



Rizzetta & Company

# Hammock Oaks Community Development District

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**Board of Supervisors' Meeting  
January 13, 2025**

**District Office:  
5020 W. Linebaugh Avenue #240  
Tampa, Florida 33624  
813.933.5571  
[hammockoakscdd.net](http://hammockoakscdd.net)**

## HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731

<b>Board of Supervisors</b>	Bill Fife Stephanie Vaughn Greg Beliveau Pete Williams Eric Morrisette	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jere Earlywine	Kutak Rock LLP
<b>District Engineer</b>	Robert Walpole	CHW Professional Consultants

### **All cellular phones and pagers must be turned off during the meeting.**

The audience comments portion of the agenda is when individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

# HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
[www.hammockoakscdd.net](http://www.hammockoakscdd.net)

January 10, 2025

Board of Supervisors  
**Hammock Oaks Community  
Development District**

## REVISED AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Hammock Oaks Community Development District will be held on **Monday, January 13, 2025** at 11:30 a.m., at the Fruitland Park Library located at 604 W. Berckman Street, Fruitland Park, FL 34731. The following is the agenda for the meeting:

### **BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Regular Board of Supervisors Meeting Minutes for December 9, 2024 ..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for November 2024..... Tab 2
  - C. Ratification of Change Orders ..... Tab 3
- 4. BUSINESS ITEMS**
  - A. Consideration of Landscape Inspection Services Contract... Tab 4
  - B. Consideration of Amended and Restated Masters Engineers Report ..... Tab 5**
  - C. Consideration of Amended and Restated Master Assessment Report ..... Tab 6**
  - D. Consideration of Resolution 2025-05; Setting Hearing on the Uniform Method of Collection for Expansion Parcels..... Tab 7
  - E. Consideration of Resolution 2025-06; Declaring Assessments and Setting a Hearing for the Levy of the Assessments on Expansion Parcels..... Tab 8
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Presentation of District Manager Report ..... Tab 9

6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

*Lynn Hayes*

Lynn Hayes  
District Manager

# Tab 1

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Hammock Oaks Community Development District was held on **Monday, December 9, 2024, 11:49 a.m.** at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731.

Present and constituting a quorum:

Bill Fife	<b>Board Supervisor, Chair</b>
Stephanie Vaughn	<b>Board Supervisor, Vice Chair</b>
Greg Beliveau	<b>Board Supervisor, Assistant Secretary</b>
Eric Morrisette	<b>Board Supervisor, Assistant Secretary</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company (via phone)</b>
Lynn Hayes	<b>District Manager, Rizzetta &amp; Company</b>
Bennett Davenport	<b>District Counsel, Kutak Rock</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called the meeting to order at 11:49 a.m. confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

It was noted that the only members of the general audience were vendors.

**THIRD ORDER OF BUSINESS**

**Consideration Landowner Meeting  
Minutes of November 5, 2024**

On a Motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved the landowner meeting minutes for November 5, 2024, as presented, for Hammock Oaks Community Development District.

**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT**

**December 9, 2024**

**Page 2**

47 **FOURTH ORDER OF BUSINESS** **Consideration Regular Board of**  
48 **Supervisors Meeting Minutes of**  
49 **November 18, 2024**  
50

On a Motion by Mr. Fife, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the regular Board of Supervisors meeting minutes for November 18, 2024, as presented, for Hammock Oaks Community Development District.

51 **FIFTH ORDER OF BUSINESS** **Ratification of October 2024**  
52 **Expenditures**  
53  
54

On a Motion by Mr. Fife, seconded by Mr. Williams, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for October 2024 (\$175.00), as presented, for Hammock Oaks Community Development District.

55 **SIXTH ORDER OF BUSINESS** **Ratification of Series 2024**  
56 **Construction Requisitions**  
57  
58

On a Motion by Mr. Williams, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors ratified construction requisition #3 payable to SK Hammocks, LLC (\$1,379,989.17), as presented, for Hammock Oaks Community Development District.

59 **SEVENTH ORDER OF BUSINESS** **Consideration of Landscape &**  
60 **Irrigation RFP Proposals**  
61  
62

63 Mr. Hayes reviewed the proposals received from Sunrise, Yellowstone, Floralawn,  
64 RedTree Landscape, and United Land. A brief discussion was held regarding the ranking  
65 of the firms based on the RFP criteria.  
66

On a Motion by Mr. Beliveau, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved entering into a contract with United Land as the new vendor for Landscape and Irrigation Maintenance Services as the highest ranked bidder with 460.71 total points (including adding Amenity Landscape and Irrigation Maintenance Services in approximately April of 2025), for Hammock Oaks Community Development District.

67 On a Motion by Mr. Fife, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors authorized District Counsel to prepare and provide a notice of contract award letter to all proposers and to authorize Chair to execute the new contract agreement with the top-rated proposer, for Hammock Oaks Community Development District.

68 On a Motion by Mr. Williams, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors authorized District Counsel to prepare and provide a termination letter to Sunrise Landscape with an effective date of January 31, 2025 and a start date for United Land of February 1, 2025, for Hammock Oaks Community Development District.

69 **EIGHTH ORDER OF BUSINESS** **Ratification of Solar Lighting**  
70

**Agreement**

Mr. Hayes reviewed the agreement with Solar Lighting. A request was made to remove John Curtis.

On a Motion by Mr. Fife, seconded by Mr. Williams, with all in favor, the Board of Supervisors ratified the solar lighting agreement between Recovered Energy Technologies and the Hammock Oaks CD, in substantial form, for Hammock Oaks Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Not present and no report.

**C. District Manager Report**

Mr. Hayes reminded the Board the next regular meeting will be on January 13, 2025, at 11:30 a.m., noting that approval of bond documents will be on the agenda.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisors requests put forward.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Fife, seconded by Mr. Morrisette, the Board approved to adjourn the meeting at 12:27 p.m. for the Hammock Oaks Community Development District.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman / Vice-Chairman

## **Tab 2**

# HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

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District Office · Tampa, Florida · (813) 933-5571

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

**Operation and Maintenance Expenditures  
November 2024  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2024 through November 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$5,970.20**

Approval of Expenditures:

---

- \_\_\_\_\_ Chairperson
- \_\_\_\_\_ Vice Chairperson
- \_\_\_\_\_ Assistant Secretary

# Hammock Oaks Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2024 Through November 30, 2024

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100045	INV0000092403	District Management Fees 08/24	\$ 4,100.00
Wrathell, Hunt & Associates LLC	100046	2021-3919	A&E District Rubber Stamp 05/23	\$ 130.00
Wrathell, Hunt & Associates LLC	100046	2023-1033	Acct#90162651 Legal Advertising 06/23	\$ 932.40
Wrathell, Hunt & Associates LLC	100046	2023-2242	Acct#90162651 Legal Advertising 09/23	\$ 100.64
Wrathell, Hunt & Associates LLC	100046	2023-2815	Acct#90162651 Legal Advertising 01/24	\$ 117.86
Wrathell, Hunt & Associates LLC	100046	2023-2863	Acct#90162651 Legal Advertising 06/22	\$ <u>589.30</u>
<b>Report Total</b>				<b>\$ <u>5,970.20</u></b>

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
8/2/2024	INV0000092403

**Bill To:**

Hammock Oaks CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
August	Upon Receipt	00643

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,600.00	\$1,600.00
Administrative Services	1.00	\$350.00	\$350.00
Financial & Revenue Collections Services	1.00	\$300.00	\$300.00
Management Services	1.00	\$1,750.00	\$1,750.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$4,100.00
		<b>Total</b>	\$4,100.00

**RECEIVED**  
 07/31/24

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

Date	Invoice #
5/21/2023	2021-3919

<b>Bill To:</b>
Hammock Oaks CDD PO Box 810036 Boca Raton, FL 33481

**RECEIVED**  
07/12/24

Description	Amount
2023-05 A&E Rubber Stamp	130.00
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$130.00

**From:** philbase@aol.com  
**To:** Daphne Gillyard  
**Subject:** Re: HAMMOCK OAKS CDD [RESPONSE REQUIRED]  
**Date:** Monday, May 8, 2023 9:57:41 AM

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Daphne 

I received your order, you will receive this tomorrow.

Phil 

**A & E Rubber Stamp Corp.  
Fraser Stamp & Seal Co., Inc.  
215 N. Desplaines Street  
2nd Floor North  
Chicago, IL 60661  
Phones: 312-575-1416 312-922-4970  
www.aerubberstamp.com**

-----Original Message-----

From: Daphne Gillyard <gillyardd@whassociates.com>  
To: philbase@aol.com <philbase@aol.com>; sales@aerubberstamp.com <sales@aerubberstamp.com>  
Sent: Mon, May 8, 2023 8:51 am  
Subject: HAMMOCK OAKS CDD [RESPONSE REQUIRED]

Hi Phil:

Please provide the standard embosser **ASAP**: Can I please receive this tomorrow 5/9?

In the <u>outer circle</u> :	Hammock Oaks Community Development District Lake County, Florida
in the <u>inner circle</u> :	April 4, 2022
Bill to:	Hammock Oaks Community Development District c/o Wrathell, Hunt and Associates, LLC 2300 Glades Road, Suite 410W Boca Raton, Florida 33431

Kindly confirm receipt of this message.

**NOTE: Please email the invoice/receipt instead of mailing.**

FedEx label is attached.

