



Rizzetta & Company

Hammock Oaks Community Development District

**Board of Supervisors' Meeting
July 13, 2026**

**District Office:
5020 W. Linebaugh Avenue #240
Tampa, Florida 33624
813.933.5571
hammockoakscdd.net**

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

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

| | | |
|-----------------------------|---|--|
| Board of Supervisors | Bill Fife Stephanie Vaughn Greg Beliveau Pete Williams Vacant | Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Lynn Hayes | Rizzetta & Company, Inc. |
| District Counsel | Jere Earlywine | Kutak Rock LLP |
| District Engineer | 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

July 2, 2026

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

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Hammock Oaks Community Development District will be held on **Monday, July 13, 2026 at 1:00 p.m.**, at the Fruitland Park Library located at 604 W. Berckman Street, Fruitland Park, FL 34731. The following is the final agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Regular Board of Supervisors' Meeting Minutes for May 11, 2026 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for April 2026 and May 2026..... Tab 2
 - C. Ratification of Construction Requisition #CUS 131 S2023..... Tab 3
 - D. Ratification of Construction Requisition #CUS 134 S2023..... Tab 4
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2026-2027 Final Budget Tab 5
 - i. Consideration of Resolution 2026-07; Adopting Fiscal Year 2026-2027 Final Budget..... Tab 6
 - ii. Consideration of 2026-2027 Funding Agreement... Tab 7
 - B. Public Hearing on Fiscal Year 2026-2027 Levying O&M Assessments
 - i. Consideration of Resolution 2026-08; Levying Fiscal Year 2026-2027 O&M Assessments Tab 8
 - C. Consideration of Resolution 2026-09; Adopting Fiscal Year 2026-2027 Meeting Schedule..... Tab 9
 - D. Consideration of 2025-2026 Goals & Objectives Report ... Tab 10
 - E. Consideration of Resolution 2026-10; Disbursement Of Funds..... Tab 11
 - F. Presentation of Series 2024 Arbitrage Report..... Tab 12
 - G. Presentation of Series 2025 Arbitrage Report..... Tab 13
 - H. Acceptance of Resignation of Owen Budorick Seat 2 (Term 2024-2028)..... Tab 14
 - I. Appointment of Open Board Seat 2 (Term 2024-2028)..... Tab 15

- J. Consideration of Resolution 2026-11; Re-Designating Officers of the District Tab 16
- K. Ratification of Action Security Gate Services Agreement.. Tab 17
- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Community Asset Management Report
 - D. District Manager
 - i. Review of District Manager's Report Tab 18
 - ii. Review of 2nd Quarter Website Compliance Report..... Tab 19
- 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, May 11, 2026, 1:00 p.m. at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731.

Present and constituting a quorum:

Bill Fife Board Supervisor, Chairman
Stephanie Vaughn Board Supervisor, Vice Chairman
Greg Beliveau Board Supervisor, Assistant Secretary
Pete Williams Board Supervisor, Assistant Secretary

Also present were:

Lynn Hayes District Manager, Rizzetta & Company
Ashley Ligas District Counsel, Kutak Rock (via conf. call)
Matthew Mironchik LIS, Rizzetta & Company
Dawn Vansant LCAM, First Services (via conf. call 1:13pm)
Luke Blackson Representative, United Land Services
Andrew Merrell Representative, United Land Services
Kevin Englert Representative, United Land Services

Audience None

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order at 1:04 p.m. confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of Regular Board of Supervisors Meeting Minutes for

April 13, 2026

On a Motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved the April 13, 2026, Regular Board of Supervisors Meeting Minutes, as presented, for the Hammock Oaks Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for March 2026

Mr. Hayes reviewed the operation and maintenance expenditures with the Board of Supervisors and asked if there were any questions. There were none.

On a Motion by Mr. Williams, seconded by Ms. Vaughn, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2026 (\$69,642.40) for the Hammock Oaks Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Construction Requisitions Series 2023

On a Motion by Mr. Williams, seconded by Ms. Vaughn, with all in favor, the Board of Supervisors, ratified Hughes Brothers Construction Requisitions Series 2023 CR31, CR32, CR33, CR34, CR35, CR36, CR37, and CR38, for the Hammock Oaks Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-05; Approving Fiscal Year 2026- 2027 Proposed Budget and Setting Public Hearing

On a Motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors adopted Resolution 2026-05; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing for July 13, 2026, for the Hammock Oaks Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-06; Golf Cart Policy

On a Motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors adopted Resolution 2026-06; Golf Cart Policy, for the Hammock Oaks Community Development District in substantial form.

