY EFF</b><br>04/11/2026 | <b>POLICY EXP</b><br>10/11/2026                                                                                                                                                                                                               | <b>LIMITS</b><br>EACH OCCURRENCE \$<br>DAMAGE TO RENTED PREMISES (EA occurrence) \$<br>MED EXP (Any one person) \$<br>PERSONAL & ADV INJURY \$<br>GENERAL AGGREGATE \$<br>PRODUCTS - COMP/OP AGG \$    |                         |  |
| <b>AUTOMOBILE LIABILITY</b><br><input checked="" type="checkbox"/> ANY AUTO<br><input checked="" type="checkbox"/> OWNED AUTOS ONLY<br><input checked="" type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY<br><input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY<br><input type="checkbox"/> UMBRELLA LIAB<br><input type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> RETENTION:                                                                                                                                                                                                                                                                                                                                                                           |                             |                                        |                                 |                                                                                                                                                                                                                                               | <b>COMBINED SINGLE LIMIT</b><br>BODILY INJURY (Per person) \$1,000,000<br>BODILY INJURY (Per accident) \$1,000,000<br>PROPERTY DAMAGE (Per accident) \$1,000,000<br>EACH OCCURRENCE \$<br>AGGREGATE \$ |                         |  |
| <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/EMPLOYEE EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>ADOL SUBR</b><br>Y/N N/A |                                        |                                 |                                                                                                                                                                                                                                               | <b>LIMITS</b><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                                                                                              |                         |  |
| <b>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES</b> (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)<br>The Hammocks Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is additional insured with regard to Auto Liability. The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle. Waiver of Subrogation under the Liability Coverage and Property Damage Coverage. If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page. |                             |                                        |                                 |                                                                                                                                                                                                                                               |                                                                                                                                                                                                        |                         |  |
| <b>CERTIFICATE HOLDER</b><br>The Hammocks Community Development District<br>4530 Eagle Falls Place<br>Tampa, FL 33619                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |                                        |                                 | <b>CANCELLATION</b><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br>AUTHORIZED REPRESENTATIVE: <i>Stephanie Marciani</i> |                                                                                                                                                                                                        |                         |  |
| ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD. © 1988-2015 ACORD CORPORATION. All rights reserved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                                        |                                 |                                                                                                                                                                                                                                               |                                                                                                                                                                                                        |                         |  |

Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District on an annual basis.

# COST OF SERVICES

## MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

*See Exhibits "A" and "B"*

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.



**EXHIBIT “A” – DISTRICT MANAGEMENT FEE SCHEDULE**

| <b>GMS Services Descriptions</b>                                                                                                                                                                                                                                                                                 | <b>FY '27<br/>Adopted<br/>Budget</b> | <b>FY '27<br/>GMS<br/>Fees</b> | <b>GMS<br/>Annual<br/>Savings</b>                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------|---------------------------------------------------|
| <b>Management, Administrative, Financial and Revenue Collection, and Accounting Services:</b> <ul style="list-style-type: none"><li>Annual Fee paid in equal monthly payments (plus, reimbursable expenses)</li><li>Our Agreement contemplates up to 12 meetings per year up to 3 hours in duration</li></ul>    | <b>\$47,000</b>                      | <b>\$42,500</b>                | <b>\$4,500</b><br><b>9.57%</b>                    |
| <b>Annual Assessment Administration:</b> <ul style="list-style-type: none"><li>(Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector)</li></ul>                                                                                                          | <b>\$0</b>                           | <b>\$2,000</b>                 | <b>\$-2,000</b>                                   |
| <b>Dissemination Agent Services:</b> <ul style="list-style-type: none"><li>\$2,500 Annual Fee for 1st Bond Issuance</li><li>(\$2,500 for each additional series of Bonds)</li></ul>                                                                                                                              | <b>\$0</b>                           | <b>\$2,500</b>                 | <b>\$-2,500</b>                                   |
| <b>Information Technology Fees &amp; Annual Website Maintenance:</b> <ul style="list-style-type: none"><li>Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA-compliant website, if applicable. No overage fees due to the number of pages stored by GMS.)</li></ul> | <b>\$1,600</b>                       | <b>\$1,600</b>                 | <b>\$0</b>                                        |
| <b>Management Fee Holiday:</b> <ul style="list-style-type: none"><li>October 2027 Services will be performed with no monthly Management Fee.<ul style="list-style-type: none"><li>(\$47,000 / 12 = \$3,917)</li></ul></li></ul>                                                                                  | <b>\$0</b>                           | <b>\$-3,917</b>                | <b>\$3,917</b>                                    |
| <b>The GMS Proposal<br/>Compared To The Proposed<br/>Fiscal Year '27 Budget<br/>For The<br/>The Hammocks Community Development District</b>                                                                                                                                                                      | <b>\$48,600</b>                      | <b>\$44,683</b>                | <b>\$-3,917</b><br><b>8.06%</b><br><b>Savings</b> |





## EXHIBIT “B” – MISCELLANEOUS FEES SCHEDULE

| Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Cost                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Agenda Package Hardcopy (if Applicable)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>\$2.50 per regular Agenda Mtg.</b>                                                                                                                                |
| <b>Copy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>\$0.15 / black and white page</b>                                                                                                                                 |
| <b>Binders, Envelopes, Storage Boxes, and other Office Supplies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Actual Cost</b>                                                                                                                                                   |
| <b>USPS / FedEx / UPS / Conference Calls</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Actual Cost</b>                                                                                                                                                   |
| <b>Offsite Physical Records Storage and Archival</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>\$50.00/Month</b>                                                                                                                                                 |
| <b>Extended or Extra Board Meetings</b> <ul style="list-style-type: none"> <li>Any extra meeting(s) or meeting duration exceeding a three-hour duration may be charged a meeting overage fee rounded up to the nearest full hour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                               | <b>\$2,000/Meeting</b><br><b>\$ 250/Hour</b>                                                                                                                         |
| <b>Additional Services Available:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Cost</b>                                                                                                                                                          |
| <b>Other Services **</b> <ul style="list-style-type: none"> <li>New Bond Issuance Cost (per bond issue)</li> <li>Refinance Bond Issuance Cost (per bond issue)</li> <li>Debt Service Assessment Methodology Preparation</li> <li>SERC Preparation &amp; Assistance with Petition</li> <li>Prepaid Estoppel Letter - One Lot</li> <li>Prepaid Estoppel Letter - Multiple Lots</li> <li>Prepaid Estoppel Letter - Partial Payoffs</li> <li>Annual Construction Accounting Fee (while active)</li> <li>Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.)</li> </ul> | <b>\$ 25,000</b><br><b>\$ 15,000</b><br><b>\$ 20,000</b><br><b>\$ 5,000</b><br><b>\$ 100</b><br><b>\$ 250</b><br><b>\$ 500</b><br><b>\$ 5,000</b><br><b>\$ 3,500</b> |
| <b>Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors</b> <ul style="list-style-type: none"> <li>District Manager</li> <li>District Accountant</li> <li>District Administration</li> <li>Field Operations Manager</li> </ul>                                                                                                                                                                                                                                                                                                             | <b>\$ 175/Hour</b><br><b>\$ 125/Hour</b><br><b>\$ 80/Hour</b><br><b>\$ 85/Hour</b>                                                                                   |
| <b>Field Management Services</b> <ul style="list-style-type: none"> <li>Annual Fee paid in equal monthly payments (plus, reimbursable expenses)</li> <li>Monthly On-Site Inspections Vendor Coordination <ul style="list-style-type: none"> <li>Two (2) Visits per Month on Average</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                 | <b>Available Service</b><br><b>\$ TBD</b>                                                                                                                            |
| <b>Facility Maintenance and Repair Services.</b> <ul style="list-style-type: none"> <li>GMS has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager</li> </ul>                                                                                                                                                                                                                                                                                                               | <b>\$55.00/Hour</b><br><b>+ Expenses</b>                                                                                                                             |

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

# TO THE BOARD OF SUPERVISORS OF THE **The Hammocks CDD**



**THANK**



**YOU**

SERVING  
FLORIDA'S  
COMMUNITIES



**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES



**Address:**  
4530 Eagle Falls Place  
Tampa, FL 33619



**Direct Phone Line:**  
(865) 603-5101



**Darrin Mossing, GMS President:**  
[DMOSSING@GMSTNN.COM](mailto:DMOSSING@GMSTNN.COM)

**MINUTES OF MEETING  
THE HAMMOCKS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hammocks Community Development District was held on Wednesday, July 8, 2026, and called to order at 8:03 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647.

Present and constituting a quorum were:

|                   |                     |
|-------------------|---------------------|
| Frances Plantikow | Chairperson         |
| Mike Henke        | Vice Chair          |
| Alex Manero       | Assistant Secretary |
| Eva Sahakian      | Assistant Secretary |
| Keiton Best       | Assistant Secretary |

Also present was:

|                  |                                             |
|------------------|---------------------------------------------|
| Kristee Cole     | District Manager, Inframark                 |
| Lee Graffius     | District Manager, Inframark                 |
| Whitney Sousa    | District Counsel, Straley Robin Vericke     |
| Robert Dvorak    | District Engineer, BDI ( <i>via phone</i> ) |
| Christian Haller | Accountant, Inframark                       |
| Kyle Wilson      | Representative, SOLitude                    |
| Amylee           | Representative, SOLitude                    |

*This is not a certified or verbatim transcript, but rather a summary of the context of the meeting. The full meeting is available in audio format upon request. Please contact the District Office for any related costs associated with obtaining an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

None.

Mr. Neilson with Rizzetta was in attendance regarding the management RFP.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of the Minutes of June 10, 2026, Regular Meeting**

**B. Discussion of the June 2026 Snapshot**

|                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Ms. Plantikow, seconded by Ms. Sahakian, with all in favor, the minutes of the June 10, 2026, regular meeting were approved as presented. 5-0 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Accountant**

Mr. Graffius reviewed the June Accounting Snapshot. Mr. Graffius reviewed a summary of the expenditures to date and advised the Board that the budget amendment would be required before the end of FY2026.

**B. SOLitude Report**

SOLitude provided their monthly report, noted that pond water levels remained low.

**C. District Counsel Report**

**i. Consideration of Recreational Facility Policies**

Ms. Sousa summarized the proposed revisions to the Recreational Facility Policies. Following discussion regarding the minimum age for unsupervised use of the basketball court and input received from the District's insurance provider, the Board agreed to establish the minimum age at 13.

On MOTION by Ms. Plantikow, seconded by Mr. Manero, with all in favor, the Recreational Facility Policies in substantial form, establishing 13 years of age as the minimum age for use of the basketball court without adult supervision was approved as presented. 5-0

**ii. Review of Proposals for District Management Services and Selection of Shortlisted Firms**

Ms. Sousa advised that five proposals were received in response to the District Management Services RFP from Kai, GMS, Rizzetta, Vesta, and Inframark. Following discussion, the Board shortlisted Kai, GMS, Rizzetta, and Inframark and eliminated Vesta from further consideration. The four shortlisted firms will participate in interviews at a special meeting scheduled for July 30, 2026, at 8:00 a.m.

**iii. Discussion of Streetlights on Royal Hampton Boulevard**

Ms. Sousa provided a legal opinion regarding the responsibility of the District for the streetlights on Royal Hampton. The HOA confirmed they have been provided with a notice of termination of the streetlight account with TECO. Ms. Sousa advised the board to consider taking an active approach to have the account opened under the district given the wording of the establishment documents. Currently the lights are still on.

Mr. Henke motion to wait until lights are turned off to contact TECO and open the account under the CDD. Seconded by Ms. Sahakian and subsequently rescinded.

On MOTION by Mr. Manero, seconded by Ms. Best, with opposed by Ms. Plantikow, to direct staff to establish an account for the streetlights either upon termination of service or on October 1, 2026, whichever occurs first was approved as presented. 4-1

Ms. Sousa also updated the Board regarding recently enacted state legislation, including changes to the process for removing a CDD Board member.

**D. District Engineer's Report**

Mr. Dvorak updated the Board regarding the completed installation of the fitness trail equipment and reported that the installation was satisfactory. Mr. Graffius advised that he had inspected and tested the equipment and approved the final report. He also reminded the Board that ongoing maintenance would be required. Mr. Manero suggested that management contact Fitness Logic, the company that maintains the HOA's fitness equipment, to obtain a maintenance proposal.

Mr. Graffius also discussed proposed court repairs and replacements. The Board discussed replacement fencing options and directed staff to obtain quotes, including possible material samples. The Board further discussed the damaged basketball hoop and directed management to contact the original installer to request either a proper replacement at no additional cost or reimbursement for the cost of the original hoop and its installation.

**E. District Manager**

Mr. Graffius updated the Board regarding signage for use of the fitness trail and advised that a proposal would be presented in August. He also stated that a proposal for basketball court signage would be obtained now that the minimum unsupervised-use age of 13 had been established.

Mr. Graffius reviewed an updated proposal for playground shade structures, which included the swing area in addition to the previously approved work.

On MOTION by Ms. Sahakian, seconded by Mr. Manero, with opposed by Mr. Henke, the revised playground shade structure proposal, including coverage for the swing area, in the amount of \$16,700, was approved as presented. 4-1

Mr. Graffius advised that Mr. Best had not qualified as a candidate for his open seat and that no other candidates had qualified. The Board will need to retain Mr. Best in November or appoint a replacement. Mr. Best indicated that he wished to continue serving on the Board.

Mr. Graffius reminded the Board that the final budget hearing and adoption were scheduled for August. He provided each Board member with a copy of the approved proposed budget for review and explained that individual line-item amounts could be revised, but the total proposed budget could only remain unchanged or be reduced.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Bench Relocation and Installation Proposal**

The Board discussed relocating three benches. Concerns were raised regarding removal of the bench located near the clubhouse pond. Mr. Graffius recommended relocating the

bench at the end of the court to the side of the court and moving the bench near the retention pond outside the community to the opposite side of the court.

The Board authorized Ms. Plantikow, within her spending authority, to approve a revised proposal to relocate two benches to the proposed locations in an amount not to exceed \$695.

The Board also discussed fencing around the basketball court and directed staff to obtain proposals and material samples for consideration at the August meeting.

**B. Consideration of Basketball Hoop Installation Proposal from Playground Boss**

The basketball hoop replacement was tabled based on the prior discussion regarding the original installer replacing the damaged hoop with the appropriate replacement. Mr. Graffius also reviewed the proper procedure for disposing of the existing hoop in accordance with applicable CDD requirements.

**C. Consideration of Conservation Area Cutback Proposal from RedTree**

Mr. Graffius reviewed RedTree's proposal for conservation area cutback services. RedTree advised that the proposed work was outside the scope of its existing contract. The Board directed staff to obtain an additional proposal.

**D. Discussion on Fitness Trail Signs**

This item was addressed under the District Manager's Report.

**E. Discussion on Basketball Court Fencing**

This item was addressed under the District Engineer's and District Manager's Reports.