Thank you and have a wonderful week!

Daphne Gillyard  
DAPHNE GILLYARD

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

Date	Invoice #
6/21/2023	2023-1033

<b>Bill To:</b>
Hammock Oaks CDD PO Box 810036 Boca Raton, FL 33481

**RECEIVED**  
07/12/24

Description	Amount
2023-06 - The Villages Daily Sun - Notice of Public Hearing - #01131939 - 06/20 & 06/27	263.44
2023-06 - The Villages Daily Sun - Notice of Districts's Intent to Use the Unifrom Method - #01129676 - 05/29, 06/05, 06/12 & 06/19	668.96
<i>Building client relationships one step at a time ...</i>	
<b>Total</b>	\$932.40



# Advertising Receipt

## The Villages Daily Sun

1100 Main St.  
The Villages, FL 32159

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

Daphne Gillyard  
Wrathell Hunt and Associates LLC  
2300 Glades Road, Suite 410W  
BOCA RATON, FL 33431

Acct #: 90162651  
Phone: (561)571-0010  
Date: 06/08/2023  
Ad #: 01131939  
Salesperson: 13 Ad Taker: 27

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
HAMMOCK OAKS HEARINGS	06/20/2023	06/27/2023	2	131.72	0.00	263.44

### Ad Text:

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF  
THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF  
REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Hammock Oaks Community Development District ("District") will hold a public hearing on July 10, 2023 at 10:30 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year

### Payment Reference:

Credit Card #XXXX6763 \$-263.44

Total: 263.44  
Tax: 0.00  
Net: 263.44  
Prepaid: -263.44

**Total Due 0.00**

**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT NOTICE OF  
PUBLIC HEARING TO  
CONSIDER THE ADOPTION  
OF THE FISCAL YEAR  
2023/2024 BUDGET; AND  
NOTICE OF REGULAR  
BOARD OF SUPERVISORS'  
MEETING.**

The Board of Supervisors ("Board") of the Hammock Oaks Community Development District ("District") will hold a public hearing on July 10, 2023 at 10:30 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

District Manager

**#01131939      June 20, 2023  
June 27, 2023**

# Advertising Receipt

## The Villages Daily Sun

1100 Main St.  
The Villages, FL 32159

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

Daphne Gillyard  
Wrathell Hunt and Associates LLC  
2300 Glades Road, Suite 410W  
BOCA RATON, FL 33431

Acct #: 90162651  
Phone: (561)571-0010  
Date: 05/24/2023  
Ad #: 01129676  
Salesperson: 13      Ad Taker: 27

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
HAMMOCK OAKS INTENT	05/29/2023	06/19/2023	4	167.24	0.00	668.96

**Ad Text:**

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM  
METHOD OF COLLECTION OF NON-AD VALOREM  
ASSESSMENTS

Notice is hereby given that the Hammock Oaks Community  
Development District ("District") intends to use the uniform method of  
collecting non-ad valorem assessments to be levied by the District  
pursuant to Section 197.3632, Florida Statutes. The Board of  
Supervisors ("Board") of the District will conduct a public hearing on  
June 26, 2023 at 10:30 a.m., at the Fruitland Park Library, 604 W.  
Berckman Street, Fruitland Park, Florida 34731. The purpose of the

**Payment Reference:**

Credit Card #XXXX6763 \$-668.96

Total:	668.96
Tax:	0.00
Net:	668.96
Prepaid:	-668.96

<b>Total Due</b>	<b>0.00</b>
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**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT NOTICE OF THE  
DISTRICT'S INTENT TO USE  
THE UNIFORM METHOD OF  
COLLECTION OF NON-AD  
VALOREM ASSESSMENTS**

Notice is hereby given that the Hammock Oaks Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on June 26, 2023 at 10:30 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wratheil, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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.

District Manager

#01129676      May 29, 2023  
                         June 5, 2023  
                         June 12, 2023  
                         June 19, 2023

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

Date	Invoice #
9/21/2023	2023-2242

<b>Bill To:</b>
Hammock Oaks CDD PO Box 810036 Boca Raton, FL 33481

**RECEIVED**  
07/12/24

Description	Amount
2023-09 The Village Sun - Notice of Meeting - 09/01/23	100.64
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$100.64



# Advertising Receipt

The Villages Daily Sun

1100 Main St.  
The Villages, FL 32159

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

Daphne Gillyard  
Wrathell Hunt and Associates LLC  
2300 Glades Road, Suite 410W  
BOCA RATON, FL 33431

Acct #: 90162651  
Phone: (561)571-0010  
Date: 08/31/2023  
Ad #: 01146764  
Salesperson: 13 Ad Taker: 27

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
HAMMOCK OAKS MEETING	09/1/2023	09/1/2023	1	100.64	0.00	100.64

**Ad Text:**

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING  
The Board of Supervisors ("Board") of the Hammock Oaks Community Development District ("District") will hold a regular meeting on September 11, 2023 at 10:30 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 3473. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal

**Payment Reference:**

Credit Card #XXXX6763 \$-100.64

Total:	100.64
Tax:	0.00
Net:	100.64
Prepaid:	-100.64

**Total Due 0.00**

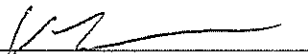
The Villages  
**DAILY SUN**

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

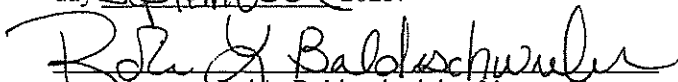
Before the undersigned authority personally appeared  
**ALLAN LOVELL**

who on oath says that he is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad #1146764 in the matter of NOTICE OF MEETING was published in said newspaper in the issue(s) of **September 1, 2023**

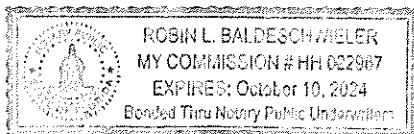
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
(Signature Of Affiant)

Sworn to and subscribed before me this 1 day September 2023.

  
Robin Baldeschwieler, Notary

Personally Known \_\_\_\_\_ or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



Attach Notice Here

**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT NOTICE OF  
MEETING**

The Board of Supervisors ("Board") of the Hammock Oaks Community Development District ("District") will hold a regular meeting on September

11, 2023 at 10:30 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 3473. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of 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.

District Manager

#01146764 September 1, 2023

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

Date	Invoice #
1/22/2024	2023-2815

<b>Bill To:</b>
Hammock Oaks CDD PO Box 810036 Boca Raton, FL 33481

**RECEIVED**  
07/12/24

Description	Amount
2022-04 The Village Sun - Notice of Organizational Meeting	117.86
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$117.86



# Advertising Receipt

## The Villages Daily Sun

1100 Main St.  
The Villages, FL 32159

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

Daphne Gillyard  
Hammock Oaks Community Development  
District 2300 Glades Road , Sutie 410W  
BOCA RATON, FL 33431

Acct #: 90164687  
Phone: (877)276-0889  
Date: 03/24/2022  
Ad #: 01055452  
Salesperson: 13      Ad Taker: 27

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
HAMMOCK OAKS	03/30/2022	03/30/2022	1	117.86	0.00	117.86

**Ad Text:**

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF ORGANIZATIONAL MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Hammock Oaks Community Development District (the "District"), located in Lake County, will hold an Organizational Meeting on April 19, 2022 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711.

The meeting is being held for the necessary public purpose of considering certain organizational matters of the Board to include election of certain District officers, the appointment of staff including,

**Payment Reference:**

Credit Card #XXXX6763 \$-117.86

Total:	117.86
Tax:	0.00
Net:	117.86
Prepaid:	-117.86

<b>Total Due</b>	<b>0.00</b>
------------------	-------------

**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT NOTICE OF  
ORGANIZATIONAL MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Hammock Oaks Community Development District (the "District"), located in Lake County, will hold an Organizational Meeting on April 19, 2022 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711.

The meeting is being held for the necessary public purpose of considering certain organizational matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board, and to conduct any other business that may come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of 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.