EIGHTH ORDER OF BUSINESS

Ratification the Acceptance of Amenity Center Conveyance

On a Motion by Mr. Fife, seconded by Ms. Vaughn, with all in favor, the Board of Supervisors ratified the Acceptance of Amenity Center Conveyance, for the Hammock Oaks Community Development District.

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NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present.

C. Field Inspection Report

Mr. Mironchik presented his report to the Board of Supervisors. United Land Services must provide proposal to replace ribbon palms behind monument on Hammock Oaks Blvd. United Land Services cannot remove boulders at Hammocks Oaks/Tahiti Retention Ponds and Rolling Acres/Club Crosswind Retention Pond. Ms. Vaughn will acquire proposals and provide them to the District Manager. The Board of Supervisors requested that Mr. Merrell, from United Land Services, send proposals to District Manager (Walmart and others).

On a Motion by Mr. Beliveau, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the Chair to execute proposals above \$5,000.00 and will ratify at the next meeting, for the Hammock Oaks Community Development District.

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D. District Manager's Report

Mr. Hayes reminded the Board of Supervisors that the next regular meeting will be on June 8, 2026, at 1:00 p.m. and confirmed with the Board of Supervisors that the Landowner Election will be held on November 3, 2026. Mr. Hayes also presented the Registered Voter Count (as of 04/15/2026 the count is 87) and the 1st quarter Website Compliance Report showing that the District passed all ADA Website Accessibility and Florida Statute 189.069 requirements.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests put forward.