**F. Discussion on Additional Playground Shade Structures**

Discussion and decision regarding the additional playground shade structures were completed under the District Manager's Report.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

Mr. Manero discussed an area of dead grass in the Oakwood cul-de-sac and noted that irrigation was not available in that location.

Mr. Manero requested clarification regarding the previously approved playground trash collection service in the amount of \$175 per month. Mr. Graffius confirmed the approval and advised that staff was awaiting the HOA's initiation of the service and billing to the District.

Mr. Manero also discussed other trash receptacles and dog-waste stations located on District property but serviced by the HOA. Ms. Plantikow stated that installation of the dog-waste stations had been an HOA decision. Mr. Manero agreed to provide information regarding the cost and number of trash receptacles and dog-waste stations for consideration at the August meeting.



165     **SEVENTH ORDER OF BUSINESS**

**Adjournment**

166             There being no further business,

167

168     On MOTION by Ms. Sahakian, seconded by Mr. Henke, with all in favor, the meeting was  
169     adjourned at 9:41 a.m. 5-0

170

171

172

173

174

---

Chairperson / Vice Chairperson

# THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

---

## Financial Snapshot July 6, 2026

- **Current Cash Balances:**
  - o Valley Operating: \$67,004.43.09
  - o BankUnited MM: \$413,045.13
- **Assessment collections:**
  - o We received a tax distribution of \$7,402 on 6/17/26.
  - o We are 100% collected on the tax roll.
- **Audit – FY 2025:**
  - o The audit was finalized on 5/1/26.
- **Expenses:**
  - o Current expenses make up 100% of the annual budget through the end of June 2026.
  - o Total expenses for the first 9 months are approximately \$258,696. This puts your average monthly burn rate of approximately \$28,744 per month.
  - o June financials will be distributed to the board by July 20<sup>th</sup>.



**The Hammocks**  
COMMUNITY DEVELOPMENT DISTRICT  
Tampa, Florida

## The Hammocks CDD Waterway Inspection Report

---

**Reason for Inspection:**

**Inspection Date:** 2026-07-15

**Prepared for:**

District Manager

**Prepared by:**

Wesley Chapel Field Office  
[SOLITUDELAKEMANAGEMENT.COM](https://www.solitudelakemanagement.com)  
888.480.LAKE (5253)

**TABLE OF CONTENTS**

|                                    | Pg  |
|------------------------------------|-----|
| <b>SITE ASSESSMENTS</b>            |     |
| PONDS 1-3                          | 3   |
| PONDS 4-6                          | 4   |
| PONDS 7-9                          | 5   |
| <b>MANAGEMENT/COMMENTS SUMMARY</b> | 6,7 |
| <b>SITE MAP</b>                    | 8   |

**Site: 1****Comments:**

Normal growth observed

This site is looking well. Minor shoreline weeds present.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Site: 2****Comments:**

Site looks good

This site is looking great with clear shorelines. Small cluster of spatterdock present.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: 3****Comments:**

Site looks good

This site is looking good and GSR is looking healthy. Flow structure continues to be monitored.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





**Site: 4****Comments:**

Normal growth observed

This site is completely dry and we are working to maintain any nuisance growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Site: 5****Comments:**

Normal growth observed

Site has been very dry for months and is now starting to fill back up. Some minor growth within the site.

**Action Required:**

Routine maintenance next visit

**Target:**

Floating Weeds

**Site: 6****Comments:**

Normal growth observed

Beneficial plants are looking healthy. Site has some minor duck weed present within site.

**Action Required:**

Routine maintenance next visit

**Target:**

Floating Weeds





## Site: 7

### Comments:

Normal growth observed  
Minor shoreline grasses but site is looking well. Flow structure is free and clear of blockage.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: 8

### Comments:

Normal growth observed  
Site is experiencing a minor algae bloom.

### Action Required:

Routine maintenance next visit

### Target:

Planktonic algae



## Site: 9

### Comments:

Normal growth observed  
Site has some very mild algae within it. Shorelines are looking great.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Management Summary

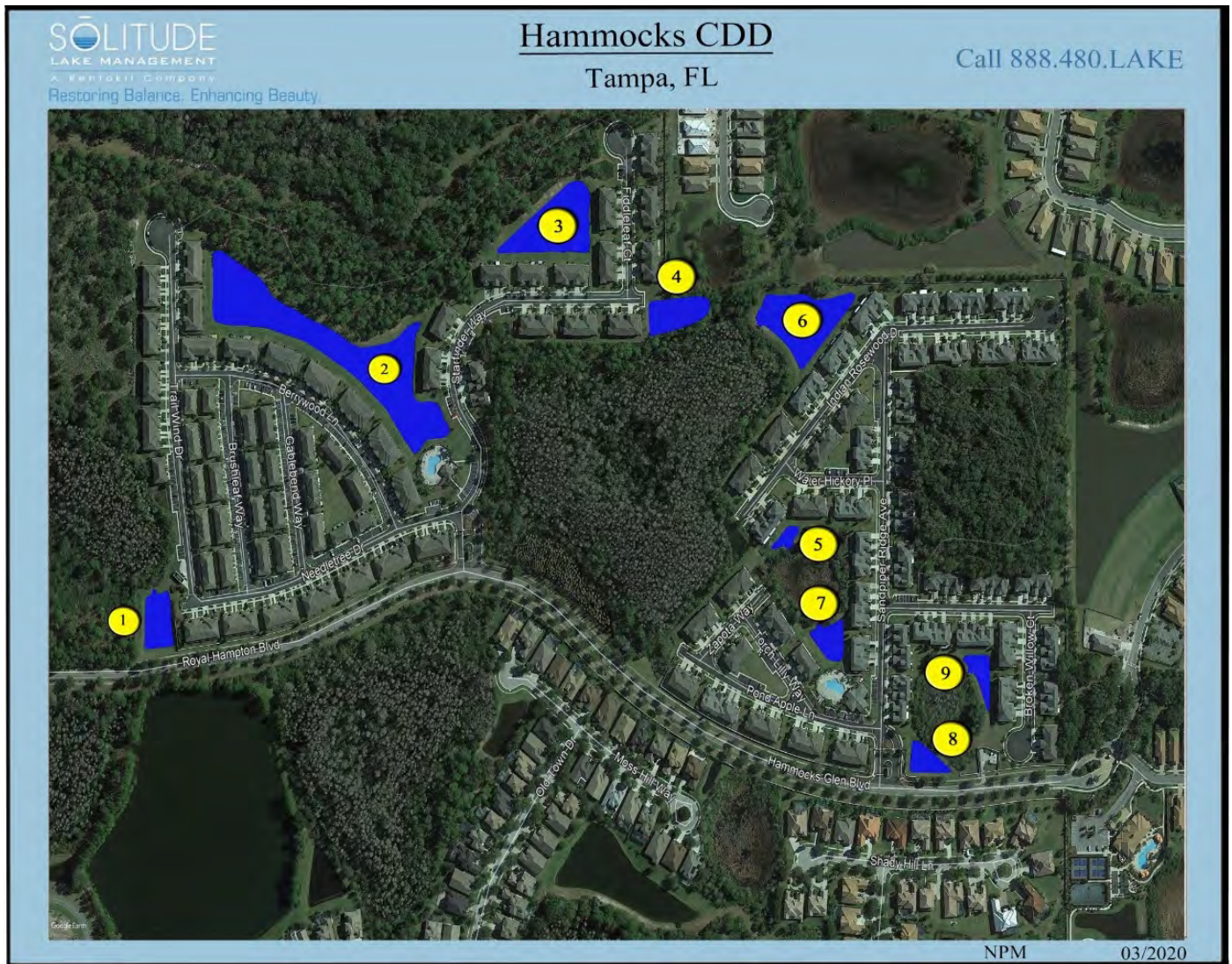
This month the sites are looking well. Water levels remain low but seem to be starting to fill back up. Sites #8 and #9 have some minor algae, which will be treated and monitored. Shoreline weeds and any nuisance growth will be a focus for this upcoming month as water starts filling these sites up. The beneficial plants are thriving and looking well. Flow structures are inspected each monthly report. Overall there are no major concerns to note at this time.

Site #2 has some erosion in the south corner cove that was observed.

If there are any questions or concerns, please don't hesitate to reach out: [emalina.robinson@solitudelake.com](mailto:emalina.robinson@solitudelake.com)  
Thanks for choosing Solitude Lake Management!

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





### **Playground Shade Cover**

Shady Sails has submitted the permit application for the playground shade sails.

### **Streetlight Update**

TECO has been added to our accounting system in case the District needs to create an account for street lighting.

### **Turf Installation Basketball Court**

I recommend that the District wait to move the benches and install turf outside the basketball court until the new fence has been installed. Removing the old fence posts and installing the new fence could damage the turf.

### **Weeds Playground Area**

I verified by moving the mulch that Playground Boss did install a weed barrier beneath the rubber mulch. The weeds appear to be growing between the edging and the grass behind the hedges. I replied to RedTree to clarify this, as they had indicated the weeds were due to a lack of barrier.

## RESOLUTION 2026-09

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

**SECTION 2.** The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.



**PASSED AND ADOPTED this 12<sup>th</sup> day of August 2026.**

**ATTEST:**

**THE HAMMOCKS  
COMMUNITY DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair, Board of Supervisors

**Exhibit A:** Performance Measures/Standards and Annual Reporting



## **Memorandum**

**To:** Board of Supervisors

**From:** Lee Graffius

**Date:** August 12, 2026

**RE:** HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form

**The Hammocks Community Development District (“District”)  
Performance Measures/Standards & Annual Reporting Form**

**October 1, 2026 – September 30, 2027**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least ten regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of four Board meetings were held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes ☐ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections** **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.  
**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes ☐ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District’s engineer.

**Achieved:** Yes ☐ No ☐

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

**Achieved:** Yes ☐ No ☐

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

#### **SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

The Hammocks Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

The Hammocks Community Development District



**RESOLUTION 2026-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, The Hammocks Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2027 annual meeting schedule as attached in **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED this 12<sup>th</sup> day of August, 2026.**

**ATTEST:**

**THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2027 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026**

The Board of Supervisors of The Hammocks Community Development District will hold their regular meetings for Fiscal Year 2027 on the 2<sup>nd</sup> Wednesday of the month at 8:00 AM at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647, unless otherwise indicated as follows:

**October 14, 2026  
November 11, 2026  
December 9, 2026  
January 13, 2027  
February 10, 2027  
March 10, 2027  
April 14, 2027  
May 12, 2027  
June 9, 2027  
July 14, 2027  
August 11, 2027  
September 8, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark, or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lee Graffius  
District Manager  
Inframark

**NEW**  
**TAMPA**  
**FENCE**  
**813-423-2383**  
[www.newtampafence.com](http://www.newtampafence.com)



## 8' AND 10' BLACK COMMERCIAL CHAIN LINK

FEB 23, 2026

[newtampafence@gmail.com](mailto:newtampafence@gmail.com)  
8137539149

## INFRAMARK COMMUNITY MANAGEMENT WESLEY ELIAS

20203 Torch Lilly Way  
Tampa, FL  
33647  
[Lee.Graffius@inframark.com](mailto:Lee.Graffius@inframark.com)  
(352) 531-9787

# 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

# 6' BLACK ALUMINUM

| Description                                                                                                   | Qty | Line total |
|---------------------------------------------------------------------------------------------------------------|-----|------------|
| 6' aluminum speartop basketball                                                                               |     |            |
| Aluminum 6x6 commercial Black 3 rail FLAT top IW<br>3/4 pickets 1 1/8 x 1 3/4 rails 2.5x2.5 posts<br>SPEARTOP | 155 | \$5,657.50 |
| Gate aluminum 6'x5' commercial<br>Gate aluminum 6'x5' commercial                                              | 1   | \$800.00   |
| Fence Removal 3<br>Fence Removal 3                                                                            | 155 | \$465.00   |

|                   |            |
|-------------------|------------|
| Estimate subtotal | \$6,922.50 |
| Total             | \$6,922.50 |

# INSPECTION

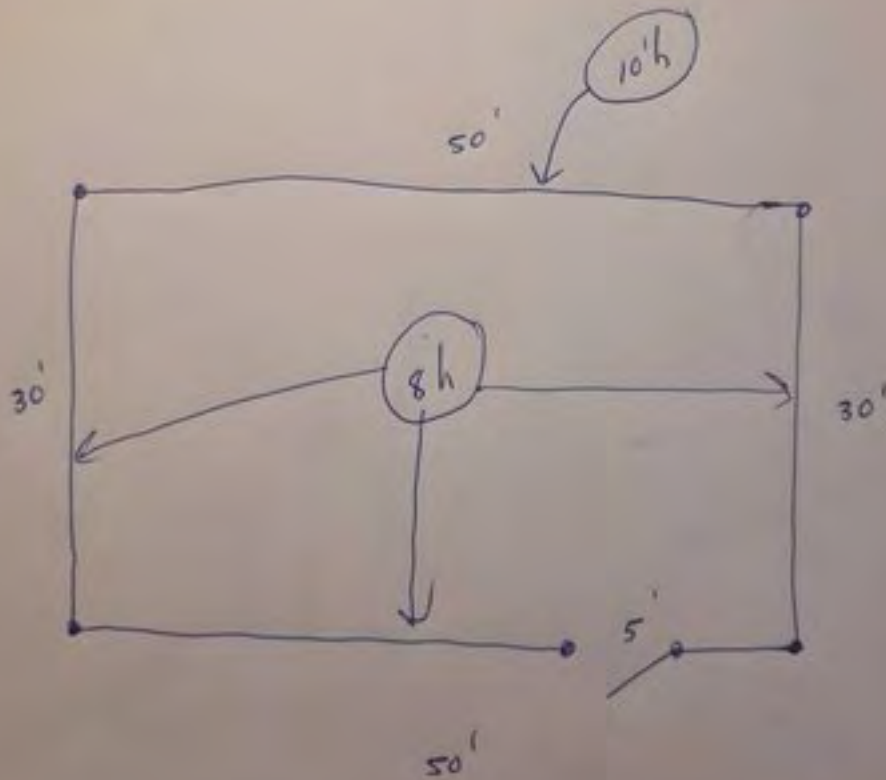




# New Tampa Fence

Basketball  
Court

- Black Chain Link
- Commercial Grade
- Top, mid & Bottom Rails



# SIGNING & UPGRADES

|                   |            |                                                             |
|-------------------|------------|-------------------------------------------------------------|
| 6' black aluminum | \$6,922.50 | <b>Name:</b> Inframark Community Management<br>Wesley Elias |
|                   |            | <b>Address:</b> 20203 Torch Lilly Way, Tampa, FL            |

Gate hardware upgrade

## Deposit

|                      |     |
|----------------------|-----|
| 25% deposit required | 25% |
|----------------------|-----|

## Customer Comments / Notes

Inframark Community  
Management:

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



## 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

### **Customer**

Inframark Community Management- Hammocks

### **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>



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                          |  |                                                                                                                                                                                                                                                 |  |
|----------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br>HR Benefits Group dba Soriano Insurance<br>13906 5th Street<br><br>Dade City FL 33525 |  | <b>CONTACT NAME:</b> Ricardo Soriano<br><b>PHONE (A/C, No, Ext):</b> (813) 909-0035<br><b>E-MAIL ADDRESS:</b> info@sorianoinurance.com<br><b>FAX (A/C, No):</b> (813) 699-8714                                                                  |  |
| <b>INSURED</b><br>New Tampa Fence, Inc<br>24727 State Road 54<br><br>Lutz FL 33559                       |  | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> TOKIO MARINE AMER INS CO<br><b>INSURER B:</b> PROGRESSIVE EXPRESS INS CO<br><b>INSURER C:</b> AMERICAN BUILDERS INS CO<br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |  |
|                                                                                                          |  | <b>NAIC #</b><br>10945<br>10193<br>11240                                                                                                                                                                                                        |  |

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                          | ADDL INSD                                                                                                                                                                                                                                                                          | SUBR WVD                                                                                                                                                    | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                         |          |            |            |                                                                                                                                                               |  |  |                                          |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                                                                                                                                                                                                                                                                                    |                                                                                                                                                             | U25AC160459-01 | 03/14/2025              | 03/14/2026              | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000<br>\$ |          |            |            |                                                                                                                                                               |  |  |                                          |
|          | B                                                                                                                                                                                                                                                                                                                          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY |                                                                                                                                                             |                |                         |                         |                                                                                                                                                                                                                                                | 01394927 | 12/15/2025 | 12/15/2026 | COMBINED SINGLE LIMIT (Ea accident) \$ 300,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$ |  |  |                                          |
|          |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                    | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br>DED <input type="checkbox"/> RETENTION \$ |                |                         |                         |                                                                                                                                                                                                                                                |          |            |            |                                                                                                                                                               |  |  | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$ |
|          |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                    | C                                                                                                                                                           |                |                         |                         | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                  |          |            |            | Y/N<br><input checked="" type="checkbox"/> Y                                                                                                                  |  |  | N/A                                      |
|          |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                    |                                                                                                                                                             |                |                         |                         |                                                                                                                                                                                                                                                |          |            |            |                                                                                                                                                               |  |  |                                          |
|          |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                    |                                                                                                                                                             |                |                         |                         |                                                                                                                                                                                                                                                |          |            |            |                                                                                                                                                               |  |  |                                          |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL LIABILITY POLICY - ENDORSEMENTS -  
(CERTIFICATE HOLDER WILL HAVE ADDITIONAL INSURED STATUS WITH WAIVER OF SUBROGATION - INSURANCE IS PRIMARY AND NONCONTRIBUTORY)  
WHEN REQUIRED BY WRITTEN CONTRACT

CERTIFICATES OF INSURANCE DO NOT BROADEN COVERAGE BEYOND THE POLICY JACKET

**CERTIFICATE HOLDER****CANCELLATION**

|                                                                                   |                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INFORMATIONAL PURPOSE<br><br>*****NEW TAMPA FENCE*****<br>*****<br>*****<br>***** | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

© 1988-2015 ACORD CORPORATION. All rights reserved.



**NEW**  
**TAMPA**  
**FENCE**  
**813-423-2383**  
[www.newtampafence.com](http://www.newtampafence.com)



## 8' AND 10' BLACK COMMERCIAL CHAIN LINK

JUL 23, 2026

[newtampafence@gmail.com](mailto:newtampafence@gmail.com)  
8137539149

## INFRAMARK COMMUNITY MANAGEMENT WESLEY ELIAS

20203 Torch Lilly Way  
Tampa, FL  
33647  
[Lee.Graffius@inframark.com](mailto:Lee.Graffius@inframark.com)  
(352) 531-9787

# 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

# 6' BLACK ALUMINUM

## 6' aluminum speartop basketball

| Item                                                                                               | Qty | Line total |
|----------------------------------------------------------------------------------------------------|-----|------------|
| <b>Aluminum 6x6 Industrial 3 rail flat top IW</b><br>Industrial grade with 1" pickets 2.5"sq Posts | 155 | \$8,215.00 |
| <b>Gate aluminum 6'x5' commercial</b><br>Gate aluminum 6'x5' commercial                            | 1   | \$900.00   |
| <b>Fence Removal 3</b><br>Fence Removal 3                                                          | 155 | \$465.00   |
| <b>Estimate subtotal</b>                                                                           |     | \$9,580.00 |
| <b>Total</b>                                                                                       |     | \$9,580.00 |

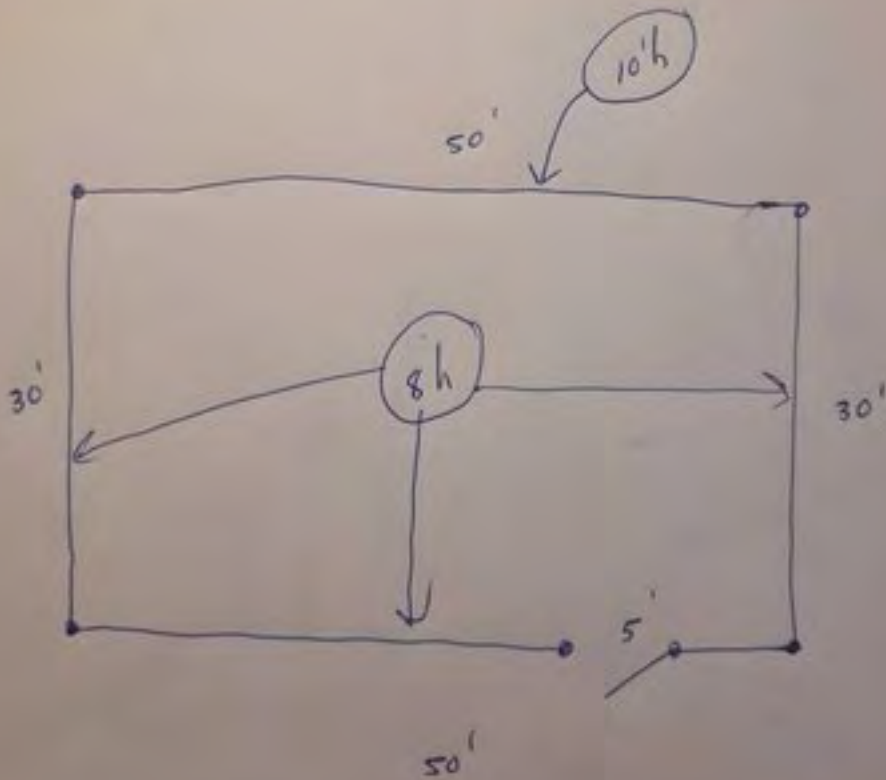
# INSPECTION



# New Tampa Fence

Basketball Court

- Black Chain Link
- Commercial Grade
- Top, mid & Bottom Rails



# SIGNING & UPGRADES

|                   |            |                                                             |
|-------------------|------------|-------------------------------------------------------------|
| 6' black aluminum | \$9,580.00 | <b>Name:</b> Inframark Community Management<br>Wesley Elias |
|                   |            | <b>Address:</b> 20203 Torch Lilly Way, Tampa, FL            |

Gate hardware upgrade

## Deposit

|                      |     |
|----------------------|-----|
| 25% deposit required | 25% |
|----------------------|-----|

## Customer Comments / Notes

Inframark Community  
Management:

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



## 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

### **Customer**

Inframark Community Management- Hammocks

### **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>



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                                          |  |                                                                                                                                                                                                                                                 |  |
|----------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br>HR Benefits Group dba Soriano Insurance<br>13906 5th Street<br><br>Dade City FL 33525 |  | <b>CONTACT NAME:</b> Ricardo Soriano<br><b>PHONE (A/C, No, Ext):</b> (813) 909-0035<br><b>FAX (A/C, No):</b> (813) 699-8714<br><b>E-MAIL ADDRESS:</b> info@sorianoinurance.com                                                                  |  |
| <b>INSURED</b><br>New Tampa Fence, Inc<br>24727 State Road 54<br><br>Lutz FL 33559                       |  | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> TOKIO MARINE AMER INS CO<br><b>INSURER B:</b> PROGRESSIVE EXPRESS INS CO<br><b>INSURER C:</b> AMERICAN BUILDERS INS CO<br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |  |
|                                                                                                          |  | <b>NAIC #</b><br>10945<br>10193<br>11240                                                                                                                                                                                                        |  |

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                          | ADDL INSD                                    | SUBR WVD | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                   |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------|----------------|-------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                                              |          | U25AC160459-01 | 03/14/2025              | 03/14/2026              | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000 |
|          | <input type="checkbox"/> <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY                |                                              |          | 01394927       | 12/15/2025              | 12/15/2026              | COMBINED SINGLE LIMIT (Ea accident) \$ 300,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$                                                                                  |
|          | <input type="checkbox"/> <b>UMBRELLA LIAB</b><br><input type="checkbox"/> EXCESS LIAB<br>DED RETENTION \$                                                                                                                                                                                                                  |                                              |          |                |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$                                                                                                                                                                                                       |
|          | <input type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                     | Y/N<br><input checked="" type="checkbox"/> Y | N/A      | WCV 0664196 01 | 03/21/2025              | 03/21/2026              | PER STATUTE OTH-ER<br>E.L. EACH ACCIDENT \$ 500,000<br>E.L. DISEASE - EA EMPLOYEE \$ 500,000<br>E.L. DISEASE - POLICY LIMIT \$ 500,000                                                                                                   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL LIABILITY POLICY - ENDORSEMENTS -  
(CERTIFICATE HOLDER WILL HAVE ADDITIONAL INSURED STATUS WITH WAIVER OF SUBROGATION - INSURANCE IS PRIMARY AND NONCONTRIBUTORY)  
WHEN REQUIRED BY WRITTEN CONTRACT

CERTIFICATES OF INSURANCE DO NOT BROADEN COVERAGE BEYOND THE POLICY JACKET

**CERTIFICATE HOLDER****CANCELLATION**

|                                                                                  |                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INFORMATIONAL PURPOSE<br><br>*****NEW TAMPA FENCE*****<br><br>*****<br><br>***** | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br><br> |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

© 1988-2015 ACORD CORPORATION. All rights reserved.



## MAVERICK ULTRA

Residential, Commercial & Industrial **Aluminum** Fencing Solutions



Iron World Manufacturing, LLC, 9390 Davis Avenue, Howard County, Maryland 20723

Phone: 301-776-7448 | Toll Free: 866-310-2747 | Fax: 301-776-7677

[ironworldfencing.com](http://ironworldfencing.com)



PROUDLY ENGINEERED  
& DESIGNED IN AMERICA



# MAVERICK ULTRA

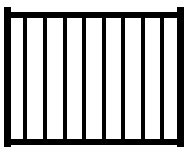
## Residential Grade Aluminum Fence

Maverick Ultra residential grade aluminum fencing offers a classic look of a narrow picket. This grade of aluminum fencing offers a great look and durability for residential pools, backyards and as a decorative perimeter fence. Maverick Ultra aluminum fencing is finished with super durable AAMA 2604 architectural grade powder coat and is warranted against rust, peel, chip, or crack, as long as you own your fence.



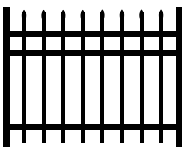
### RESIDENTIAL ALUMINUM STYLES

Aberdeen



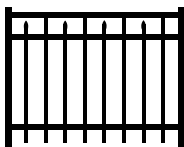
2 Rail Pool

Barcelona

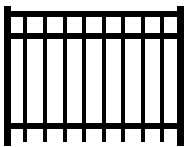


3 Rail

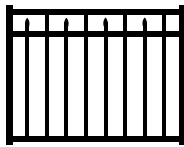
Camden



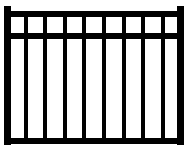
3 Rail



3 Rail



3 Rail Pool



3 Rail Pool

### POSTS

2" x 2"

2" x 2"

2" x 2"

2 - 1/2" x 2 - 1/2"

2 - 1/2" x 2 - 1/2"

.062 wall

.080 wall

.125 wall

.080 wall

.125 wall

### RAILS

1"x1" Rail

.080 wall

### PICKET SIZE

5/8" x 5/8"

.045 wall

### PICKET SPACING

3-13/16"

### PANEL WIDTHS

6' (70-1/2") wide only

### PANEL OPTIONS



Fleur-de-lis



Triad

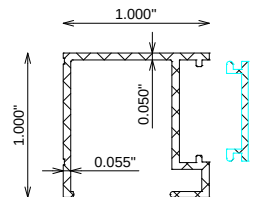
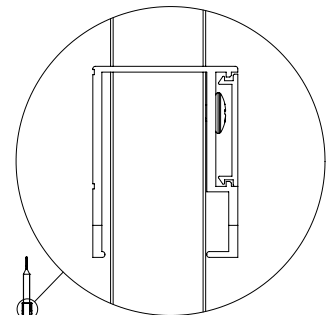