District Manager

**#01055452    March 30, 2022**

# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

Date	Invoice #
1/24/2024	2023-2863

Bill To:
Hammock Oaks CDD PO Box 810036 Boca Raton, FL 33481

Description	Amount
2022-06 The Villages Daily Sun Notice of Rule Development 06/09/22	110.76
2022-06 The Villages Daily Sun Notice of Rulemaking 06/10/22	194.54
2022-06 The Villages Daily Sun Notice of Public Hearings to Consider Adoption 06/21/22	284.00
<i>Building client relationships one step at a time ...</i>	
<b>Total</b>	\$589.30

**RECEIVED**  
05/31/24

**Rhalina Fleming**

---

**From:** The Villages Daily Sun <allan.lovell@thevillagesmedia.com>  
**Sent:** Tuesday, June 7, 2022 7:55 AM  
**To:** Daphne Gillyard  
**Subject:** Class Liner Ad #01067427 Style Previews  
**Attachments:** Custom.jpg

**The Villages Daily Sun**  
**1100 Main St. The Villages, FL 32159**  
**Phone: (352)753-1119**  
**Fax: (352)751-7999**  
**<http://www.thevillagesdailysun.com>**

Daphne Gillyard  
Wrathell Hunt and Associates LLC  
2300 Glades Road, Suite 410W  
BOCA RATON, FL 33431  
(561)571-0010

***Class Liner Ad #01067427 Summary:***

Description: NOTICE OF RULE DEVELOPMENT  
Size: 1.00 x 9.75

Publication	Start	Stop	Insertions
01 DAILY SUN	6/9/22	6/9/22	1

***Style Previews:***

Description	Cost
Custom	\$110.76

**Rhalina Fleming**

---

**From:** The Villages Daily Sun <allan.lovell@thevillagesmedia.com>  
**Sent:** Tuesday, June 7, 2022 8:22 AM  
**To:** Daphne Gillyard  
**Subject:** Class Liner Ad #01067431 Style Previews  
**Attachments:** Custom.jpg

**The Villages Daily Sun**  
**1100 Main St. The Villages, FL 32159**  
**Phone: (352)753-1119**  
**Fax: (352)751-7999**  
**<http://www.thevillagesdailysun.com>**

Daphne Gillyard  
Wrathell Hunt and Associates LLC  
2300 Glades Road, Suite 410W  
BOCA RATON, FL 33431  
(561)571-0010

***Class Liner Ad #01067431 Summary:***

Description: NOTICE OF RULEMAKING  
Size: 1.00 x 17.12

Publication	Start	Stop	Insertions
01 DAILY SUN	6/10/22	6/10/22	1

***Style Previews:***

Description	Cost
Custom	\$194.54

# Advertising Receipt

## The Villages Daily Sun

1100 Main St.  
The Villages, FL 32159

Phone: (352)753-1119

Fax: (352)751-7999

URL: <http://www.thevillagesdailysun.com>

Daphne Gillyard  
Wrathell Hunt and Associates LLC  
2300 Glades Road, Suite 410W  
BOCA RATON, FL 33431

Acct #: 90162651  
Phone: (561)571-0010  
Date: 06/09/2022  
Ad #: 01067738  
Salesperson: 13 Ad Taker: 27

Class: 0100

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
NOTICE OF PUBLIC	06/21/2022	06/28/2022	2	142.00	0.00	284.00

**Ad Text:**

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2021/2022 AND THE FISCAL YEAR  
2022/2023 BUDGETS; AND NOTICE OF REGULAR BOARD OF  
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Hammock Oaks Community  
Development District (the "District") will hold public hearings on July  
11, 2022 at 10:30 a.m., at the Fruitland Park Library, 604 W.  
Berckman Street, Fruitland Park, Florida 34731 for the purpose of  
hearing comments and objections on the adoption of the proposed  
budgets ("Proposed Budgets") of the District for the fiscal year

**Payment Reference:**

Credit Card #XXXX6763 \$-284.00

Total:	284.00
Tax:	0.00
Net:	284.00
Prepaid:	-284.00

**Total Due 0.00**

**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT NOTICE OF  
PUBLIC HEARINGS TO  
CONSIDER THE ADOPTION  
OF THE FISCAL YEAR  
2021/2022 AND THE FISCAL  
YEAR 2022/2023 BUDGETS;  
AND NOTICE OF REGULAR  
BOARD OF SUPERVISORS'  
MEETING.**

The Board of Supervisors ("Board") of the Hammock Oaks Community Development District (the "District") will hold public hearings on July 11, 2022 at 10:30 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year beginning October 1, 2021 through September 30, 2022 ("Fiscal Year 2021/2022") and the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budgets may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting and/or public hearings or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearings. 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 Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

Craig Wrathell  
District Manager

#01067738      June 21, 2022  
                                June 28, 2022

## **Tab 3**

**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT  
CHANGE ORDER SUMMARY  
FOR BOARD APPROVAL ON JANUARY 13, 2025**

<b>CHANGE ORDER(S)</b>	<b>CONTRACTOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
#7	Hughes Brothers	Phase 1C Infrastructure DPO True-up	\$32,156.42
#8	Hughes Brothers	Phase 1B Infrastructure DPT True-up	\$147,015.11
#18	Hughes Brothers	Phase 1A Infrastructure DPO True-up	\$88,426.13
#19	Hughes Brothers	Phase 1A Infrastructure Added Reclaim Services for LS1	\$79,918.80



Hammock Oaks 1C Infrastructure  
Change Order #7

**PROJECT:** Hammock Oaks 1C Infrastructure  
**DATE:** 11/11/2024  
**CONTRACTOR:** Hughes Brothers Construction, Inc.  
 948 Walker Road  
 Wildwood, FL 34785  
 P: 352-399-6829  
 F: 352-399-6830



**DIRECTED TO:** Hammock Oaks Community Development District  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

**ATTN:** Stephanie Vaughn

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	<b>MISCELLANEOUS</b>				
New	Ferguson Waterworks Direct Purchase True Up	1.00	LS	\$ 28,906.17	\$ 28,906.17
New	Allied Precast Direct Purchase True Up	1.00	LS	\$ 3,250.25	\$ 3,250.25
	<b>SUBTOTAL MISCELLANEOUS</b>				<b>\$ 32,156.42</b>
	<b>TOTAL CHANGE ORDER #7</b>				<b>\$ 32,156.42</b>

**Note:** This CO includes adjusting the direct purchases to amounts actually invoiced true up.

**APPROVED BY:**

\_\_\_\_\_  
 Owner's Representative

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

\_\_\_\_\_  
 Date

**CHANGE ORDER NO. 8**

Date of Issuance: November 19, 2024 Effective Date: \_\_\_\_\_

Project: <b>Hammock Oaks</b>	District: <b>Hammock Oaks Community Development District</b>	District's Contract No.:
Contract: <b>Hammock Oaks Project – Phase 1B Infrastructure</b>		Date of Contract: <b>July 10, 2023</b> <b>Assigned to District on August 17, 2023</b>
Contractor: <b>Hughes Brothers Construction Inc.</b>		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **DPO trueup**

Attachments: **See attached Exhibit A**

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

**\$3,101,804.50**

Increase/Decrease from prior Change Orders:

**(\$902,829.41)**

Contract Price prior to this Change Order:

**\$2,198,975.09**

Increase/Decrease of this Change Order:

~~**\$147,015.21**~~  
**\$147,015.11**

Contract Price incorporating this Change Order:

~~**\$2,345,990.00**~~  
**\$2,345,990.20**

**CHANGE IN CONTRACT TIMES:**

Original Contract Working days Calendar days

Times:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease from previously approved Change Orders

No. \_\_\_\_\_ to No. \_\_\_\_\_:

Substantial completion (days):

Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease of this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date):

Ready for final payment (days or date):

RECOMMENDED BY:

**CAUSSEAU, HEWETT, & WALPOLE, INC.**

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

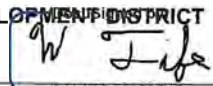
Vice President

Title: \_\_\_\_\_

Date: December 10, 2024

ACCEPTED:

**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT**

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

Chair

Title: \_\_\_\_\_

Date: 12/10/2024

ACCEPTED:

**HUGHES BROTHERS CONSTRUCTION INC.**

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

President

Title: \_\_\_\_\_

Date: 11/19/24

## Hammock Oaks 1B Infrastructure Change Order #8

**PROJECT:** Hammock Oaks 1B Infrastructure  
**DATE:** 11/11/2024  
**CONTRACTOR:** Hughes Brothers Construction, Inc.  
 948 Walker Road  
 Wildwood, FL 34785  
 P: 352-399-6829  
 F: 352-399-6830



**DIRECTED TO:** Hammock Oaks Community Development District  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

**ATTN:** Stephanie Vaughn

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	<b>MISCELLANEOUS</b>				
New	Ferguson Waterworks Direct Purchase True Up	1.00	LS	\$ 147,015.11	\$ 147,015.11
	<b>SUBTOTAL MISCELLANEOUS</b>				<b>\$ 147,015.11</b>
	<b>TOTAL CHANGE ORDER #8</b>				<b>\$ 147,015.11</b>

**Note:** This CO includes adjusting the direct purchases to amounts actually invoiced true up.

**APPROVED BY:**

\_\_\_\_\_

Owner's Representative

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Date

**CHANGE ORDER NO. 18**

Date of Issuance: November 19, 2024 Effective Date: \_\_\_\_\_

Project: <b>Hammock Oaks</b>	District: <b>Hammock Oaks Community Development District</b>	District's Contract No.:
Contract: <b>Hammock Oaks Project – Phase 1A Infrastructure</b>		Date of Contract: <b>May 17, 2023</b> <b>Assigned to District on July 27, 2023</b>
Contractor: <b>Hughes Brothers Construction Inc.</b>		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: DPO trueup

Attachments: **See attached Exhibit A**

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

**\$14,873,368.85**

Increase/Decrease from prior Change Orders:

**(\$229,811.36)**

Contract Price prior to this Change Order:

**\$14,643,557.49**

Increase/Decrease of this Change Order:

~~\$89,064.94~~  
**\$88,426.13**

Contract Price incorporating this Change Order:

~~\$14,732,622.13~~  
**\$14,731,983.62**

**CHANGE IN CONTRACT TIMES:**

Original Contract Working days Calendar days

Times:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease from previously approved Change Orders

No. \_\_\_\_\_ to No. \_\_\_\_\_:

Substantial completion (days):

Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Increase/Decrease of this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date):

Ready for final payment (days or date):