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ELEVENTH ORDER OF BUSINESS

Adjournment

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

May 11, 2026

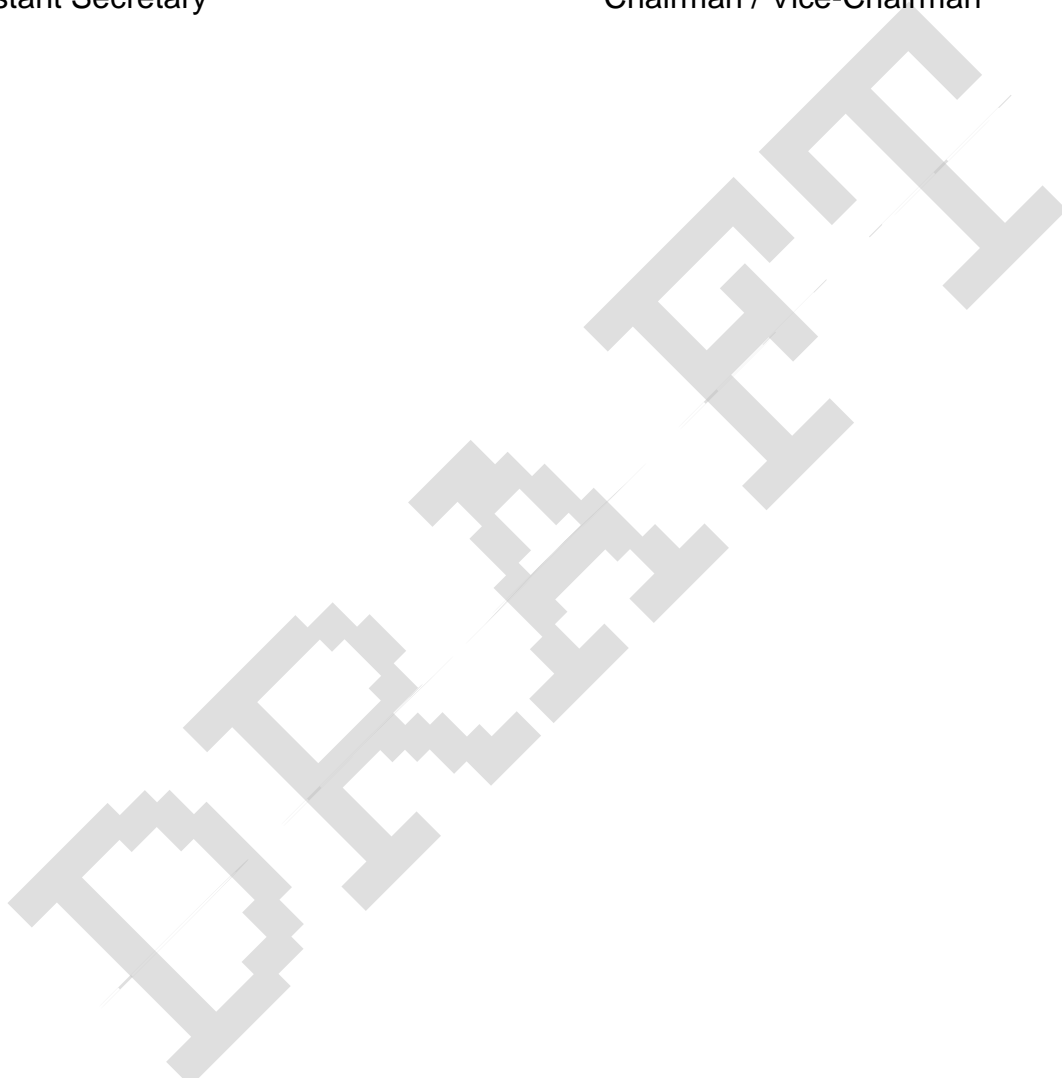
Page 4

On a motion from Mr. Williams, seconded by Ms. Vaughn, the Board with all in favor, the Board of Supervisors adjourned the meeting at 1:42 p.m., for the Hammock Oaks Community Development District.

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Assistant Secretary

Chairman / Vice-Chairman



Tab 2

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

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

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

Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,552.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hammock Oaks Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--|----------------|---------------------------|--|-----------------------|
| Doggy Duty, LLC | 300121 | INV109 | Dog Waste Station Supplies & Maintenance 03/26 | \$ 400.00 |
| F Peter Williams | 300126 | PW041326-643 | Board of Supervisors Meeting 04/13/26 | \$ 200.00 |
| F Peter Williams | 300126 | PW041326-643 | Mileage Reimbursement 04/26 | \$ 29.37 |
| FirstService Residential Florida, Inc. | 300120 | Mileage 11139338 | Management Services 04/26 | \$ 992.00 |
| Gregory A Beliveau | 300125 | GB041326-643 | Board of Supervisors Meeting 04/13/26 | \$ 200.00 |
| MKA International, Inc. | 300122 | 1254938 | Steet Lights 03/26 | \$ 1,842.50 |
| Pillars Group LLC | 300119 | 643-033126 | Dog Waste Station Supplies & Maintenance 03/26 | \$ 1,650.00 |
| Resort Pool Services | 300123 | 31342 | Pool Maintenance 04/26 | \$ 2,400.00 |
| Rizzetta & Company, Inc. | 300118 | INV0000108097 | District Management Fees 04/26 | \$ 6,403.58 |
| SECO Energy | 20260408-2 | 9612376802-031826 | Electric Services 03/26 | \$ 767.00 |
| SECO Energy | 20260428-1 | ACH 9612376802-041726 | Electric Services 04/26 | \$ 603.00 |
| Town of Lady Lake Utility | 20260430-1 | ACH 21995524968-032626 | Water Services 02/26 | \$ 739.93 |

Hammock Oaks Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------------|----------------|-----------------------|----------------------------|----------------------------|
| Town of Lady Lake Utility | 20260408-1 | 21995525168-032626 | Water Services 02/26 | \$ 87.19 |
| | | ACH | | |
| Town of Lady Lake Utility | 20260408-1 | 21995525304-032626 | Water Services 02/26 | \$ 249.63 |
| | | ACH | | |
| Town of Lady Lake Utility | 20260408-1 | 21995525648-032626 | Water Services 02/26 | \$ 16.64 |
| | | ACH | | |
| Town of Lady Lake Utility | 20260408-1 | 21995525786-032626 | Water Services 02/26 | \$ 506.65 |
| | | ACH | | |
| Town of Lady Lake Utility | 20260408-1 | 21995525844-032626 | Water Services 02/26 | \$ 1,201.83 |
| | | ACH | | |
| Town of Lady Lake Utility | 20260408-1 | 21995526026-032626 | Water Services 02/26 | \$ 2,869.69 |
| | | ACH | | |
| Town of Lady Lake Utility | 20260408-1 | 21995526030-032626 | Water Services 02/26 | \$ 199.70 |
| | | ACH | | |
| United Land Services | 300124 | 197312 | Irrigation Repair 03/26 | \$ <u>193.50</u> |
| Report Total | | | | \$ <u>21,552.21</u> |