Ball



Rings

### PANEL CHANNEL

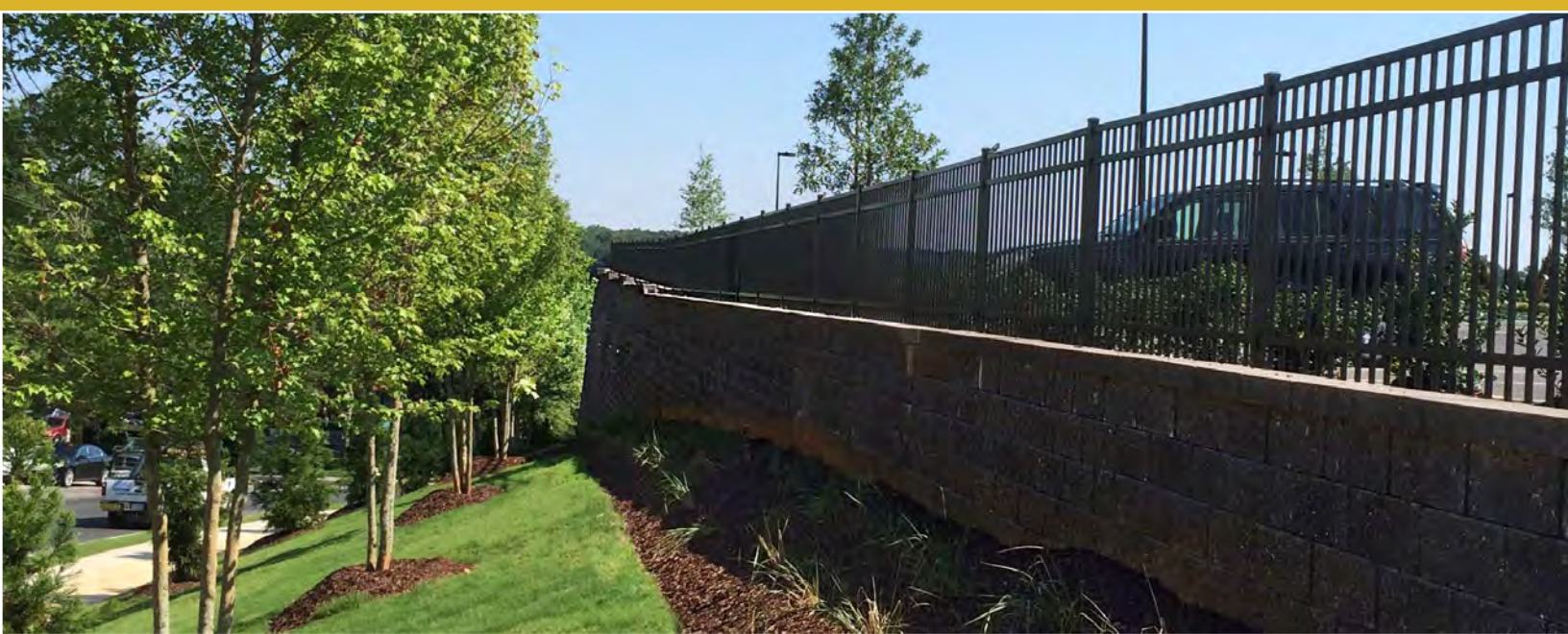




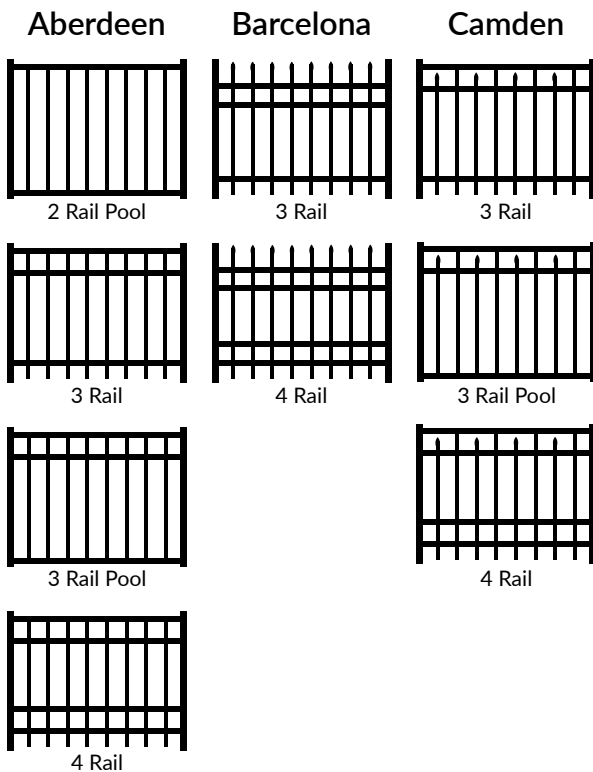
# MAVERICK ULTRA PLUS

## Commercial Grade Aluminum Fence

Maverick Ultra Plus aluminum fencing is offered in commercial, high-end residential, and perimeter security fencing options. Maverick Ultra Plus works great for commercial pools, estate fencing, golf courses and cemeteries. Maverick Ultra Plus aluminum fencing is finished with super durable AAMA 2604 architectural grade powder coat and is warranted against rust, peel, chip, or crack, as long as you own your fence.



### COMMERCIAL ALUMINUM STYLES



### POSTS

|                 |           |
|-----------------|-----------|
| 2" x 2"         | .062 wall |
| 2" x 2"         | .080 wall |
| 2" x 2"         | .125 wall |
| 2-1/2" x 2-1/2" | .080 wall |
| 2-1/2" x 2-1/2" | .125 wall |
| 3" x 3"         | .125 wall |

### RAILS

|                 |           |
|-----------------|-----------|
| 1-1/2" x 1-1/8" | .080 wall |
|-----------------|-----------|

### PICKET SIZE

|             |           |
|-------------|-----------|
| 3/4" x 3/4" | .050 wall |
|-------------|-----------|

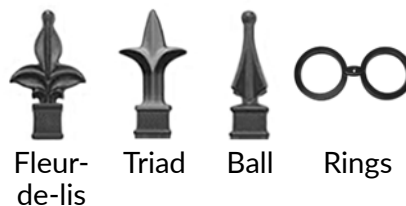
### PICKET SPACING

3-13/16"

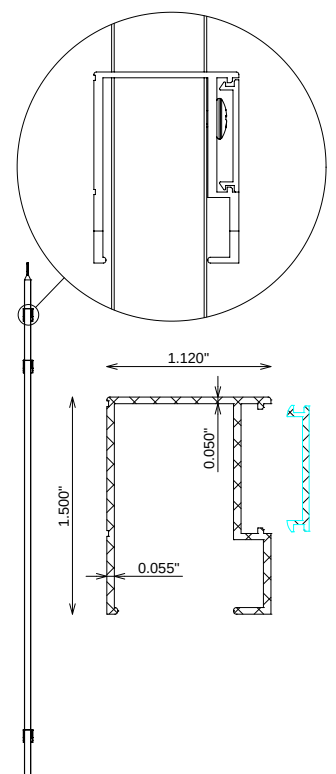
### PANEL WIDTHS

6' (70-1/2") and 8' (93")

### PANEL OPTIONS



### PANEL CHANNEL



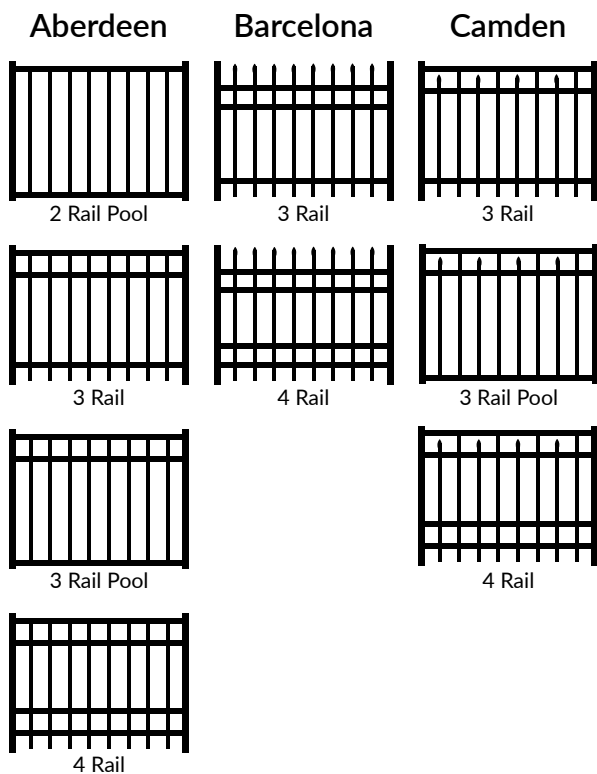
# MAVERICK ULTRA II

## Industrial Grade Aluminum Fence

Maverick Ultra II industrial grade aluminum fencing is Iron World's strongest, most durable aluminum fence offered. With Iron World's "Heavy" horizontal rails and 1" square pickets this fence will stand the test of time. Maverick Ultra II is the choice for large residential properties, public facilities, storage & commercial properties and security fencing for any commercial / Industrial properties. Maverick Ultra II aluminum fencing is finished with super durable AAMA 2604 architectural grade powder coat and is warranted against rust, peel, chip, or crack, as long as you own your fence.



### INDUSTRIAL ALUMINUM STYLES



### POSTS

|                 |           |
|-----------------|-----------|
| 2-1/2" x 2-1/2" | .080 wall |
| 2-1/2" x 2-1/2" | .125 wall |
| 3" x 3"         | .125 wall |
| 4" x 4" (blank) | .125 wall |

### RAILS

|                 |           |
|-----------------|-----------|
| 1-5/8" x 1-5/8" | .100 wall |
|-----------------|-----------|

### PICKET SIZE

|         |           |
|---------|-----------|
| 1" x 1" | .062 wall |
|---------|-----------|

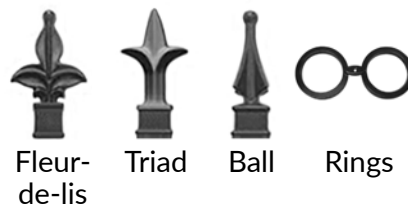
### PICKET SPACING

3-15/16"

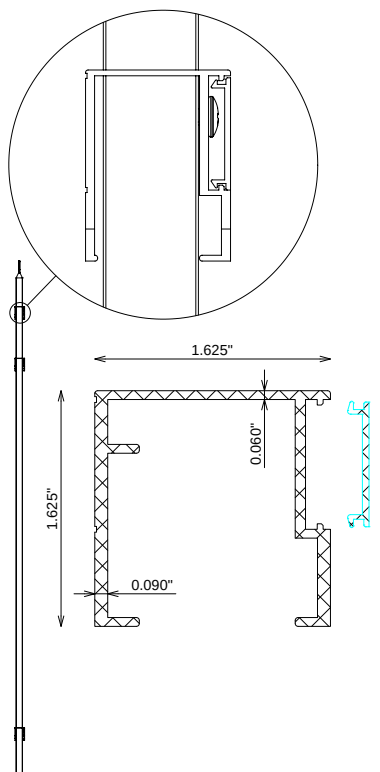
### PANEL WIDTHS

6' (68-1/2") and 8' (93-1/2")

### PANEL OPTIONS



### PANEL CHANNEL



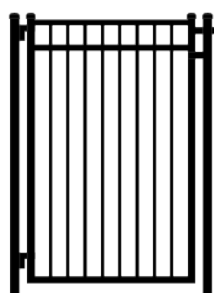


# ALUMINUM SWING GATES

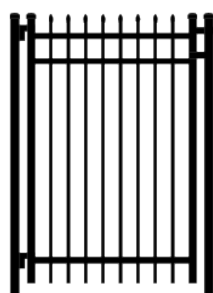
Iron World offers a complete line of swing gates (walk and double drive) that offer privacy and security in a multitude of styles. Designed to complement any setting and enhance both commercial and residential properties, Iron World swing gates are custom made to precisely fit your opening. All aluminum swing gates can be made using our residential, commercial, or industrial materials. Swing gates can range in size from 3 foot single gates to 40 foot double gates. We offer all styles with rings, finials, and arches.



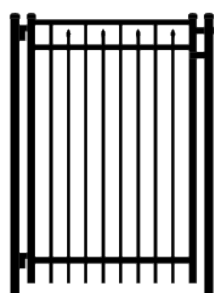
## FLAT TOP WALK GATES



Aberdeen

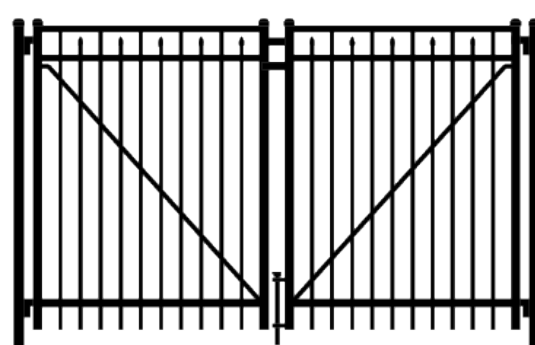


Barcelona

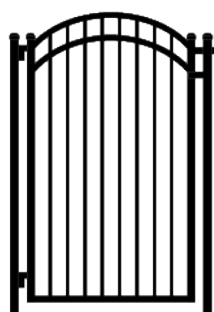


Camden

## FLAT TOP DRIVE GATES



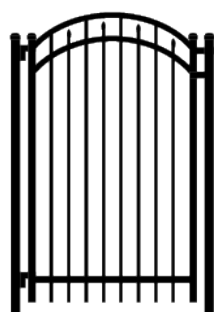
## ARCHED TOP WALK GATES



Aberdeen

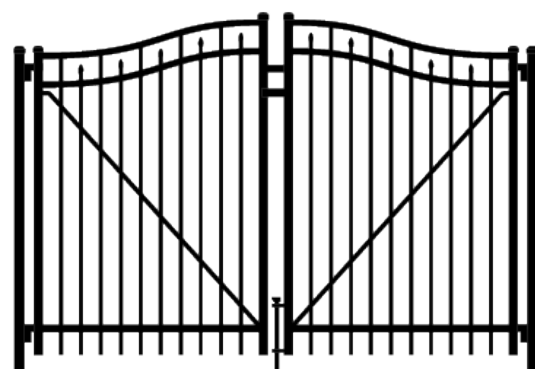


Barcelona



Camden

## ARCHED TOP DRIVE GATES

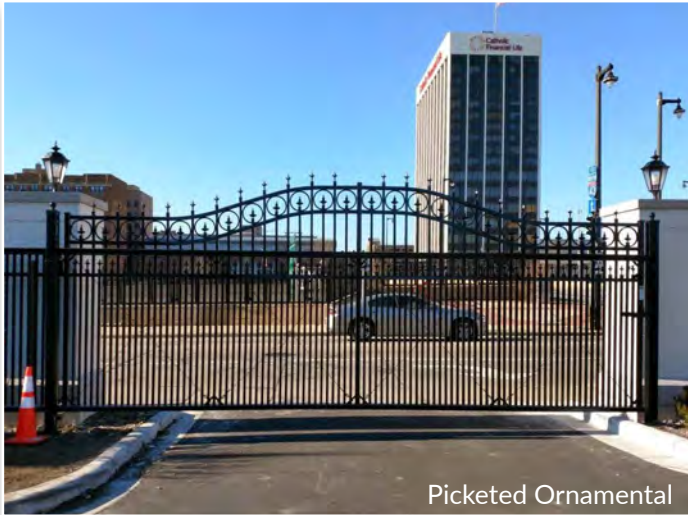




# GOLDEN GATE

## Slide Gates

Iron World Fencing prides itself on producing the BEST slide gates in the industry. With our Golden Gate Series, you get the most up-to-date construction features backed by Iron World's quality reputation for craftsmanship, competitive pricing, short lead times and reasonable shipping. Slide Gates are available in aluminum chain link slider or ornamental powder coated slider. Features include a closed track system with lubricated eight bearing rollers to protect from the elements and guarantee smooth opening and closing.