RECOMMENDED BY:  
**CAUSSEAU, HEWETT, & WALPOLE, INC.**

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

Title: Vice President

Date: December 10, 2024

ACCEPTED:  
**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT**

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

Title: Chair

Date: 12/10/2024

ACCEPTED:  
**HUGHES BROTHERS CONSTRUCTION INC.**

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

Title: President

Date: 11/19/24

Hammock Oaks MG 1A-1C w/ PH1A Infrastructure  
Change Order #18

**PROJECT:** Hammock Oaks MG 1A-1C w/ PH1A Infrastructure  
**DATE:** 11/11/2024  
**CONTRACTOR:** Hughes Brothers Construction, Inc.  
948 Walker Road  
Wildwood, FL 34785  
P: 352-399-6829  
F: 352-399-6830



**DIRECTED TO:** Hammock Oaks Community Development District  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

**ATTN:** Stephanie Vaughn

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	<b>MISCELLANEOUS</b>				
New	Ferguson Waterworks Diret Purchase True Up	1.00	LS	\$ 88,426.13	\$ 88,426.13
	<b>SUBTOTAL MISCELLANEOUS</b>				<b>\$ 88,426.13</b>
	<b>TOTAL CHANGE ORDER #18</b>				<b>\$ 88,426.13</b>

**Note:** This CO includes adjusting the direct purchases to amounts actually invoiced true up.

**APPROVED BY:**

\_\_\_\_\_  
Owner's Representative

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

\_\_\_\_\_  
Date

**CHANGE ORDER NO. 19**

Date of Issuance: November 19, 2024 Effective Date: \_\_\_\_\_

Project: <b>Hammock Oaks</b>	District: <b>Hammock Oaks Community Development District</b>	District's Contract No.:
Contract: <b>Hammock Oaks Project – Phase 1A Infrastructure</b>		Date of Contract: <b>May 17, 2023</b> <b>Assigned to District on July 27, 2023</b>
Contractor: <b>Hughes Brothers Construction Inc.</b>		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: added reclaim service for LS1

Attachments: **See attached Exhibit A**

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

**\$14,873,368.85**

Increase/Decrease from prior Change Orders:

**(\$140,746.72)**

Contract Price prior to this Change Order:

~~\$14,732,622.13~~  
**\$14,731,983.62**

Increase/Decrease of this Change Order:

**\$79,918.80**

Contract Price incorporating this Change Order:

~~\$14,812,640.93~~  
**\$14,811,902.42**

**CHANGE IN CONTRACT TIMES:**

Original Contract Working days Calendar days  
Times:

Substantial completion (days or date):  
Ready for final payment (days or date):

Increase/Decrease from previously approved Change Orders  
No. \_\_\_\_\_ to No. \_\_\_\_\_:

Substantial completion (days):  
Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date):  
Ready for final payment (days or date):

Increase/Decrease of this Change Order:

Substantial completion (days or date):  
Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date):  
Ready for final payment (days or date):

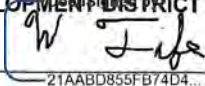
RECOMMENDED BY:  
**CAUSSEAU, HEWETT, & WALPOLE, INC.**

By: 

Title: Vice President

Date: December 10, 2024

ACCEPTED:  
**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT**

By:   
21AABD855FB74D4...

Title: chair

Date: 12/10/2024

ACCEPTED:  
**HUGHES BROTHERS CONSTRUCTION INC.**

By: 

Title: President

Date: 11/19/24

Hammock Oaks MG 1A-1C w/ PH1A Infrastructure  
Change Order #19

**PROJECT:** Hammock Oaks MG 1A-1C w/ PH1A Infrastructure  
**DATE:** 11/19/2024  
**CONTRACTOR:** Hughes Brothers Construction, Inc.  
 948 Walker Road  
 Wildwood, FL 34785  
 P: 352-399-6829  
 F: 352-399-6830



**DIRECTED TO:** Hammock Oaks Community Development District  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

**ATTN:** Stephanie Vaughn

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
<b>EARTHWORK</b>					
New	Revised Lot Grading NVR Lots 13-28	1.00	LS	\$ 36,235.80	\$ 36,235.80
New	Regrade Cul De Sac Berm	1.00	LS	\$ 4,240.65	\$ 4,240.65
1120	Fine Grade Lots	14,635.00	SY	\$ 0.70	\$ 10,244.50
<b>SUBTOTAL EARTHWORK</b>					<b>\$ 50,720.95</b>
<b>GRASSING</b>					
1180	Sod Cul De Sac Berm & Misc Areas	2,986.00	SY	\$ 3.15	\$ 9,405.90
1200	Seed & Mulch Lots	14,635.00	SY	\$ 0.35	\$ 5,122.25
<b>SUBTOTAL GRASSING</b>					<b>\$ 14,528.15</b>
<b>RECLAIM</b>					
New	2" Reclaim Service LS1 (TSV)	1.00	EA	\$ 6,895.00	\$ 6,895.00
New	Damaged Reclaim Services	2.00	EA	\$ 3,887.35	\$ 7,774.70
<b>SUBTOTAL RECLAIM</b>					<b>\$ 14,669.70</b>
<b>TOTAL CHANGE ORDER #19</b>					<b>\$ 79,918.80</b>

**Note:** This CO includes added reclaim service for LS1 per Kolter request, as well as cul de sac regrading and stabilization that was damaged by others and revised NVR Lot Grading based upon FO #24 which assumes 12" hold down from FFE per Kolter request.

**DAMAGED RECLAIM SERVICES: TECO/EQUIX**  
 Reclaim Service Turtle Island Rd & Hammock Oaks Blvd  
 Reclaim Service: Lot 174

**APPROVED BY:**

\_\_\_\_\_  
 Owner's Representative

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

\_\_\_\_\_  
 Date

## FIELD ORDER NO. 24



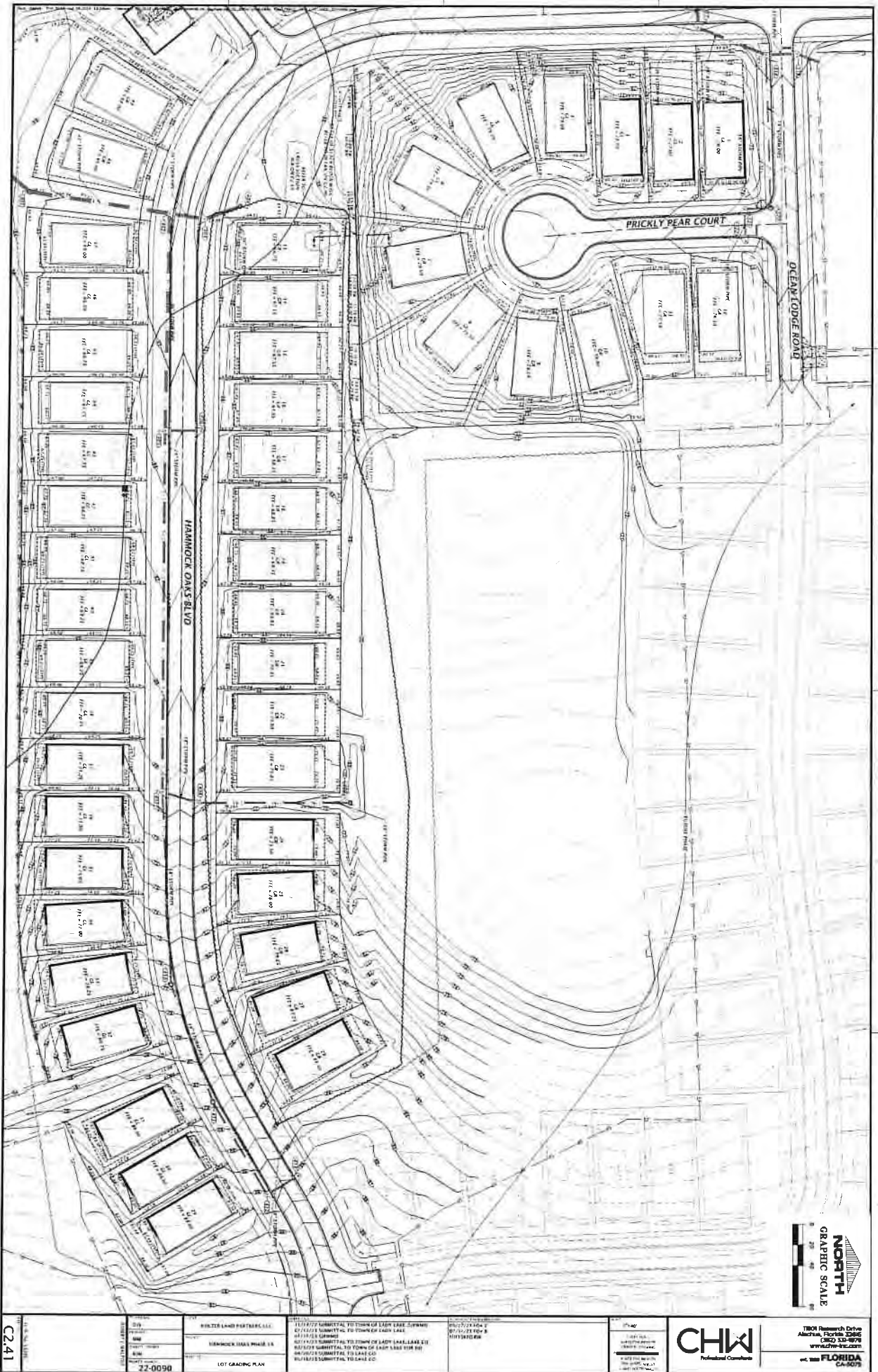
**To:** Stephanie Vaughn, Kolter Land Partners  
**Project:** Hammock Oaks Ph 1A  
**P.N.:** 22-0090  
**From:** Robert Walpole, PE  
**Date:** November 11, 2024  
  
**CC:** Joshua Brumale, Hughes Brothers  
Tony Caggiano, PE, CHW

*Description of field order:*

- Lot grading for NVR lots 13-28

Please refer to the attached sheet for clarification.