Reference: #INV109
Date: 2026-03-17

Bill To:
Hammock Oaks CDD
3434 Colwell Ave Suite 200, Tampa, FL 33614
Phone: 8139941001
Email: rizzettacddinvoices@avidbill.com

Services

| Name of the Service | Rate | Quantity | Amount |
|---|----------|----------|----------|
| Service of Pet Waste Station | \$12.5 | 24 | \$300.00 |
| Garbage Bins | \$12.5 | 8 | \$100.00 |
| Replacement of 10 Gal. Bin | \$150.00 | 0 | \$0.00 |
| Hand Sanitizer Bottle Refill | \$2.50 | 0 | \$0.00 |
| Pet Waste Station Dispenser Bag Refills (200 rolls) | \$8.50 | 0 | \$0.00 |
| 40 Gal Trash Bag | \$0.5 | 0 | \$0.00 |
| Tax (7%) | — | — | \$0.00 |

Amount due:

\$400.00

status: pending

HAMMOCK OAKS CDD

Meeting Date: April 13, 2026

SUPERVISOR PAY REQUEST

| Name of Board Supervisor | Check if Paid |
|--------------------------|-------------------------------------|
| Bill Fife* | <input type="checkbox"/> |
| Stephanie Vaughn * | <input type="checkbox"/> |
| Greg Beliveau | <input checked="" type="checkbox"/> |
| Owen Budorick * | <input type="checkbox"/> |
| Pete Williams | <input checked="" type="checkbox"/> |
| | |

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

| | |
|---------------------------------|------------|
| Meeting Start Time: | 1:00 pm |
| Meeting End Time: | 1:40 pm |
| Total Meeting Time: | 40 minutes |
| Time Over <u>0</u> (3) Hours: | <u>0</u> 0 |
| Total at \$400 per Hour: | \$0.00 |

ADDITIONAL OR CONTINUED MEETING TIMECARD

| | |
|----------------------------------|----------|
| Meeting Date: | <u>0</u> |
| Additional or Continued Meeting? | <u>0</u> |
| Total Meeting Time: | <u>0</u> |
| Total at \$400 per Hour: | \$0.00 |
| Business Mileage Round Trip | <u>0</u> |
| IRS Rate per Mile | \$0.700 |
| Mileage to Charge | \$0.00 |

DM Signature _____



| Mileage Reimbursement Pete Williams from Hammock Oaks CDD | | | |
|---|---------|---------|----------------|
| Date | Mileage | Rate | Owed |
| 13-Apr-26 | 40.51 | \$0.725 | 29.37 |
| | | | |
| | | | |
| Totals | | | \$29.37 |

Mileage when Twisted, Hammock and Grace 142.00

Do Not Meet

| | | % | Amount |
|-----------------------------|-------|---------|--------|
| Winding Oaks | 71 | 27.32% | 43.60 |
| To Twisted | 15.3 | | |
| Twisted Oaks | | | |
| to Hammock | | | |
| and Grace | 6.9 | 21.92% | 34.98 |
| Hammock Oaks Grace Grove Re | | 25.38% | 40.51 |
| Grace Grove | 66.4 | 25.38% | 40.51 |
| Total | 159.6 | 100.00% | 159.60 |

NOTE: PERCENTAGEIS BASED ON EACHS CONTRIBNTION TO A ONE WAY TOTAL OF 260 WITH ALL ADDEI



INVOICE

Invoice Number 11139338
Invoice Date 4/1/2026
Terms 15 ePay ACH BP
Service Period 4/1/2026
Customer 100-ORFY

Invoice Type MGFEE
Account # MGF-ORFY
Total Amount Due: \$992.00

Hammock Oaks Community Development District

C/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
LHayes@rizzetta.com; DKronick@rizzetta.com;

| Description | Total |
|--|----------|
| Maintenance Douglas Hill Drive and Trastevere Street Lady Lake, FL 32159 | \$992.00 |

| | |
|--------------|-----------------|
| Subtotal | \$992.00 |
| Tax | \$0.00 |
| Total | \$992.00 |

MKA International, Inc.