Picketed Ornamental



Aluminum Slide Gates



Aluminum Chain Link



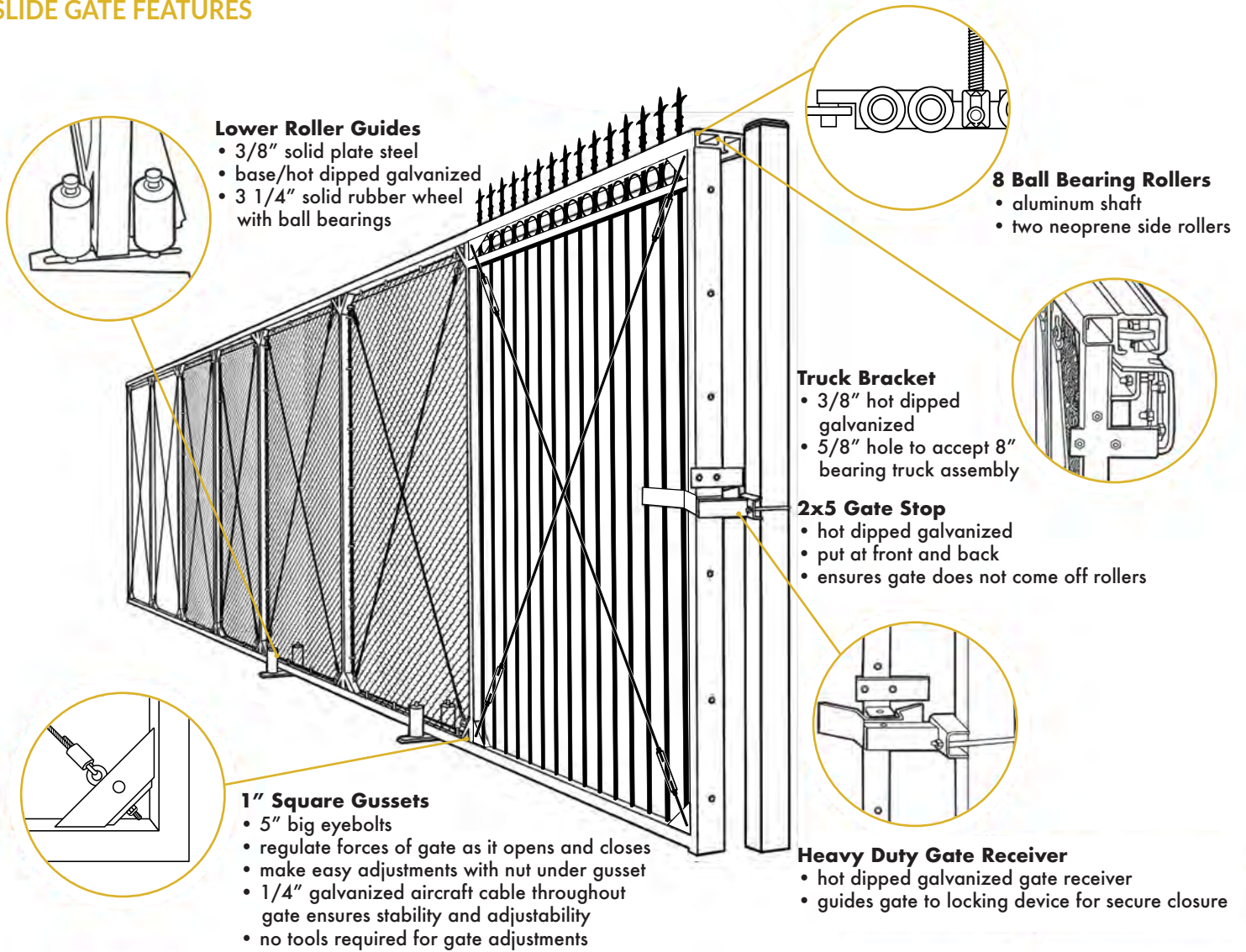
Custom Design & Colors

### SPECIFICATIONS

- Available in aluminum chain link slider or ornamental powder coated slider
- Features closed track system with lubricated eight bearing rollers to protect from the elements and guarantee smooth opening and closing
- Made from T-6063 aluminum and wired in aluminized fabric or picketed for ornamental projects
- Custom made to fit your needs: arches, rings, finials, etc.
- Made with safety in mind – Automated gate package which meets UL 325 compliance available
- Comes with welded gussets and 1/4 air craft cables for easy adjustment to guarantee smooth operation



## SLIDE GATE FEATURES





## Panel and Gate Hardware



TruClose® Hinge  
Heavy Duty



TruClose® Hinge  
Regular



Estate Hinge



LokkLatch®  
Deluxe



LokkLatch®  
Regular



LokkLatch®  
Magnetic Keyed



Gravity Latch



MagnaLatch®  
Vertical Pull 10"



MagnaLatch®  
Vertical Pull 20"



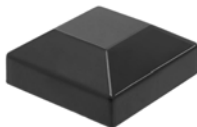
Aluminum Drop Rod



Flat Bracket



Swivel Bracket



Post Cap



Picket Plug



Fleur de Lis



Triad



Ball



Rings



## Iron World Manufacturing, LLC

Iron World is a family-owned and operated business established in 2006 in Howard County, Maryland. Over the years, we have grown into an industry leader in manufacturing ornamental steel and aluminum fence systems, vinyl fencing, and slide gates.

With a dedicated team of over 100 employees, we take pride in producing high-quality fencing products that combine strength, beauty, and security.



As one of the fastest-growing fence manufacturers in the United States, we stand firmly behind our warranties, ensuring that our world-class fence systems and gates meet the highest standards of quality, durability, and functionality.

Iron World is proud to serve industries and facilities such as:

- Government Facilities
- Transportation
- Residential Developers
- Aquatic Centers
- Estates
- HOA
- Airports
- Railways
- Parks and Recreation
- Stadiums
- Self-Storage
- Retail
- Warehouse facilities
- Daycare facilities
- Colleges
- K-12 School Systems
- Apartments
- Assisted Living
- Data Centers
- Water Facilities

Iron World offers products that meet the requirements of the Buy American Act:

- Maverick Ornamental Iron - Industrial
- Maverick Supreme - Residential
- Maverick Supreme Plus - Commercial
- Golden Gate Slide Gates
- Ornamental Swing Gates

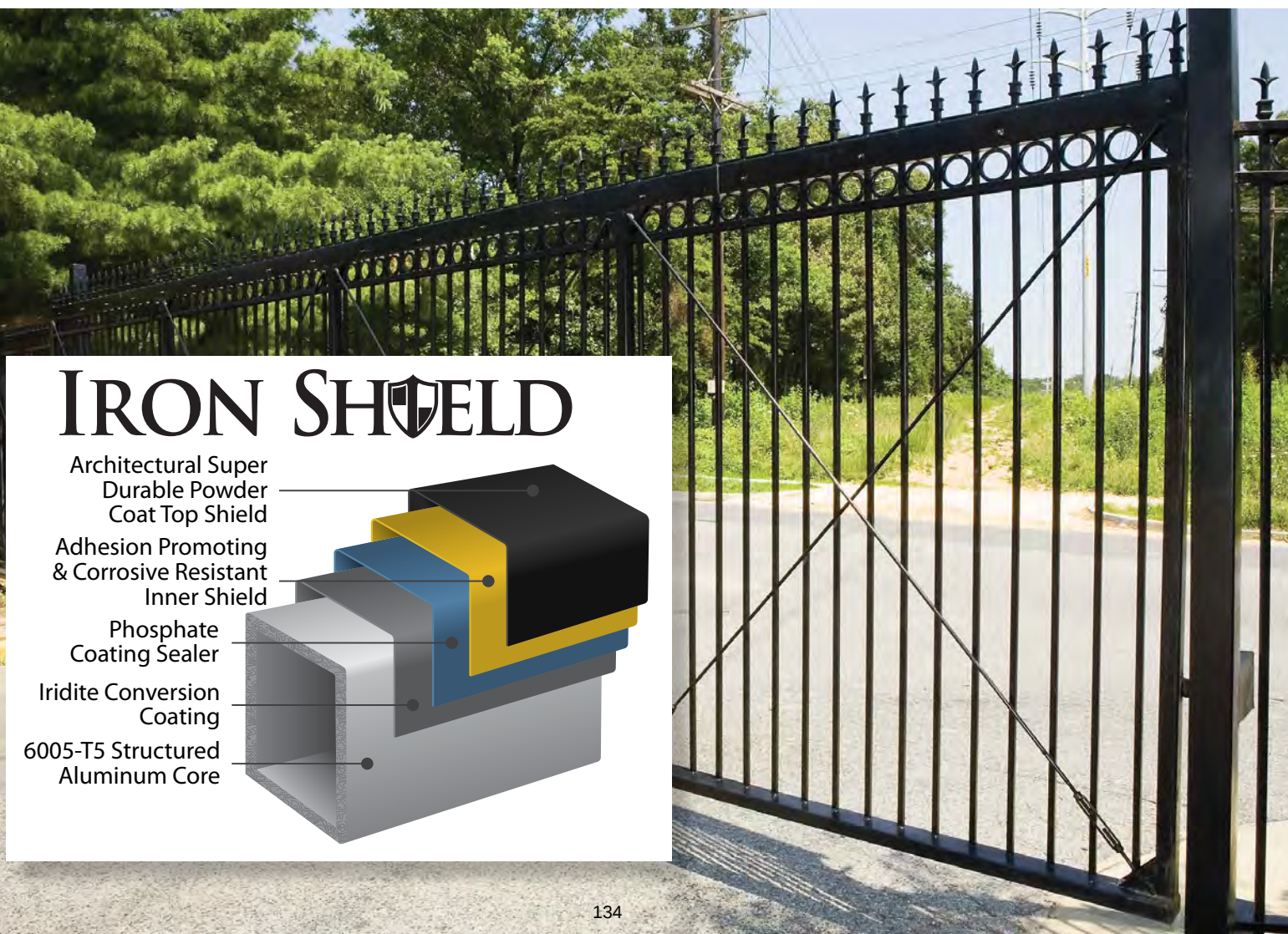


Iron World offers products that meet the requirements of the Buy American Act:

Since our inception, our mission has remained steadfast: to provide superior products and exceptional service to our residential, commercial, and industrial clients at a competitive price. At Iron World Manufacturing, we are committed to staying at the forefront of manufacturing and powder coating technology while upholding the highest standards of customer satisfaction. We value every customer and take pride in delivering excellence without compromise.

# Specifications

| Components                           | Maverick Ultra                                                                         | Maverick Ultra Plus                                                                    | Maverick Ultra II                                                                      |
|--------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Pickets<br>(Size and Wall Thickness) | 5/8sq x .045                                                                           | 3/4sq x .050                                                                           | 1"sq x .062                                                                            |
| Rails: Side Walls                    | 1.00" x 1.00" Triple .080                                                              | 1.50" x 1.20" Triple .080                                                              | 1.625" x 1.625" Triple .100                                                            |
| Pickets 6' Wide Sections             | 15                                                                                     | 14                                                                                     | 13                                                                                     |
| Pickets 8' Wide Sections             | N/A                                                                                    | 19                                                                                     | 19                                                                                     |
| Post Standards                       | 2" x 2" x .062<br>2" x 2" x .080                                                       | 2" x 2" x .080<br>2 1/2" x 2 1/2" x .080<br>2 1/2" x 2 1/2" x .125<br>3" x 3" x .125   | 2 1/2" x 2 1/2" x .080<br>2 1/2" x 2 1/2" x .125<br>3" x 3" x .125                     |
| Post Gate                            | 2" x 2" x .125<br>2 1/2" x 2 1/2" x .125<br>3" x 3" x .125<br>4" x 4" x .125           | 2" x 2" x .125<br>2 1/2" x 2 1/2" x .125<br>3" x 3" x .125<br>4" x 4" x .125           | 2 1/2" x 2 1/2" x .125<br>3" x 3" x .125<br>4" x 4" x .125                             |
| Picket Spacing                       | <4" TYP.                                                                               | <4" TYP.                                                                               | <4" TYP.                                                                               |
| Standard Heights                     | 36", 42", 48",<br>54", 60", 72"                                                        | 36", 42", 48", 54",<br>60", 72", 84", 96"                                              | 36", 42", 48", 54",<br>60", 72", 84", 96"                                              |
| Alloy                                | 6063/T5 alloy on pickets,<br>posts, and rails.<br>6005/T5 alloy<br>available on posts. | 6063/T5 alloy on pickets,<br>posts, and rails.<br>6005/T5 alloy<br>available on posts. | 6063/T5 alloy on pickets,<br>posts, and rails.<br>6005/T5 alloy<br>available on posts. |





## Process



Iron World powder coats all pickets, channels and posts loose rather than assembled to ensure 100 percent powder coating coverage of all parts.



We package all panels, posts, and gates on skids with vinyl clips in between each panel to ensure no scratching. Then we wrap and heat shrink it to ensure your product gets to you damage free.

## Lifetime Limited Warranty

Iron World Mfg. warrants to the original owner that all of our products will be free of manufacturing and material defects. Our powder coating finish on our aluminum fences will not peel, crack, chip, or blister for as long as you own the fence.

This warranty does not cover damages caused by improper use, application, or installation; abuse; alterations; negligence; vandalism; or acts of God. The warranty also does not extend to the normal weathering, slight discoloration, or chalking caused by prolonged exposure to the elements, mildew, or air pollution. There is no other express warranty except that stated herein.

This lifetime warranty is intended to cover original owners only and is not transferable. The original owner is covered by the warranty for as long as he owns and resides in the property on which the product was first installed. In the event of commercial or otherwise non-residential use, Iron World limits this product warranty to 20 years with a starting date of the original day of installation.

In case of a warranty claim, the owner must provide Iron World a written notice specifying the nature of the defect, along with proof of purchase, within 20 days of the failure. Iron World reserves the right to inspect the material in question to determine the validity of the claim. Defective material must be shipped to Iron World's facility for inspection freight pre-paid. If the product fails to conform to this warranty, Iron World will replace or repair the defective material at its discretion. Iron World shall not be liable or responsible for labor charges or other expenses whatsoever in connection with removal or installation of either the original or replacement product.

The above constitutes the complete limited lifetime warranty by Iron World and no other agreement, written or implied, is valid. No person is authorized to change or modify this warranty. Recoveries for consequential or incidental damages are hereby excluded.