If the Contractor feels that a change order is warranted by the work described above, the Contractor shall submit an itemized proposal for the changes in the Contract Sum and Contract Time, prior to commencement of work. Within seven days of the date of this Field Order, the Contractor shall submit the itemized proposal or notify the Architect / Engineer in writing of the date on which the proposal is anticipated. If the proposal or notification of the anticipated proposal is not received within seven days, then it is inferred that the change has no material cost or time extension, and the work is to be executed accordingly.



<p>C2.41</p>	<p>22-0090</p>	<p>WALTER LAND PARTNERS, LLC          HANNOCK OAKS PHASE 1A          107 GRADING PLAN</p>	<p>10/14/2022 SUBMITTED TO TOWN OF EAST LAKE SUMMIT          10/14/2022 SUBMITTED TO TOWN OF EAST LAKE          10/14/2022 SUBMITTED TO TOWN OF EAST LAKE          10/14/2022 SUBMITTED TO TOWN OF EAST LAKE          10/14/2022 SUBMITTED TO TOWN OF EAST LAKE          10/14/2022 SUBMITTED TO TOWN OF EAST LAKE</p>	<p>10/14/2022          10/14/2022          10/14/2022</p>	<p>10/14/2022          10/14/2022          10/14/2022</p>	<p><b>CHW</b>          Professional Engineers</p>	<p>1700 Research Drive          Alachua, Florida 32616          (352) 333-9771  <a href="http://www.chw-fl.com">www.chw-fl.com</a>          or the FLORIDA          CA-6078</p>
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# Tab 4

## **CONTRACT FOR PROFESSIONAL LANDSCAPE INSPECTION SERVICES**

**DATE:** January 1, 2025

**BETWEEN:** **RIZZETTA & COMPANY, INC.**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**Landscape Inspector**")

**AND:** **HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with Landscape Inspector, the "**Parties**.")

I. The purpose of this contract for professional field management services (hereinafter referred to as "**Contract**") is for the Landscape Inspector to provide professional field services to the District pursuant to industry standards and best practices. A detailed description of these services is provided below.

**A. STANDARD ON-GOING SERVICES.** The Landscape Inspector shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape and irrigation maintenance contracts. Should the District desire additional inspections, the Parties agree to negotiate a fee for such additional services in good faith and such additional fee(s) shall be reduced to writing and executed by both Parties.
- ii. Provide the District with one (1) monthly landscape maintenance inspection report, which shall be provided in the District's agenda



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package and include, among other things, recommended action items.

- iii. Upon request of the District, attend up to six (6) District meetings in person or electronically, per fiscal year, to review landscape inspection report or discuss other landscape-related issues.
- iv. Notify landscape maintenance contractors about deficiencies in service or need for additional care.
- v. Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District, which may be amended from time to time.
- vi. Upon request of the District, provide input for preparation of the District's annual budget.
- vii. Upon request, and following fee agreement, prepare and develop a scope of services for District landscape maintenance proposals (RFP) and oversee bidding process. Additional requests for this service shall require a proposal be presented to the Board and approval by the District prior to conducting such additional services; and
- viii. Obtain additional competitive landscape maintenance/enhancement proposals for incidental work as requested by the District and provide them to the District Manager.

**B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.**

- II. **ADDITIONAL SERVICES.** In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Landscape Inspector. Any services not specifically provided for in the scope of services above, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to, attendance at additional meetings, District presentations, and vendor responses. If any additional services are required or requested, the Landscape Inspector shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Landscape Inspector shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Landscape Inspector.



- III. **LITIGATION SUPPORT SERVICES.** Upon the District's request, the Landscape Inspector shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Landscape Inspector shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Landscape Inspector shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Landscape Inspector.
- IV. **TERM.** The Landscape Inspector's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Landscape Inspector acknowledges that the prices of this Contract are firm and that the Landscape Inspector may change the prices only with the District's written consent. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- V. **FEES AND EXPENSES; PAYMENT TERMS.**

**A. FEES AND EXPENSES.**

- i. A schedule of fees for the services described in Sections I of this Contract is shown in **Exhibit A** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Landscape Inspector for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit A**. Unless otherwise specified by this Contract, the Landscape Inspector shall invoice the District for the Landscape Inspector's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit A**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required. Payment shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice.
- ii. Fees for the Standard On-Going Services in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.
- iii. In the event the District authorizes a change in the scope of services



requested, Landscape Inspector shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Landscape Inspector is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Landscape Inspector or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit A**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding.
- v. Fees for services to be billed on an hourly basis shall be billed at the Landscape Inspector's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit A**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this Contract and in advance of such proposed change. Landscape Inspector's current hourly rates are shown in **Exhibit A** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

#### **B. PAYMENT TERMS.**

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit A**.
- ii. **Additional Services.** Additional Services shall be billed monthly on an hourly basis for the hours incurred at the Landscape Inspector's current hourly rate as shown in **Exhibit A**.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the Landscape Inspector's current hourly rate as shown in **Exhibit A**.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses of the Landscape Inspector shall be billed monthly as incurred.



All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Landscape Inspector shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Landscape Inspector's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Landscape Inspector shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- VIII. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Landscape Inspector.
- IX. RESPONSIBILITIES.**
- A. 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 Landscape Inspector to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
- B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, Landscape Inspector shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Landscape Inspector. Landscape Inspector shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- X. DISAGREEMENTS BETWEEN DISTRICT AND LANDSCAPE CONTRACTOR.** Landscape Inspector shall, as necessary, render a written opinion on all claims of District and the landscape contractor relating to the acceptability of the landscape contractor's work or the interpretation of the requirements of the landscape and irrigation contract documents pertaining to the progress of landscape contractor's work.



**XI. TERMINATION.** This Contract may be terminated as follows:

- A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Landscape Inspector. Termination for "good cause" shall be effected by written notice to Landscape Inspector at the address noted herein.
- B.** By the Landscape Inspector for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Landscape Inspector for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Landscape Inspector to undertake any action or implement a policy of the Board which Landscape Inspector deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be affected by written notice to District at the address noted herein.
- C.** By the Landscape Inspector or District, for any reason, upon provision of a minimum of thirty (30) days written notice of termination to the address noted herein.
- D.** Upon any termination, Landscape Inspector shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any offsets that the District may have for services not performed. Landscape Inspector shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

**XII. GENERAL TERMS AND CONDITIONS.**

- A.** All invoices are due and payable within forty-five (45) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Lake County, Florida.



- E. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- D. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Landscape Inspector
- E. The Landscape Inspector and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Landscape Inspector agrees to take steps to repair any damage resulting from the Landscape Inspector's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

### XIII. INDEMNIFICATION.

**A. DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Landscape Inspector, the District agrees to indemnify, defend, and hold harmless the Landscape Inspector 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 Landscape Inspector may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/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 Landscape Inspector may be entitled and shall continue after the Landscape Inspector has ceased to be engaged under this Contract.

**LANDSCAPE INSPECTOR INDEMNIFICATION.** The Landscape Inspector agrees to indemnify, defend, and hold harmless the District 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 the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Landscape Inspector. The



indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Landscape Inspector has ceased to be engaged under this Contract.

**B. INDEMNIFICATION OBLIGATIONS.** Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

The terms of this Section shall survive the termination of this Contract.

#### **XIV. INSURANCE.**

**A.** The District shall provide and maintain Directors and Officers Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.

**B.** The Landscape Inspector shall always provide and maintain the following levels of insurance coverage throughout the term of this Contract:

- i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
- iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
- iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
- v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Landscape Inspector's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).

**C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Landscape Inspector shall furnish the District with a Certificate of



Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- D. If the Landscape Inspector fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Landscape Inspector shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- XV. **ASSIGNMENT.** Except as provided in this section, neither the District nor the Landscape Inspector may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Landscape Inspector or the District without the prior written approval of the other party is void.
- XVI. **NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to the District:** Hammock Oaks  
Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
Attn: District Manager

**With a copy to:** Kutak Rock  
107 West College Ave.  
Tallahassee, FL 32301  
Attn: District Counsel

**If to the Landscape Inspector:** Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Landscape Inspector may deliver Notice on behalf of the District and the Landscape Inspector, respectively. Any party or other person to whom Notices are to be



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sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Landscape Inspector and shall remain effective until terminated by either the District or the Landscape Inspector in accordance with the provisions of this Contract.
- XVIII. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XIX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Landscape Inspector relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.
- XX. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Landscape Inspector under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXI. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Landscape Inspector 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 Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Landscape Inspector any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Landscape Inspector and their respective representatives, successors, and assigns.
- XXII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Landscape Inspector shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the Landscape Inspector fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply



notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Landscape Inspector or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.