Construction Consultants & Engineers
100% Employee Owned Company

100 PRINGLE AVENUE, SUITE 490
WALNUT CREEK, CA 94596
[T] 925.934.3235
[TOLL FREE] 800.822.6624
WWW.MKAINC.COM

Fed ID No. 84-0917753

INVOICE

Rizzetta & Company
3434 Colwell Avenue, Unit 200
Tampa, FL 33614
Attention: Lynn Hayes

Invoice No.: 1254938
Invoice Date: March 29, 2026
MKA Project No.: 2025.2675
MKA Project Manager: Blake Tuomy

Consulting Services Rendered: Hammock Oaks Community Development District v. Recovered Energy Technologies USA, Inc.

Professional Services:

| | | | |
|------------------|------------|---------------|--------------------|
| Rader, Marc E. | 2.3 Hrs. @ | \$335.00 /Hr. | 770.50 |
| Tuomy, Blake A. | 3.2 Hrs. @ | \$335.00 /Hr. | 1,072.00 |
| <i>Subtotal:</i> | | | <u>1,842.50</u> |
| Total | | | \$ 1,842.50 |

Apportionment:

| <u>Payer Name</u> | <u>Reference No</u> | <u>Claim No</u> | <u>Policy No</u> | <u>Percentage</u> |
|--------------------|---------------------|-----------------|------------------|-------------------|
| Rizzetta & Company | | | | 100 % |

Case Name: Hammock Oaks Community Development District v. Recovered Energy Technologies USA, Inc.
Client Represents: Hammock Oaks Community Development District, Plaintiff

Remit Checks To:
MKA International, Inc.
100 Pringle Avenue, Suite 490
Walnut Creek, CA 94596

Send Wire/ACH Detail to: MKAAar@mkainc.com

Payment can also be made by credit card. Note that there is an administration fee added to the invoice amount of up to 3% for this method of payment. Please let your MKA contact know if you would like to pay by credit card and a secure link will be provided.



Invoice No. 1254938
Project No. 2025.2675
March 29, 2026

Billing Invoice Detail

Hammock Oaks Community Development District v. Recovered Energy Technologies USA, Inc.

Rader, Marc E.

| | | |
|----------|---------|---|
| 02/02/26 | 0.5 Hr. | Analyze industry standards and designs for development of solar powered light-pole structural calculation specifications (25% split). |
| 02/03/26 | 0.5 Hr. | Continue to analyze industry standards and designs for development of solar powered light-pole structural calculation specifications (25% split). |
| 02/03/26 | 0.2 Hr. | Teleconference with MKA Project Manager to discuss solar powered light-pole structural calculation specifications (25% split). |
| 03/09/26 | 0.7 Hr. | Analyze solar-light pole proposal documentation submitted from eight (8) vendors relating to supply and verification of structural design data and calculations (25% split). |
| 03/10/26 | 0.2 Hr. | Teleconference with MKA Project Manager to discuss findings from analysis of solar-light pole proposal documentation submitted from eight (8) vendors (25% split). |
| 03/11/26 | 0.2 Hr. | Teleconference with Client, Geotechnical Engineer, and MKA Project Manager to discuss findings from analysis of solar-light pole proposal documentation submitted from eight (8) vendors (25% split). |

Total Hours: 2.3 Hrs.

Tuomy, Blake A.

| | | |
|----------|---------|---|
| 02/10/26 | 0.9 Hr. | Ongoing correspondence and preparation of specifications for proposals. |
| 02/13/26 | 0.3 Hr. | Attend conference call with Client and other parties to discuss specifications and proposals. |
| 02/16/26 | 1.0 Hr. | Continue preparation of structural specifications, analysis of submitted proposals and correspondence with attorneys. |
| 02/25/26 | 0.5 Hr. | Ongoing correspondence and preparation of structural specifications for light pole submittals. |
| 03/06/26 | 0.5 Hr. | Analysis of light pole structural submittals. |

Total Hours: 3.2 Hrs.

Project Total: 5.5 Hrs.