Iron World Management



# Iron World Manufacturing Family of Products



**MAVERICK ULTRA™**  
ALUMINUM FENCING

Residential 5/8" | Commercial 3/4" | Industrial 1"



**MAVERICK SUPREME™**  
STEEL FENCING

Residential 5/8" | Commercial 3/4" | Industrial 1"



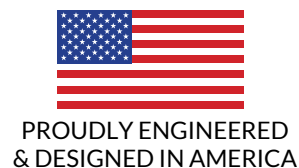
**CHESAPEAKE BAY™**  
VINYL FENCING



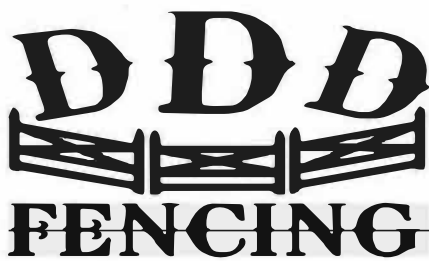
**GOLDEN GATE™**  
CHAIN LINK & ORNAMENTAL SLIDE GATES



**Iron World Manufacturing, LLC**  
9390 Davis Avenue, Howard County, Maryland 20723  
Phone: 301-776-7448 | Toll Free: 866-310-2747 | Fax: 301-776-7677  
[ironworldfencing.com](http://ironworldfencing.com)







# TRIPLE D FENCING

Family Owned & Operated  
1615 6th St SE Ruskin, FL 33570  
Office: 352-257-3086  
Sales@ddd fencing.com



Find Us On Facebook!

|                                      |                                                                                       |
|--------------------------------------|---------------------------------------------------------------------------------------|
| Estimate Date                        | 8-3-26                                                                                |
| Valid for:                           | 10 Days                                                                               |
| Prepared by                          | AV                                                                                    |
| <input type="checkbox"/> Residential | <input checked="" type="checkbox"/> INDUSTRIAL Commercial <input type="checkbox"/> AG |
| CONTRACT No. 5929                    |                                                                                       |

## PROPOSAL / CONTRACT

|               |                           |           |                            |
|---------------|---------------------------|-----------|----------------------------|
| Customer Name | Hammock Ridge CDD         | Home Ph.  |                            |
| Address       | 8504 Sandpiper Ridge Ave. | Cell Ph.  | 352-531-9787               |
| City, St, Zip | Tampa, FL 33647           | Fax/Other |                            |
| Subdivision   |                           | Email     | Lee.Graffius@inframark.com |

|                                              |                  |                                                                                            |                                                                                     |
|----------------------------------------------|------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input type="checkbox"/> Vinyl               | Feet: 140'       | Fence to follow contour of ground                                                          | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                 |
| <input type="checkbox"/> Chain Link          | Height 7'H       | Fence to top level                                                                         | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                 |
| <input type="checkbox"/> Wood                | Color: Black     | Compacted shell ground                                                                     | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 |
| <input checked="" type="checkbox"/> Aluminum | Style: Barcelona | Removal and Disposal of existing fence _____ Ft.                                           | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                 |
| <input type="checkbox"/> Other: INDUSTRIAL   | Caps: Spear Top  | Clearing of fence-line needed                                                              | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 |
|                                              |                  | Clearing to be done by: <input type="checkbox"/> Customer <input type="checkbox"/> Company | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 |
|                                              |                  | Core-Drill required                                                                        | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 |
|                                              |                  | HOA approval required                                                                      | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 |
|                                              |                  | County Hillsborough                                                                        | Permit required <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

### GATES:

|       |              |          |
|-------|--------------|----------|
| Qty 1 | Style Single | Size 4'W |
| Qty   | Style        | Size     |
| Other | Pool Code:   | Yes No   |

### NOTES:

**\*\*Quoted below with one walkthrough gate\*\***

### PROPERTY / FENCE LAYOUT

|                                                          |
|----------------------------------------------------------|
| Removal & Disposal of existing basketball court fencing. |
| and replace with 6'H Barcelona Spear Top Black           |
| Industrial fencing with one 4'W Gate.                    |
| For an extra walkthrough gate: Add \$800.00              |
| to the total cost.                                       |

### TOTAL SUMMARY

|                       |            |
|-----------------------|------------|
| Discount              |            |
| Cash Price Amount     |            |
| Total Contract Amount | \$9,233.00 |
| Deposit               | \$7,200.00 |
| Due Upon Completion   | \$2,033.00 |

### PAYMENT

☐ CASH ☐ CHECK ☐ SQUARE (3.5% FEE) ☐ OTHER



**FINANCE YOUR FENCE !**



Triple D Fencing will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Triple D Fencing assume any responsibility concerning property lines or in any way guarantee their accuracy. If Triple D Fencing has to make a second trip due to the customer not clearing the fence line, the customer will be charged accordingly. If property pins cannot be located, it is recommended that the customer has the property surveyed. Triple D is also not responsible for locating underground cables and utilities and the customer is responsible for calling Sunshine 811 to have property inspected and/or marked, unless otherwise discussed. Triple D is not responsible for any sprinklers or other unmarked buried lines or objects. Homeowners must clean up dog/pet waste before the installation date to avoid additional fees. Triple D has a two-year labor warranty excluding natural disasters. Most material products have a limited lifetime warranty except wood products. Triple D Fencing's warranty is voided if the fence sign is removed. Lead times may be affected depending on material production. Deposits on any specially ordered materials are not refundable. The customer assumes full responsibility for submitting the required documents for their HOA to get approval. Triple D representatives will help in providing those documents. The customer is also responsible for obtaining a permit if required by the county. If this signed contract is canceled without proper 72-hour notice, the customer will be charged 25% of the total contract price. Final payment is due upon completion of work; a finance charge of 1.5% per month shall be applied to all accounts not paid in full within 4 days of completion unless previously discussed with the owner otherwise. If the homeowner/customer requests changes to the original scope of work, such as adding additional footage, altering gate style or size, or making any modifications not included in the initial agreement, any associated additional materials and labor will be subject to extra charges, which will be reflected in the final payment. Payment is to be given at the job site to be brought to Triple D Fencing personnel (not office, but in person if paying with cash). Mailed checks, Venmo, Cash App, Apple Pay, or Square are accepted as payment. If you choose to pay using Square, there will be a 3.5% Square fee added. We also offer financing! Any bounced checks will result in the homeowner/customer covering any fee that may result for either party. All materials will remain the property of Triple D Fencing until payment is received in full. The right of access and removal is granted to Triple D Fencing in the event of non-payment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of this debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, the buyer agrees to pay the seller liquidated damages of a sum equal to 33.33% of the entire contract price, plus costs of materials and labor already furnished or in progress. Upon signing this contract and estimate, the customer acknowledges and accepts the terms and conditions above, as well as the outlined scope of work.

### APPROVED & ACCEPTED

Customer Signature

Date

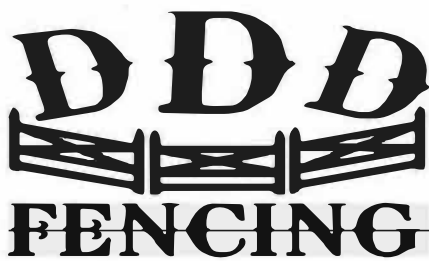
Alexa Vigneau  
Triple D Fencing Representative

8-3-26

Date







# TRIPLE D FENCING

Family Owned & Operated  
1615 6th St SE Ruskin, FL 33570  
Office: 352-257-3086  
Sales@dddfencing.com



Find Us On Facebook!

|                                      |                                                                                       |
|--------------------------------------|---------------------------------------------------------------------------------------|
| Estimate Date                        | 8-3-26                                                                                |
| Valid for:                           | 10 Days                                                                               |
| Prepared by                          | AV                                                                                    |
| <input type="checkbox"/> Residential | <input checked="" type="checkbox"/> INDUSTRIAL Commercial <input type="checkbox"/> AG |
| CONTRACT No. 5928                    |                                                                                       |

## PROPOSAL / CONTRACT

|               |                           |           |                            |
|---------------|---------------------------|-----------|----------------------------|
| Customer Name | Hammock Ridge CDD         | Home Ph.  |                            |
| Address       | 8504 Sandpiper Ridge Ave. | Cell Ph.  | 352-531-9787               |
| City, St, Zip | Tampa, FL 33647           | Fax/Other |                            |
| Subdivision   |                           | Email     | Lee.Graffius@inframark.com |

|                                              |                      |                                                                                            |                                                                                     |
|----------------------------------------------|----------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input type="checkbox"/> Vinyl               | Feet: 140'           | Fence to follow contour of ground                                                          | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                 |
| <input type="checkbox"/> Chain Link          | Height 7'H           | Fence to top level                                                                         | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                 |
| <input type="checkbox"/> Wood                | Color: Black         | Compacted shell ground                                                                     | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 |
| <input checked="" type="checkbox"/> Aluminum | Style: Guardian-Bend | Removal and Disposal of existing fence _____ Ft.                                           | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                 |
| <input type="checkbox"/> Other: INDUSTRIAL   | Caps: _____          | Clearing of fence-line needed                                                              | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 |
|                                              |                      | Clearing to be done by: <input type="checkbox"/> Customer <input type="checkbox"/> Company | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 |
|                                              |                      | Core-Drill required                                                                        | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 |
|                                              |                      | HOA approval required                                                                      | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                 |
|                                              |                      | County Hillsborough                                                                        | Permit required <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

### GATES:

|       |              |          |
|-------|--------------|----------|
| Qty 1 | Style Single | Size 4'W |
| Qty   | Style        | Size     |
| Other | Pool Code:   | Yes No   |

### NOTES:

**\*\*Quoted below with one walkthrough gate\*\***

### PROPERTY / FENCE LAYOUT

|                                                          |
|----------------------------------------------------------|
| Removal & Disposal of existing basketball court fencing. |
| and replace with 7'H Guardian Bend Black Industrial      |
| fencing with one 4'W Gate.                               |
| For an extra walkthrough gate: Add \$1,000               |
| to the total cost.                                       |

### TOTAL SUMMARY

|                       |             |
|-----------------------|-------------|
| Discount              |             |
| Cash Price Amount     |             |
| Total Contract Amount | \$13,594.00 |
| Deposit               | \$11,600.00 |
| Due Upon Completion   | \$1,994.00  |

### PAYMENT

☐ CASH ☐ CHECK ☐ SQUARE (3.5% FEE) ☐ OTHER



**FINANCE YOUR FENCE !**



Triple D Fencing will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Triple D Fencing assume any responsibility concerning property lines or in any way guarantee their accuracy. If Triple D Fencing has to make a second trip due to the customer not clearing the fence line, the customer will be charged accordingly. If property pins cannot be located, it is recommended that the customer has the property surveyed. Triple D is also not responsible for locating underground cables and utilities and the customer is responsible for calling Sunshine 811 to have property inspected and/or marked, unless otherwise discussed. Triple D is not responsible for any sprinklers or other unmarked buried lines or objects. Homeowners must clean up dog/pet waste before the installation date to avoid additional fees. Triple D has a two-year labor warranty excluding natural disasters. Most material products have a limited lifetime warranty except wood products. Triple D Fencing's warranty is voided if the fence sign is removed. Lead times may be affected depending on material production. Deposits on any specially ordered materials are not refundable. The customer assumes full responsibility for submitting the required documents for their HOA to get approval. Triple D representatives will help in providing those documents. The customer is also responsible for obtaining a permit if required by the county. If this signed contract is canceled without proper 72-hour notice, the customer will be charged 25% of the total contract price. Final payment is due upon completion of work; a finance charge of 1.5% per month shall be applied to all accounts not paid in full within 4 days of completion unless previously discussed with the owner otherwise. If the homeowner/customer requests changes to the original scope of work, such as adding additional footage, altering gate style or size, or making any modifications not included in the initial agreement, any associated additional materials and labor will be subject to extra charges, which will be reflected in the final payment. Payment is to be given at the job site to be brought to Triple D Fencing personnel (not office, but in person if paying with cash). Mailed checks, Venmo, Cash App, Apple Pay, or Square are accepted as payment. If you choose to pay using Square, there will be a 3.5% Square fee added. We also offer financing! Any bounced checks will result in the homeowner/customer covering any fee that may result for either party. All materials will remain the property of Triple D Fencing until payment is received in full. The right of access and removal is granted to Triple D Fencing in the event of non-payment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of this debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, the buyer agrees to pay the seller liquidated damages of a sum equal to 33.33% of the entire contract price, plus costs of materials and labor already furnished or in progress. Upon signing this contract and estimate, the customer acknowledges and accepts the terms and conditions above, as well as the outlined scope of work.

### APPROVED & ACCEPTED

Customer Signature

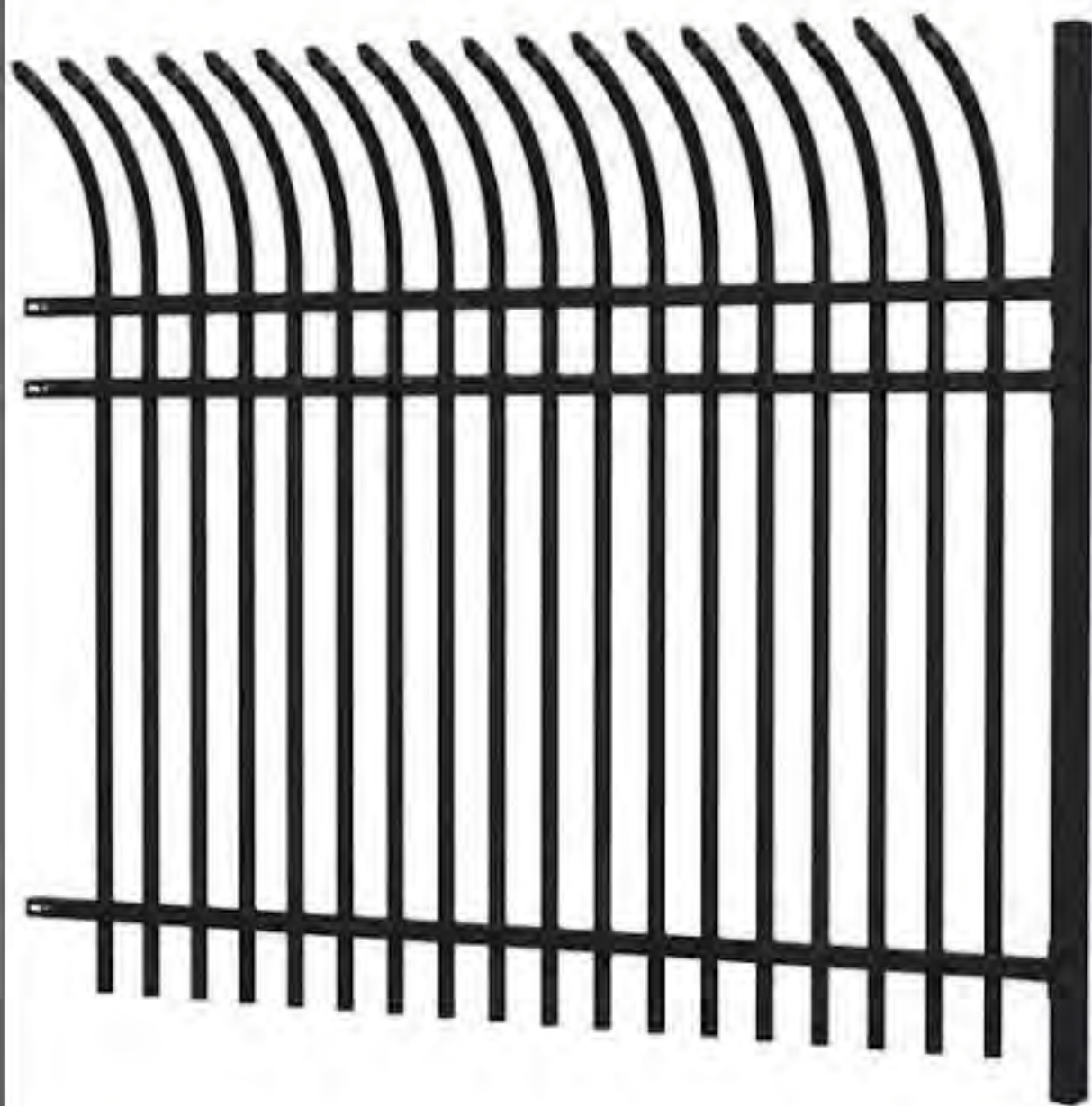
Date

159

Alexa Vigneau  
Triple D Fencing Representative

8-3-26

Date





**TO: THE HAMMOCKS CDD**  
**ATTENTION: ALEX MANERO**  
**DATE: AUGUST 4, 2026**

**SUBMITTED BY: MICHAEL MILLER**  
**TELEPHONE: 727-573-5440 EXT. 117**  
**E-MAIL: [mmiller@smithfence.com](mailto:mmiller@smithfence.com)**