- XXIII. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Landscape Inspector as an arm's length transaction. The District and the Landscape Inspector participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXIV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXV. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
- A.** Landscape Inspector represents that Landscape Inspector is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - B.** If the District has a good faith belief that the Landscape Inspector has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Landscape Inspector otherwise complied with its obligations thereunder, the District shall promptly notify the Landscape Inspector and the Landscape Inspector shall immediately terminate its contract with the subcontractor.
  - C.** If this Agreement is terminated in accordance with this section, then the Landscape Inspector shall be liable for any additional costs incurred by the District.



**XXVI. SAFE AND HEALTHY WORK ENVIRONMENT.** District agrees to provide a safe and healthy work environment for all employees provided by Landscape Inspector. If Landscape inspector, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the Landscape Inspector shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit employees from going to the areas managed by the District to provide services upon written notice to the District. During the period of time that employees are prohibited from going to areas managed by the District, the Landscape Inspector shall have no responsibility for performance of services under this Contract. Further, the Landscape Inspector shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the Landscape Inspector's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the Landscape Inspector's employees are prevented from going to areas managed by the District.

**XXVII. FORCE MAJEURE.** The parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by the Landscape Inspector pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the Landscape Inspection by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

**XXVIII. DISCLAIMER.** Landscape Inspection is not responsible to detect or uncover dangerous conditions in water or on land, construction defects, environment or hazardous material issues, water intrusions, mold, fungi, spores or other



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defects and does not provide these types of professional services under this Contract. Notwithstanding anything to the contrary in this Contract, it is not Landscape Inspector's responsibility to determine whether the height and location of the hedges, foliage, and/or other landscaping is in compliance with federal, state and local laws, ordinances, rules, regulations, and orders of any public authority having jurisdiction over the District. Any third-party contractor, vendor, professional, or other consultant providing goods or performing services to District is solely responsible for the performance of the work or the quality of the goods. In addition, Landscape Inspector shall not be liable to District or residents, guests, or invitees for any loss, harm, or damage of any kind caused by any third-party contractor, vendor, professional, or other consultant engaged to perform services or provide goods for District. Landscape Inspector disclaims any and all liability related to, arising out of or associated with the services referenced in this paragraph and Landscape Inspector has no liability for any claims or lawsuits related to, arising out of, or associated with the services referenced in this paragraph or for any lack of response or effort by vendors and contractors, lack of quality of any parts or work performed by contractors, or their negligent or wrongful acts or inaction, including those actions which may result in the destruction of any property, injury or death of any person. This paragraph survives the expiration or termination of this Contract.

**XXIV. DISCLOSURE.** Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

*(remainder of page intentionally left blank)*



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Therefore, the Landscape Inspector and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & CO., INC.**

BY: Bill Rizzetta  
Bill Rizzetta (Jan 6, 2025 13:50 EST)

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: 01/06/2025

WITNESS: JAA  
Witness

01/06/2025  
Print Name of Witness

**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

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

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

ATTEST: \_\_\_\_\_

Secretary/Assistant Secretary  
Board of Supervisors

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



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**EXHIBIT A**

Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule beginning January 1, 2025:

**MONTHLY**

**\$500** (Until the next phase comes online (or approximately 50% of the total CDD-maintained landscape) at which point the monthly fee increases to **\$1000**)

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**ADDITIONAL AND LITIGATION SUPPORT SERVICES:**

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

<b>Job Title:</b>	<b>Hourly Rate:</b>
President	\$500.00
Chief Financial Manager	\$450.00
Vice President	\$400.00
Regional District Manager	\$300.00
Accounting Manager	\$300.00
Finance Manager	\$300.00
District Manager	\$250.00
Amenity Services Manager	\$250.00
Clubhouse Manager	\$250.00
Landscaping Inspections Service Manager	\$250.00
Landscape Specialists	\$200.00
Senior Accountant	\$225.00
Staff Accountant	\$150.00
Financial Associate	\$150.00
Administrative Assistant	\$100.00
Administration Clerk	\$100.00



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**EXHIBIT B**

Nongovernmental Entity  
Human Trafficking Affidavit  
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

**FURTHER AFFIANT SAYETH NOT.**

**Rizzetta & Company, Incorporated,**  
a Florida Corporation

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

Name: William J. Rizzetta

Title: President



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## EXHIBIT C

### Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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# Tab 5

THIRD SUPPLEMENTAL ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS  
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

Causseaux, Hewett & Walpole, Inc.

February 1, 2025

**THIRD SUPPLEMENTAL ENGINEER’S REPORT FOR THE  
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT**

**1. PURPOSE**

This report provides a Third supplement to the District’s *Engineer’s Report*, dated April 13, 2022, and as revised January 7, 2025 (“**Master Report**”) for the purpose of describing the Third phase of the District’s CIP<sup>1</sup> to be known as the “**Assessment Area Three Project.**”

**2. Assessment Area Three Project**

The District’s Assessment Area Three Project includes the portion of the CIP that is necessary for the development of what is known as “Hammocks Oaks Phase 2B, Hammocks Oaks Phase 2C, Hammock Oaks Phase 3, Highlands Phase 1 (together, “**Assessment Area Three**”) of the District. A legal description and sketch for Assessment Area Three are shown in **Exhibit A.**

**Product Mix**

The table below shows the product types that will be part of the Assessment Area Three Project:

**Product Types**

<b>Product Type</b>	<b>Assessment Area Three Project / Assessment Area Three Units</b>
Townhomes	198
Villas	100
Market Rate SF	
40’	145
50’	107
60’	19
Age Restricted SF	
40’	45
50’	116
60’	79
<b>TOTAL</b>	<b>809</b>

**List of Assessment Area Three Project Improvements**

The various improvements that are part of the overall CIP – including those that are part of the Assessment Area Three Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The Assessment Area Three Project includes, generally stated, the following items relating to Assessment Area Three: public roadways, stormwater management, utilities,

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<sup>1</sup> All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

hardscape/landscape/irrigation, conservation, the differential cost of undergrounding electrical conduit, soft costs, etc.

**Permits**

All permits and approvals necessary for the development of the Assessment Area Three Project have been obtained or are reasonably expected to be obtained in due course.

**Estimated Costs / Benefits**

The table below shows the costs that are necessary for delivery of the Assessment Area Three lots for the Assessment Area Three Project, which includes the roads, utilities, and other improvements specific to Assessment Area Three as well as “master” improvements that may be outside of those phases such as offsite roads and utilities, amenities, etc.

**ESTIMATED COSTS OF DELIVERING THE ASSESSMENT AREA THREE PROJECT**

<b>Improvement</b>	<b>Assessment Area Three Project Estimated Cost</b>	<b>Operation &amp; Maintenance Entity</b>
Roadways	\$15,200,000.00	CDD
Stormwater Management	\$7,600,000.00	CDD
Water, Wastewater & Reclaim Utilities	\$7,600,000.00	Town
Hardscape/Landscape/Irrigation	\$3,800,000.00	CDD
Undergrounding of Conduit	\$3,800,000.00	CDD
Recreational Amenities	\$ 0	CDD
Off-Site Improvements	\$ 0	County
Professional Fees/Soft Costs	\$ 6,415,000	CDD
Contingency (10%)	\$ 4,935,000	As above
<b>TOTAL</b>	<b>\$ 49,350,000</b>	

- a. The probable costs estimated herein do not include anticipated land costs, carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred such as impact fees or utility connection charges.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner’s or homeowner’s association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner’s or homeowner’s association, to maintain any District-owned improvements, subject to the approval of the District’s bond counsel.
- d. Impact fee credits may be available from master roadway and utility improvements, and from the payment of any utility connection fees. The developer and the District will enter into an acquisition agreement whereby the developer may elect to keep any such credits, provided that consideration is provided to the District in the form of improvements, land, a prepayment of debt assessments, or other consideration. Alternatively, the Developer may elect to privately finance any impact fee creditable improvements that are part of the Assessment Area Three Project, in which case the Developer may simply keep any such credits with no further consideration.
- e. Because the Assessment Area Three Project is part of the CIP’s overall system of improvements, future bonds, secured by special assessments levied on lands outside of Assessment Area Three, may be issued to finance certain master improvements that were constructed as part of the Assessment Area Three Project.

### **Active Adult Section and District Amenities**

As noted in the Master Report, the active adult section of the community is not intended to benefit from the CDD amenities, and any residents of that section will have to pay a user rate established by the CDD and in order to access the CDD amenities.

### **Commercial & Multi-Family Property**

The Assessment Area Three Project does NOT provide certain limited benefits to commercial and multi-family parcels that are outside of the District's boundaries

## **3. CONCLUSION**

The Assessment Area Three Project will be designed in accordance with current governmental regulations and requirements. The Assessment Area Three Project will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost to the Assessment Area Three Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- all of the improvements comprising the Assessment Area Three Project are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the Assessment Area Three Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Assessment Area Three Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- the Assessment Area Three Project functions as part of the CIP's overall system of improvements, as noted herein; and
- the assessable property within Assessment Area Three will receive a special benefit from the Assessment Area Three Project that is at least equal to the costs of the Assessment Area Three Project.

As described above, this report identifies the benefits from the Assessment Area Three Project to the lands within Assessment Area Three. The general public, property owners, and property outside Assessment Area Three will benefit from the provisions of the District's Assessment Area Three Project; however, these are incidental to the District's Assessment Area Three Project, which is designed solely to provide special benefits peculiar to certain property within the District. Special and peculiar benefits accrue to property within Assessment Area Three and enable properties within its boundaries to be developed.