Invoice

Pillars Group LLC.
P.O. Box 405
Windermere, Fl

Date: 3/31/2026

| DATE | DESCRIPTION OF SERVICE | AMOUNT |
|-----------------------|--|---------------|
| 02/26/2026-03/26/2026 | Janitorial, Pet Waste and Debris Removal 220 Hammock Oaks Blvd | \$1650 |

Bill To:

Hammock Oaks CDD
C/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

WE APPRECIATE YOUR BUSINESS!

TOTAL: \$1650

INVOICE

Resort Pool Services DBA
14711 Henson Rd
Orlando, FL 32832-6535

resortinvoice@gmail.com
+1 (321) 689-6210



Bill to
Hammock Oaks

Invoice details

Invoice no.: 31342
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|--------------|------|------------------------------|----------------------|-----|------------|-------------------|
| 1. | | Contract Pool Service | Monthly Pool Service | 1 | \$2,400.00 | \$2,400.00 |
| Total | | | | | | \$2,400.00 |

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 4/2/2026 | INV0000108097 |

Bill To:

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

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| April | Upon Receipt | 00643 |

| Description | Qty | Rate | Amount |
|--|------|-----------------|------------|
| Accounting Services | 1.00 | \$1,697.42 | \$1,697.42 |
| Administrative Services | 1.00 | \$371.33 | \$371.33 |
| Dissemination Services | 1.00 | \$250.00 | \$250.00 |
| Bond Amortization Schedules | 1.00 | \$1,200.00 | \$1,200.00 |
| Financial & Revenue Collections Services | 1.00 | \$318.25 | \$318.25 |
| Landscape Consulting Services | 1.00 | \$600.00 | \$600.00 |
| Management Services | 1.00 | \$1,856.58 | \$1,856.58 |
| Website Compliance & Management | 1.00 | \$110.00 | \$110.00 |
| | | Subtotal | \$6,403.58 |
| | | Total | \$6,403.58 |



SECO ENERGY
 P.O. BOX 301
 SUMTERVILLE, FLORIDA
 33585-0301
 (352) 793-3801

09101

Bills are due and payable by the due date shown on the bill.
 Bills not paid by the due date are subject to a late payment fee.



ITEMIZED STATEMENT OF SERVICES

HAMMOCK OAKS CDD
 (220 HAMMOCK OAKS BLVD)
 219 E LIVINGSTON STREET
 ORLANDO FL 32801-0000

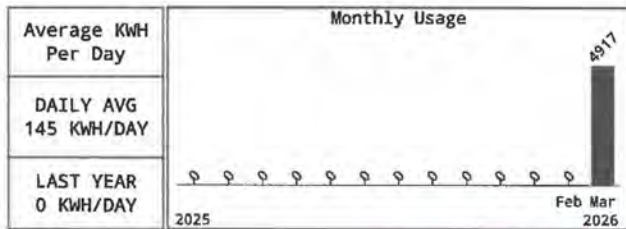
=== SPECIAL MESSAGE ===
 NEXT READING DATE: 04/15/2026
 CURRENT DUE DATE: 04/02/2026

SEE REVERSE TO ENROLL IN SMARTHUB &
 STORMCENTER OUTAGE REPORTING.

We need your vote on 2026
 Annual Meeting business!
 Vote electronically for a
 chance to win great prizes
 at SECOEnergy.com.
 Tune in live at 6pm on
 March 26.

| | | | | | |
|--|---|-----------------------------|--------------------|-----------------------------------|--|
| ACCOUNT NUMBER 9612376802 | | METER NUMBER H1637291461 | | MAP NUMBER 3749 C3 72166 64861 | |
| OFFICE SDO | METER READINGS CURRENT 20141 PRIOR 15224 | | KWH USED 4917 | RATE SCHEDULE GS3 | |
| USAGE PERIOD 02/10/2026 TO 03/16/2026 | | | DAYS SERVICE 34 | CONSTANT 1.0 | |
| POWER COST ADJUSTMENT (PER KWH) -0.01500 | | | TRUSTEE DISTRICT 6 | | |

=== ENERGY INFORMATION ===
 ELECTRIC CHG = CUST CHG + ENERGY CHG
 CUSTOMER CHG \$1.75 per Day
 ENERGY CHG 0.125500 PER KWH USED