### **PROPOSAL**

**WE PROPOSE TO PERFORM THE WORK OUTLINED IN THE FOLLOWING SCOPE OF WORK, ON THE ABOVE- MENTIONED PROJECT.**

**TOTAL INSTALLED PRICE: SEE BELOW**

#### **SCOPE OF WORK:**

##### **10'H BLACK ALUM:**

- **SFC TO FURNISH AND INSTALL 180' OF 10'H BLACK VINYL COATED 6 GA. CHAIN LINK. TO INCLUDE ONE 4'W SINGLE SWING GATE, TEAR OUT AND REMOVAL OF EXISTING 4'H ALUM.**

**TOTAL INSTALLED PRICE: \$ 14,594.00**

##### **8'H BLACK ALUM:**

- **SFC TO FURNISH AND INSTALL 180' OF 8'H BLACK FOUR RAIL ALUM. WITH SPEAR TOP PICKETS (INDUSTRIAL GRADE). TO INCLUDE ONE 4'W SINGLE SWING GATE, TEAR OUT AND REMOVAL OF EXISTING 4'H ALUM.**

**TOTAL INSTALLED PRICE: \$ 16,766.00**

#### **QUALIFICATIONS:**

- **POST TO BE SET IN CONCRETE 3' BELOW EXISTING GRADE.**
- **ALL DEBRIS FROM REMOVAL TO INSTALL WILL BE CLEANED UP AND REMOVED FROM JOB SITE BY SFC.**
- **WORK TO TAKE PLACE IN ONE MOBILIZATION AND TAKE APPROX. 3 DAYS TO COMPLETE.**

**EXCLUSIONS** - The following are excluded, unless specifically identified and outlined in the scope of work:

- Removal of existing fence; core drilling; electrical grounding; painting; any installation in or near water; installation in existing concrete or asphalt; maintenance of traffic; the removal, reinstallation or damage to silt fence/erosion protection in work area

**RESPONSIBILITIES OF SMITH FENCE COMPANY:**

- To perform those items listed in the scope of work

**RESPONSIBILITIES OF GC OR OWNER:**

- Work area to be made accessible for SFC crews, equipment and material suppliers prior to mobilization and maintained throughout the project
- SFC not responsible for damage incurred to site due to accessing the job
- Work area to be cleared, graded and staked prior to mobilization and maintained throughout the project
- Provide a lay down area (if needed) for material stockpiled/stored on project
- SFC not responsible for damaged, missing or stolen material stockpiled/stored on project
- Provide dumpsters as needed for removed, non-salvageable or refuse material
- Haul away and dispose of removed, non-salvageable or refuse material
- When installation requires attachment to concrete structure (i.e.: sidewalks, c.m.u. walls, etc.), all required concrete work by Owner
- All permits and licenses by Owner
- SFC to be named as additionally insured on Owner's policy

**THIS PROPOSAL IS BASED ON THE FOLLOWING CONDITIONS:**



- All fence work to be performed under one mobilization with access to all sites without delay. Additional mobilizations will be billed at \$500.00 US/occurrence if caused by Contractor/Owner
- Job is done in sequence without interruption, normal working hour and days, with one crew
- This proposal is based on “normal” digging conditions. Any change in digging conditions (rock, landfill rubble, concrete, etc.) will require a change order to the base contract.
- All change orders will reflect all scope of work and conditions of this proposal.
- All labor provided to be open shop
- SFC is not a design/engineering firm. All installations are designed and approved by Owner
- SFC will contact underground utility notification. It shall be the responsibility of the contractor for all protection, relocation, or damage to any utilities.
- All material and quality control testing by others
- SFC shall be paid for all equipment and labor employed on this project for any delays for which we are not responsible
- Contractor/Owner agrees to pay for stored materials

**SCHEDULE** - Work will progress in a mutually agreed sequence beginning no sooner than two weeks from receipt of a fully executed subcontract agreement signed by both parties; and approval in writing, by the owner or his representative of all required SFC submittals

**EXCEPTIONS** - Smith Fence takes the following exceptions to the Owners plans, specifications, and addenda, and hereby predicates its proposed contract amount upon the elimination or modification of these items from or in the final prime contract:

**CONDITIONS OF CONTRACT:**

- Changed Conditions - Our proposal is based on information provided by Contractor and/or Owner. Should actual conditions vary from those represented we reserve the right to claim for additional compensation and/or extension of time.
- All additional work will be done after a CHANGE ORDER agreement has been reached and executed between the Owner/Contractor and SFC.
- Unless agreed to in writing we object to any terms and conditions relating to: LIQUIDATED DAMAGES, WARRANTIES, and LIMITATIONS OF LIABILITY, INDEMNIFICATION and SEIZURE OF EQUIPMENT.
- No retainage is to be withheld from SFC’s payments.
- **Invoice balance is due and payable upon completion.**
- Any claims against the Owner or Owners Agent, shall be pursued by the Contractor on our behalf.
- Any claim, dispute or other matter in question between the Contractor/Owner and SFC relating to or arising out of this Agreement shall be governed by the laws of the State of Florida. Venue shall be Pinellas County, Florida, only.

- This proposal will expire in 10 days, unless prior to that date, a valid acceptance has been received by SFC.
- If installation does not occur within one year of the signed agreement, SFC reserves the right to charge an additional 5% per year on the un-installed balance.
- This proposal must be made part of any subsequent contract with which we would agree.
- Any change orders will be cost plus 15% overhead & 15% profit

We would like to thank you for the opportunity to quote on this project. If you have any questions, please feel free to call our office.

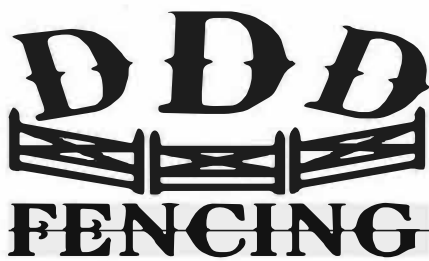
APPROVED: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

SMITH FENCE COMPANY  
License # CGC1533170



# TRIPLE D FENCING

Family Owned & Operated  
1615 6th St SE Ruskin, FL 33570  
Office: 352-257-3086  
Sales@ddd fencing.com



Find Us On Facebook!

|                                                                                                      |         |
|------------------------------------------------------------------------------------------------------|---------|
| Estimate Date                                                                                        | 8-6-26  |
| Valid for:                                                                                           | 10 Days |
| Prepared by                                                                                          | AV      |
| <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> AG |         |
| CONTRACT No.                                                                                         | 6018    |

## PROPOSAL / CONTRACT

|               |                           |           |                            |
|---------------|---------------------------|-----------|----------------------------|
| Customer Name | Hammock Ridge CDD         | Home Ph.  |                            |
| Address       | 8504 Sandpiper Ridge Ave. | Cell Ph.  | 352-531-9787               |
| City, St, Zip | Tampa, FL 33647           | Fax/Other |                            |
| Subdivision   |                           | Email     | Lee.Graffius@inframark.com |

|                                                |              |
|------------------------------------------------|--------------|
| <input type="checkbox"/> Vinyl                 | Feet: 168'   |
| <input checked="" type="checkbox"/> Chain Link | Height 10'   |
| <input type="checkbox"/> Wood                  | Color: Black |
| <input type="checkbox"/> Aluminum              | Style:       |
| <input type="checkbox"/> Other:                | Caps:        |

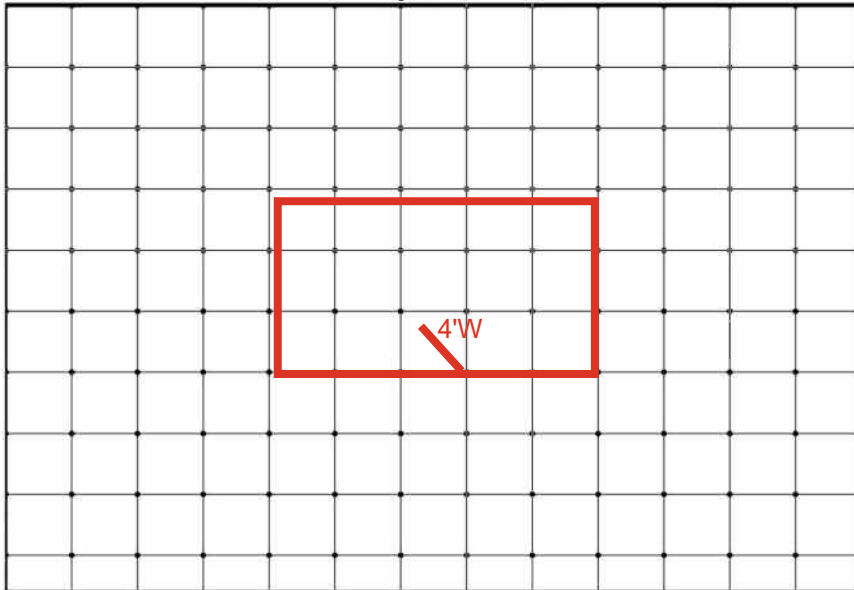
|                                                 |                                                                                     |
|-------------------------------------------------|-------------------------------------------------------------------------------------|
| Fence to follow contour of ground               | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                 |
| Fence to top level                              | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>                 |
| Compacted shell ground                          | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                 |
| Removal and Disposal of existing fence 168' Ft. | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>                 |
| Clearing of fence-line needed                   | YES <input type="checkbox"/> NO <input type="checkbox"/>                            |
| Clearing to be done by:                         | <input type="checkbox"/> Customer <input type="checkbox"/> Company                  |
| Core-Drill required                             | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                 |
| HOA approval required                           | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                 |
| County Hillsborough                             | Permit required YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |

### GATES:

|       |              |          |
|-------|--------------|----------|
| Qty 1 | Style Single | Size 4'W |
| Qty   | Style        | Size     |
| Other | Pool Code:   | Yes No   |

### NOTES:

### PROPERTY / FENCE LAYOUT



### TOTAL SUMMARY

|                       |            |
|-----------------------|------------|
| Discount              |            |
| Cash Price Amount     |            |
| Total Contract Amount | \$9,600.00 |
| Deposit               | \$6,700.00 |
| Due Upon Completion   | \$2,900.00 |

### PAYMENT

☐ CASH ☐ CHECK ☐ SQUARE (3.5% FEE) ☐ OTHER



**FINANCE YOUR FENCE !**



Triple D Fencing will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Triple D Fencing assume any responsibility concerning property lines or in any way guarantee their accuracy. If Triple D Fencing has to make a second trip due to the customer not clearing the fence line, the customer will be charged accordingly. If property pins cannot be located, it is recommended that the customer has the property surveyed. Triple D is also not responsible for locating underground cables and utilities and the customer is responsible for calling Sunshine 811 to have property inspected and/or marked, unless otherwise discussed. Triple D is not responsible for any sprinklers or other unmarked buried lines or objects. Homeowners must clean up dog/pet waste before the installation date to avoid additional fees. Triple D has a two-year labor warranty excluding natural disasters. Most material products have a limited lifetime warranty except wood products. Triple D Fencing's warranty is voided if the fence sign is removed. Lead times may be affected depending on material production. Deposits on any specially ordered materials are not refundable. The customer assumes full responsibility for submitting the required documents for their HOA to get approval. Triple D representatives will help in providing those documents. The customer is also responsible for obtaining a permit if required by the county. If this signed contract is canceled without proper 72-hour notice, the customer will be charged 25% of the total contract price. Final payment is due upon completion of work; a finance charge of 1.5% per month shall be applied to all accounts not paid in full within 4 days of completion unless previously discussed with the owner otherwise. If the homeowner/customer requests changes to the original scope of work, such as adding additional footage, altering gate style or size, or making any modifications not included in the initial agreement, any associated additional materials and labor will be subject to extra charges, which will be reflected in the final payment. Payment is to be given at the job site to be brought to Triple D Fencing personnel (not office, but in person if paying with cash). Mailed checks, Venmo, Cash App, Apple Pay, or Square are accepted as payment. If you choose to pay using Square, there will be a 3.5% Square fee added. We also offer financing! Any bounced checks will result in the homeowner/customer covering any fee that may result for either party. All materials will remain the property of Triple D Fencing until payment is received in full. The right of access and removal is granted to Triple D Fencing in the event of non-payment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of this debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, the buyer agrees to pay the seller liquidated damages of a sum equal to 33.33% of the entire contract price, plus costs of materials and labor already furnished or in progress. Upon signing this contract and estimate, the customer acknowledges and accepts the terms and conditions above, as well as the outlined scope of work.

### APPROVED & ACCEPTED

Customer Signature

Date

DDD Fencing Representative

Date

8-6-26

Alexa Vigneau

ESTIMATE

Fields Consulting Group (Mike's  
Signs)  
11749 Crestridge Loop  
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co  
m  
+1 (727) 480-6514



Meritus

Bill to  
Inframark  
The Hammocks CDD  
Attn: Lee Graffius  
2005 Pan Am Circle #300  
Tampa, FL 33607

Estimate details  
Estimate no.: 1911  
Estimate date: 07/29/2026  
P.O. Number: 8504 Sandpiper Ridge Ave,  
Tampa  
Sales Rep: Mike Fields

| #     | Product or service      | Description                                                                                                                                                                                               | Qty | Rate     | Amount     |
|-------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|------------|
| 1.    | Printing & Reproduction | Custom "Fitness Trail Equipment" (12x12) durable outdoor metal signs (black on back). 8-ft u-channel post (painted black) and installed 4-ft out of ground (cut off 2-ft off the post before installing). | 5   | \$200.00 | \$1,000.00 |
| 2.    | Install (Signage)       | Deliver / Assemble / Install the above                                                                                                                                                                    | 5   | \$100.00 | \$500.00   |
| 3.    | Graphic Design          | Setup art                                                                                                                                                                                                 | 5   | \$25.00  | \$125.00   |
| Total |                         |                                                                                                                                                                                                           |     |          | \$1,625.00 |

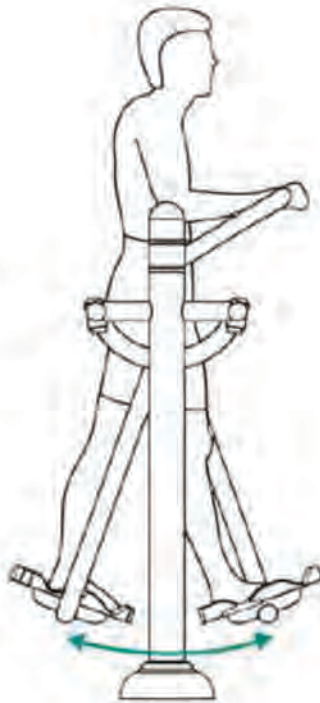
Accepted dateAccepted by

# Fitness Trail Equipment Signs

## #1 of 5

**The Hammocks**  
COMMUNITY DEVELOPMENT DISTRICT

### Single Sky Runner



**Ages  
13+**

#### **Use Instructions:**

Take hold of the handle and stand on the pedal. Adjust the barycentre of your body, and then walk back and forth. You should get a good grip on the handle when using the equipment to avoid accidents.