The Assessment Area Three Project will be owned by the District or other governmental units and such Assessment Area Three Project is intended to be available and will reasonably be available for use

by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the Assessment Area Three Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The Assessment Area Three Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the Assessment Area Three Project or the fair market value.

Please note that the Assessment Area Three Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the Assessment Area Three Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

  
\_\_\_\_\_  
Robert J, Walpole, P.E.      Date 2/1/25

- EXHIBIT A:**      Legal Descriptions and Sketch of Assessment Area Three  
                          (a/k/a Phases \_\_\_\_\_)
- EXHIBIT B:**      Assessment Map showing all assessment areas

## **Tab 6**



Rizzetta & Company

# Hammock Oaks Community Development District

Master Special Assessment  
Allocation Report (Expansion Parcels)

3434 Colwell Ave Suite 200  
Tampa, FL 33614

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

January 13, 2025

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## I. INTRODUCTION

This Master Special Assessment Allocation Report (Expansion Parcels) (hereinafter, “**Master Report**”) is being presented in anticipation of financing a capital infrastructure project by the Hammock Oaks Community Development District (“**District**”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project benefitting the Expansion Parcels, which includes 118.15 acres planned for residential development (hereinafter defined). Supporting documentation and calculations for this Master Report can be found in Exhibit A, Tables 1 – 6 and are specific to the Expansion Parcels. The District previously adopted that certain Revised Master Special Assessment Methodology Report, dated May 8, 2023, which continues to apply to the lots and lands described within, totaling approximately 649.655 acres.

The District plans to issue a series of bonds to fund a portion of the capital infrastructure project, also known as the Capital Improvement Program (hereinafter defined). This Master Report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all the landowners within the Expansion Parcels that will benefit from the CIP.

## II. DEFINED TERMS

“**Capital Improvement Program**” or “**CIP**” – Construction and/or acquisition of public infrastructure planned for the Expansion Parcels within the District. The total cost for the Capital Improvement Program is estimated to be \$30,562,740 as specified in the Engineer’s Report revised January 7, 2025.

“**Developer**” – SK Hammock Oaks, LLC.

“**District**” – Hammock Oaks Community Development District.

“**District Engineer**” – Causseaut, Hewett, and Walpole Inc.

“**End User**” – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

“**Engineer’s Report**” – Refers to the Engineer’s Report most recently revised and dated January 7, 2025, as prepared by Causseaut, Hewett, and Walpole Inc.

“**Equivalent Assessment Unit**” or “**EAU**” – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“**Expansion Parcels**” – Lands added to the District by way of Ordinance No. 2024-20 enacted on November 18, 2024, consisting of approximately 118.15 acres and planned for the development of 438 residential units.



**“Maximum Assessments”** – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

**“Platted Units”** – Lands configured into their intended end-use and subject to a recorded plat.

**“Unplatted Parcels”** – Undeveloped lands or parcels that are not yet subject to a recorded plat or their final end-use configuration.

### III. DISTRICT INFORMATION

The District was established on April 4, 2022 pursuant to Ordinance No. 2021-30 enacted by the Town Commissioner of the Town of Lady Lake, Florida (the “Town”). The District’s boundaries were expanded pursuant to Ordinance No. 2023-03 enacted by the Town on May 1, 2023 (“First Expansion”). Following the First Expansion, the District encompassed approximately 649.7 acres. Effective November 18, 2024, the District’s boundaries were expanded a second time pursuant to Ordinance No. 2024-20 (“Second Expansion”). Via the Second Expansion, the District’s Expansion Parcels were added to the District’s boundaries which include approximately 118.15 acres, where 438 residential units are planned for development. This Master Report will describe the allocation of the Expansion Parcels’ maximum special assessment lien.

Note, prior to the Second Expansion, the District issued its \$5,965,000 Special Assessment Bonds, Series 2023 (“Series 2023 Bonds”) and \$16,000,000 Special Assessment Bonds, Series 2024 (“Series 2024 Bonds”). The assessments securing the Series 2023 Bonds and Series 2024 Bonds are allocated to specific property within the District, separate and distinctive from the Expansion Parcels and such assessments and liens shall not be impacted by this Master Report.

Table 1 illustrates the District’s current development plan for the Expansion Parcels.

### IV. CAPITAL IMPROVEMENT PROGRAM

Pursuant to the Engineer’s Report, the District’s Capital Improvement Program includes, but is not limited to, roadways, stormwater management, utilities, hardscape, landscape, irrigation, undergrounding of conduit, recreational amenities, off-site improvements, work product/soft costs, and contingency. The District plans to issue a single series of bonds to fund a portion of the CIP benefiting the Expansion Parcels, with the balance funded by the Developer or other sources.

Table 3 demonstrates the allocation of the estimated CIP costs among the proposed development plan for the Expansion Parcels. The costs are allocated using EAU factors, which have the effect of stratifying the costs based on land use. This method of EAU allocation for a residential development meets statutory requirements and is commonly accepted in the industry.



## **V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS**

Unlike property taxes, which are ad valorem in nature, a special district may levy special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the special district. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed. These special benefits are peculiar to certain assessable lands within the Expansion Parcels within the District and differ in nature to those general or incidental benefits that landowners outside of Expansion Parcels within the District or the general public may enjoy. A special district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A special district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

### **A. Benefit Analysis**

Improvements undertaken by the District, as more clearly described in the Engineer's Report, create both special benefits and general benefits. The general benefits also inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the Expansion Parcels, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in the Engineer's Report and herein.

It is anticipated that the projects included in the CIP will provide special benefit to the lands within the Expansion Parcels. These infrastructure projects are a system of improvements and were designed specifically to facilitate the development of the District's properties into a viable community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the Expansion Parcels within the District.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Florida Statute 170.201 states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared



to other assessments on other parcels of land.

Based on discussions with the District's Engineer, evaluation of the Engineer's Report, as well as discussions with other District staff and the Developer regarding the project, it has been determined that the manner to allocate the final assessments is to be based on approximate lot size of each Platted Unit. This method of EAU allocation meets statutory requirements and is generally accepted in the industry. Table 3 demonstrates the allocation of the estimated construction costs allocated to the various planned unit types for the Expansion Parcels. The costs are allocated using EAU factors.

### **B. Anticipated Bond Issuance**

As described above, it is expected that the District will issue a single series of bonds to fund a portion of the CIP for the Expansion Parcels. Notwithstanding the description of the Maximum Assessments below, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding statement only applies to capital assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operations and maintenance of the District.

A maximum bond sizing has been provided on Table 4. This maximum bond amount has been calculated using conservative financing assumptions and represents a scenario in which the entire CIP for the Expansion Parcels is funded with bond proceeds. However, the District is not obligated to issue bonds at this time, and similarly may choose to issue bonds in an amount lower than the maximum amount, which is expected. Furthermore, the District may issue bonds in various par amounts, maturities, and structures up to the maximum principal amount. Table 5 represents the Maximum Assessments necessary to support repayment of bonds issued to finance the entire CIP for the Expansion Parcels.

### **C. Maximum Assessment Methodology**

Initially, the District will be imposing a master Maximum Assessment lien on the Expansion Parcels based on the maximum benefit conferred on each parcel therein by the CIP. Accordingly, Table 6 reflects the Maximum Assessments per planned Platted Unit in the Expansion Parcels. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds will not exceed the amounts on Table 6. It is expected that the standard long-term special assessments borne by property owners will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

The District's lands within the Expansion Parcels that will be subject to the Maximum Assessments at the time of this Master Report consist of Unplatted Parcels. Assessments will be initially levied on these Unplatted Parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted



Units, individual Maximum Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

Until all the land within the Expansion Parcels within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; (3) until the lands are sold, it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

This Master Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien with respect to the Expansion Parcels, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the CIP referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein and shall be described in one or more supplemental reports.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Developer, Maximum Assessments will be assigned to the Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel, subject to review by the District's methodology consultant to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with the methodology in this Master Report. The owner of the Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting).

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, in order for assessments to be at certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to achieve such target assessment levels. Any amounts contributed by the Developer to pay down assessments will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.



In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

#### **D. True-Up Determination & Payments**

This Master Report identifies the amount of equivalent assessment units (and/or product types and unit counts) planned for the lands within the Expansion Parcels. At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for review pursuant to the terms herein. Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. If such Proposed Plat is consistent with the development plan as identified herein, the District shall allocate the assessments to the product types being platted on a first platted, first assigned basis and the remaining property in accordance with this Master Report and cause the assessments to be recorded in the District's Improvement Lien Book. If a change in development shows a net increase in the overall principal amount of assessments able to be assigned to the assessable property within the Expansion Parcels within the District, then the District may undertake a pro rata reduction of assessments for all assessed properties within the Expansion Parcels or may otherwise address such net increase as permitted by law.

However, if a change in development as reflected in a Proposed Plat results in a net decrease in the overall principal amount of assessments able to be assigned to the planned units described in this Master Report, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the shortfall in assessments resulting from the reduction of planned units within the Expansion Parcels. Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include any applicable accrued interest pursuant to the applicable assessment resolutions of the District. For further detail on the true-up process, please refer to the applicable agreement and applicable assessment resolution(s).