**IN CASE OF AN EMERGENCY CALL 911**

## (12x12)



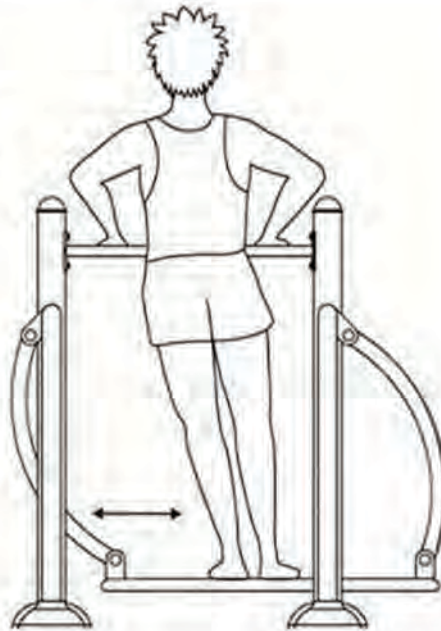


# Fitness Trail Equipment Signs

## #2 of 5

**The Hammocks**  
COMMUNITY DEVELOPMENT DISTRICT

### Sport Board



**Ages  
13+**

**Use Instructions:**

Put both hands on the horizontal rod. Swing the board left and right constantly while bending knees. Keep upper body upright while swinging. Drive the swing board completely by knee strength.

**IN CASE OF AN EMERGENCY CALL 911**

**(12x12)**

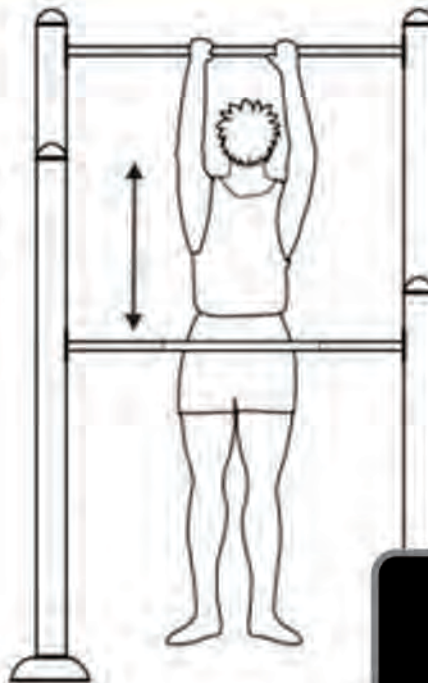


# Fitness Trail Equipment Signs

## #3 of 5

**The Hammocks**  
COMMUNITY DEVELOPMENT DISTRICT

### Triple Horizontal Bar



**Ages  
13+**

**Use Instructions:**

Grab the bar with palms towards torso, closer to the shoulder width. Keep torso as straight as possible while creating a curve in your lower back with chest out. Pull torso up till head is near the level of the bar. Use bicep muscles and keep elbows close to your body.

**IN CASE OF AN EMERGENCY CALL 911**

**(12x12)**

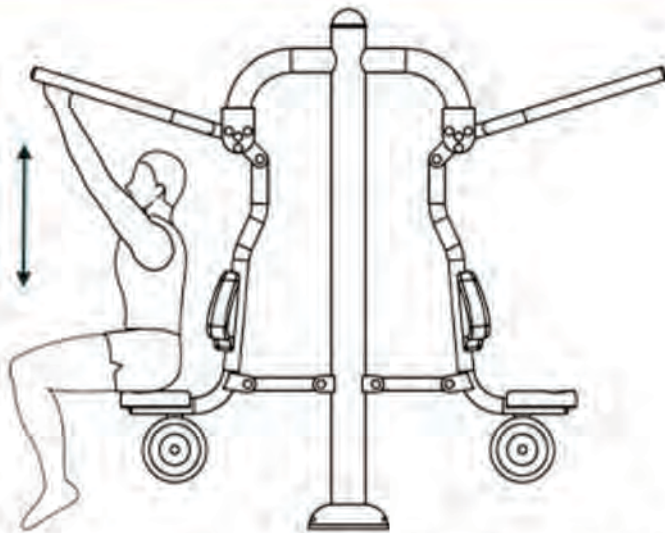


# Fitness Trail Equipment Signs

## #4 of 5

**The Hammocks**  
COMMUNITY DEVELOPMENT DISTRICT

### Double Lat Pull Down



**Ages  
13+**

**Use Instructions:**

Sit with your back against the equipment and take hold of the handgrip with both hands, then pull it down with your full strength. Revert slowly. Suitable for all ages 13+. Limited to only two persons at a time.

**IN CASE OF AN EMERGENCY CALL 911**

**(12x12)**





# Fitness Trail Equipment Signs

## #5 of 5

**The Hammocks**  
COMMUNITY DEVELOPMENT DISTRICT

### Single Glider



**Ages  
13+**

**Use Instructions:**

Mount on the stirrup and grab handles, move limbs as if you were cycling.

**IN CASE OF AN EMERGENCY CALL 911**

**(12x12)**



ESTIMATE

Fields Consulting Group (Mike's  
Signs)  
11749 Crestridge Loop  
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co  
m  
+1 (727) 480-6514



Meritus

Bill to  
Inframark  
The Hammocks CDD  
Attn: Lee Graffius  
2005 Pan Am Circle #300  
Tampa, FL 33607

Estimate details  
Estimate no.: 1912  
Estimate date: 07/29/2026  
P.O. Number: 8504 Sandpiper Ridge Ave,  
Tampa  
Sales Rep: Mike Fields

| #     | Product or service      | Description                                                                        | Qty | Rate     | Amount   |
|-------|-------------------------|------------------------------------------------------------------------------------|-----|----------|----------|
| 1.    | Printing & Reproduction | Custom "Basketball Court Rules" (18x24)<br>3mm outdoor metal sign (black on back). | 2   | \$150.00 | \$300.00 |
| 2.    | Install (Signage)       | Deliver / Install the above with zip ties                                          | 2   | \$50.00  | \$100.00 |
| 3.    | Graphic Design          | Setup art                                                                          | 1   | \$25.00  | \$25.00  |
| Total |                         |                                                                                    |     |          | \$425.00 |

Accepted dateAccepted by



# Basketball Court Rules Signs

(Qty: 2)

## **BASKETBALL COURT RULES**

### **Hours: Dawn to Dusk**

- Children Under the Age of 13 Must be Accompanied by an Adult.
- No Climbing on fences.
- No Rough Play, Dunking or Hanging on Rims.
- No Alcohol, Smoking, Vaping or Glass Containers.
- No Pets, No Recreational Wheeled Devices.
- Use of Facility is at Your Own Risk.

*Violations may result in suspension of privileges.*

**The Hammocks**  
COMMUNITY DEVELOPMENT DISTRICT

**(18x24)**  
**Black on back**



**RESOLUTION 2026-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING COMPENSATION OF THE DISTRICT MANAGER, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, The Hammocks Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District must employ and fix the compensation of a District Manager; and

WHEREAS, the Board desires to appoint a District Manager and to provide compensation for their services.

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

Section 1. The District Manager, Governmental Management Services, Tampa - LLC, is hereby appointed and shall be compensated for their services pursuant to the agreement attached hereto as Exhibit A, which is hereby approved. This authorization shall be continuing in nature until revoked by the District.

Section 2. This Resolution shall become effective on the 1<sup>st</sup> day of October, 2026.

**PASSED AND ADOPTED THIS 12<sup>TH</sup> DAY OF AUGUST, 2026.**

**THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
Chairman

## RESOLUTION 2026-12

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, The Hammocks Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

**WHEREAS**, the Board desires to designate new authorized officers for the District's accounts.

#### NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, Richard McGrath (Secretary & Treasurer), Alexandra Wolfe (Assistant Treasurer), Darrin Mossing (Assistant Treasurer), Jason Greenwood (Assistant Treasurer & Assistant Secretary) and Hannah Greenwood (Assistant Treasurer) are authorized to administer the District's accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District's accounts will be automatically removed effective as of October 1, 2026.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective on the 1<sup>st</sup> day of October, 2026

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF AUGUST, 2026.**

ATTEST

**THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman

## RESOLUTION 2026-13

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE OF THE DISTRICT; DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; DIRECTING THE DISTRICT MANAGER TO PERFORM CERTAIN ACTIONS AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The Hammocks Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

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

**Section 1.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 4530 Eagle Falls Place, Tampa, FL 33619.

**Section 2.** The District’s principal headquarters for purposes of establishing proper venue shall be located at 4530 Eagle Falls Place, Tampa, FL 33619.

**Section 3.** The District Manager is hereby directed to post this information on the District website and prominently post the contact information for the District’s custodian of public records in the agency’s primary administrative building

**Section 4.** This Resolution shall take effect on the 1<sup>st</sup> day of October, 2026.

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF AUGUST, 2026.**

**ATTEST**

**THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chairman

**RESOLUTION 2026-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT  
REDESIGNATING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, The Hammocks Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to redesignate the Officers of the District.

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

Section 1.     Richard McGrath is appointed Secretary & Treasurer.  
                 Jason Greenwood is appointed Assistant Secretary & Assistant Treasurer.  
                 Alexandra Wolfe is appointed Assistant Treasurer.  
                 Hannah Greenwood is appointed Assistant Treasurer.  
                 Darrin Mossing is appointed Assistant Treasurer.  
                 Rebecca Santos is appointed Assistant Secretary.  
                 Nicole Viverito is appointed Assistant Secretary.

Section 2. This Resolution shall become effective on the 1<sup>st</sup> day of October, 2026.

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF AUGUST, 2026.**

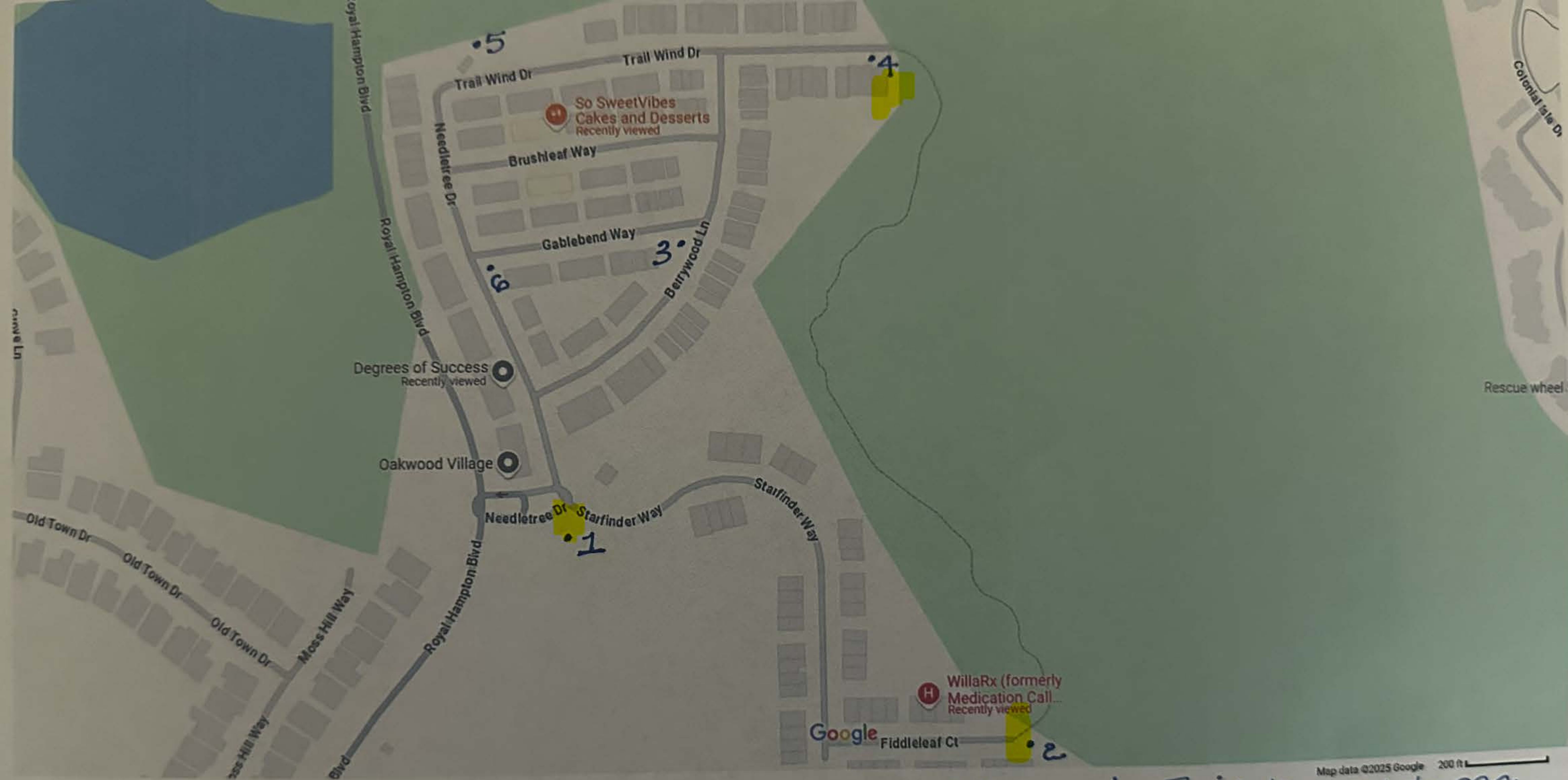
**ATTEST:**

**THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chairman, Board of Supervisors





1. Right by entrance on Starfinder

2. Entrance to trail by cul de sac on Fiddleleaf

3. Intersection of Gablebend & Berrywood

4. Entrance to Trail by cul de sac on Trailwind

5. By compactor on Trailwind

6. Intersection of Gablebend & Needletree