#### **VI. ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Incorporated makes



Rizzetta & Company

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (EXPANSION PARCELS)

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no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Incorporated, does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated, registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

**EXHIBIT A:**  
**ALLOCATION METHODOLOGY**



Rizzetta & Company

**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (EXPANSION PARCELS)**

**TABLE 1: CURRENT DEVELOPMENT PLAN - EXPANSION PARCELS**

<b>PRODUCT</b>	<b>EAU</b>	<b>TOTAL UNITS</b>
Townhomes	0.80	140
Villas	0.90	100
Market Rate Single Family 40'	0.93	98
Market Rate Single Family 50'	1.00	100
<b>TOTAL:</b>		<b>438</b>

Note: Development plan is subject to change.

**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (EXPANSION PARCELS)**

**TABLE 2: TOTAL CIP COST DETAIL (EXPANSION PARCELS)**

<b>DESCRIPTION</b>	<b>TOTAL ESTIMATED COSTS</b>
Roadways	\$7,227,000
Stormwater Management	\$3,468,960
Utilities (Water, Sewer, Reclaim)	\$8,190,600
Hardscape/Landscape/Irrigation	\$3,300,330
Undergrounding of Conduit	\$1,565,850
Recreational Amenities	\$500,000
Off-Site Improvements	\$1,150,000
Work Product/Soft Cost	\$2,750,000
Contingency (10%)	\$2,410,000
<b>Total CIP Construction Costs</b>	<b>\$30,562,740</b>

NOTE: Infrastructure cost estimates provided by the District Engineer.

**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (EXPANSION PARCELS)**

**TABLE 3: TOTAL CIP COST/BENEFIT ALLOCATION - EXPANSION PARCELS**

<b>PRODUCT</b>	<b>EAU FACTOR</b>	<b>UNITS</b>	<b>TOTAL EAU'S</b>	<b>% of EAU'S</b>	<b>TOTAL COST <sup>(1)</sup></b>	<b>PER UNIT COST</b>
Townhomes	0.80	140	112.00	28.49%	\$8,706,890	\$62,192
Villas	0.90	100	90.00	22.89%	\$6,996,608	\$69,966
Market Rate Single Family 40'	0.93	98	91.14	23.18%	\$7,085,232	\$72,298
Market Rate Single Family 50'	1.00	100	100.00	25.44%	\$7,774,009	\$77,740
		<b>438</b>	<b>393.14</b>	<b>100.00%</b>	<b>\$30,562,740</b>	

(1) Total costs shown for illustrative purposes and are not fixed per product type.

**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (EXPANSION PARCELS)**

**TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS**

Estimated Coupon Rate		7.5%
Maximum Annual Debt Service ("MADS")		\$3,496,922
<b>SOURCES:</b>		
<b>MAXIMUM PRINCIPAL AMOUNT</b>		<b>\$41,300,000</b>
Total Net Proceeds		\$41,300,000
<b>USES:</b>		
Construction Account		(\$30,562,740)
Debt Service Reserve Fund		(\$3,496,922)
Capitalized Interest (24 months)		(\$6,195,000)
Costs of Issuance		(\$219,338)
Underwriter's Discount		(\$826,000)
Total Uses		(\$41,300,000)

**TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS**

Estimated Interest Rate		7.5%
<b>Maximum Initial Principal Amount</b>		<b>\$41,300,000</b>
Aggregate Annual Installment		\$3,496,922 (1)
Estimated County Collection Costs	2.00%	\$74,403 (2)
Maximum Early Payment Discounts	4.00%	\$148,805 (2)
Estimated Total Annual Installment		\$3,720,130

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**HAMMOCK OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT (EXPANSION PARCELS)**

**TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS - EXPANSION PARCELS (1)**

<b>PRODUCT</b>	<b>UNITS</b>	<b>EAU FACTOR</b>	<b># OF EAU'S</b>	<b>% OF EAU'S</b>	<b>PRODUCT TOTAL PRINCIPAL (2)</b>	<b>PER UNIT PRINCIPAL</b>	<b>PRODUCT ANNUAL INSLMT. (2)(3)</b>	<b>PER UNIT ANNUAL INSLMT. (3)</b>
Townhomes	140	0.80	112	28.49%	\$11,765,783	\$84,041	\$1,059,812	\$7,570
Villas	100	0.90	90	22.89%	\$9,454,647	\$94,546	\$851,635	\$8,516
Market Rate Single Family 40'	98	0.93	91	23.18%	\$9,574,406	\$97,698	\$862,422	\$8,800
Market Rate Single Family 50'	100	1.00	100	25.44%	\$10,505,164	\$105,052	\$946,261	\$9,463
<b>TOTAL</b>	<b>438</b>		<b>393</b>	<b>100.00%</b>	<b>\$41,300,000</b>		<b>\$3,720,130</b>	

(1) Represents maximum assessments for the Expansion Parcels and allocated by EAU.  
(2) Product total shown for illustrative purposes only and are not fixed per product type.  
(3) Includes estimated Lake County collection costs/payment discounts, which may fluctuate.

**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT  
 MAXIMUM ASSESSMENT LIEN ROLL - EXPANSION PARCELS**

LEGAL DESCRIPTION	LU	MAXIMUM PRINCIPAL/ACRE	MAXIMUM ANNUAL INSTALLMENT/ACRE
SEE ATTACHED	UNPLATTED	\$349,556	\$31,486
<b>TOTAL</b>	<b>118.15 ACRES</b>	<b>\$41,300,000</b>	<b>\$3,720,130</b>

# Tab 7

RESOLUTION 2025-05

[RESOLUTION SETTING UNIFORM METHOD HEARING]  
(118-ACRE, NOVEMBER 2024 BOUNDARY AMENDMENT PARCELS)<sup>1</sup>

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT’S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS ON THE BOUNDARY AMENDMENT PARCELS AND AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the Board of Supervisors of the District (“Board”) to levy, collect and enforce special assessments pursuant to Chapters 170 and 190, *Florida Statutes*; and

WHEREAS, the District desires to use the uniform method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* (“Uniform Method”), and imposed on the Boundary Amendment Parcels (as defined in footnote one below).

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

1. **PUBLIC HEARING.** A Public Hearing will be held on the District’s intent to adopt the Uniform Method on \_\_\_\_\_, 2025, at \_\_\_\_\_ .m., at \_\_\_\_\_.
2. **PUBLICATION.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.
3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

1 The District is undertaking a second assessment process and uniform method process in order to levy and impose debt assessments on the additional 118-acre parcels (“Boundary Amendment Parcels”) that were recently added to the District pursuant to Ordinance No. 2024-20, adopted by the Town Commission of Lady Lake, Florida on November 18, 2024. This Resolution is intended to apply to the additional boundary amendment lands.

# Tab 8

RESOLUTION 2025-06

[SECOND MASTER DECLARING RESOLUTION]  
(118-ACRE, NOVEMBER 2024 BOUNDARY AMENDMENT PARCELS)<sup>a</sup>

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

**WHEREAS**, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion (“**Project**”) of the infrastructure improvements comprising the District’s overall capital improvement plan within the Boundary Amendment Parcels (see footnote 1 herein) (“**Assessment Area**”), as described in the *Engineer’s Report*, dated April 19, 2022 (revised January 2025), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments (“**Assessments**”) on the Assessment Area, using the methodology set forth in that **Second Revised** *Master Special Assessment Methodology Report*, dated

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<sup>a</sup> The District is undertaking a second assessment hearing in order to levy and impose debt assessments on the additional 118-acre parcels (“**Boundary Amendment Parcels**”) that were recently added to the District pursuant to Ordinance No. 2024-20, adopted by the Town Commission of Lady Lake, Florida on November 18, 2024. This Resolution is intended to apply to the additional boundary amendment lands, and is not otherwise intended to modify the debt assessments levied and imposed pursuant to District Resolution 2023-11.

\_\_\_\_\_, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District Records Office**”);

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project, including the portion that relates to the Boundary Amendment Parcels, is \$\_\_\_\_\_ (“**Estimated Cost**”).

B. The Assessments, including the portion that relates to the Boundary Amendment Parcels, will defray approximately \$\_\_\_\_\_, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than approximately \$\_\_\_\_\_ per year, again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a “master” lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the

Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. 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.

**5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.**

The Assessments securing the Project shall be levied on the Assessment Area, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

**6. ASSESSMENT PLAT.**

Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed (i.e., Assessment Area), with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

**7. PRELIMINARY ASSESSMENT ROLL.**

Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

**8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.**

Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

**PUBLIC HEARINGS AND MEETING**

DATE:	
TIME:	
LOCATION:	Fruitland Park Library 604 West Berckman Street Fruitland Park, Florida 34731

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established

herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

**HAMMOCK OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman

**Exhibit A:** *Engineer’s Report*, dated April 19, 2022 (Revised January 2025)

**Exhibit B:** *Second Revised Master Special Assessment Methodology Report*, dated \_\_\_\_\_

# Tab 9



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Regular Meeting:** February 10, 2025 @ 11:30 AM

**District  
Manager's  
Report**

January 13

**2025**

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<u>FINANCIAL SUMMARY</u>	<u>11/30/2024</u>
General Fund Cash & Investment Balance:	\$39,372
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	<u>\$1,601,037</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,640,409</b>
<b>General Fund Expense Variance: \$17,064</b>	<b>Under Budget</b>