=== CURRENT CHARGES ===

| | |
|-----------------------|--------|
| BALANCE FORWARD | 5.00 |
| ELECTRIC CHARGE | 676.58 |
| HOT BUCKS - PCA | 73.76- |
| CHANGE ACCOUNT FEE | 25.00 |
| STATE TAX | 52.10 |
| MUNICIPAL TAX | 28.60 |
| FRANCHISE FEE | 36.17 |
| 2.5625% GROSS RCT TAX | 16.37 |
| SECO FOUNDATION | 0.94 |

RECEIVED
 APR 02 2026

PLEASE PAY AMOUNT DUE \$767.00

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY
 P.O. BOX 301
 SUMTERVILLE, FLORIDA
 33585-0301
 (352) 793-3801

09101



This date does not extend the date any previous balance is due and payable.

| | |
|------------------------------|--|
| BILLING DATE 03/18/2026 | DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY 04/02/2026 |
| ACCOUNT NUMBER 9612376802 | AMOUNT DUE 767.00 |

FOR ADDRESS/RATE CHANGE CHECK HERE
 See reverse side

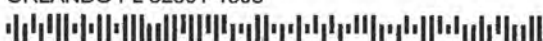
PLEASE MAKE CHECKS PAYABLE TO:

SECO ENERGY
 P.O. BOX 70997
 CHARLOTTE NC 28272-0997



17 AADC
 10 - 6001

HAMMOCK OAKS CDD
 (220 HAMMOCK OAKS BLVD)
 219 E LIVINGSTON STREET
 ORLANDO FL 32801-1508



09096123768028000076700600000000006

TO ENSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



SECO ENERGY
 P.O. BOX 301
 SUMTERVILLE, FLORIDA
 33585-0301
 (352) 793-3801

09101

Bills are due and payable by the due date shown on the bill.
 Bills not paid by the due date are subject to a late payment fee.



ITEMIZED STATEMENT OF SERVICES

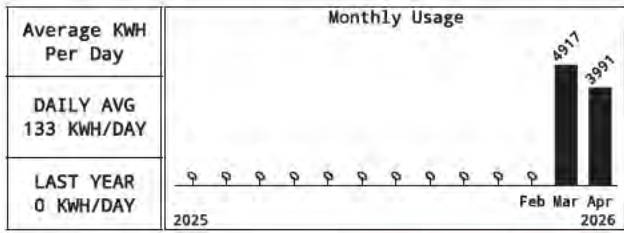
HAMMOCK OAKS CDD
 (220 HAMMOCK OAKS BLVD)
 PO BOX 32414
 CHARLOTTE NC 28232-0000

=== SPECIAL MESSAGE ===
 NEXT READING DATE: 05/14/2026
 CURRENT DUE DATE: 05/02/2026

SEE REVERSE TO ENROLL IN SMARTHUB &
 STORMCENTER OUTAGE REPORTING.

Spring is finally here.
 Before beginning your
 DIY projects, call 811
 to locate underground
 utilities and prevent
 damage to existing
 Infrastructure.

=== ENERGY INFORMATION ===
 ELECTRIC CHG = CUST CHG + ENERGY CHG
 CUSTOMER CHG \$1.75 per Day
 ENERGY CHG 0.125500 PER KWH USED



| | | | | | |
|--|---|-----------------------------|--------------------|-----------------------------------|--|
| ACCOUNT NUMBER 9612376802 | | METER NUMBER H1637291461 | | MAP NUMBER 3749 C3 72166 64861 | |
| OFFICE SDO | METER READINGS CURRENT 24132 PRIOR 20141 | | KWH USED 3991 | RATE SCHEDULE GS3 | |
| USAGE PERIOD 03/16/2026 TO 04/15/2026 | | | DAYS SERVICE 30 | CONSTANT 1.0 | |
| POWER COST ADJUSTMENT (PER KWH) -0.01500 TRUSTEE DISTRICT 6 | | | | | |

PAYMENT RECEIVED 767.00-

=== CURRENT CHARGES ===

| | |
|-----------------------|--------|
| ELECTRIC CHARGE | 553.37 |
| HOT BUCKS - PCA | 59.87- |
| STATE TAX | 42.66 |
| MUNICIPAL TAX | 23.51 |
| FRANCHISE FEE | 29.61 |
| 2.5625% GROSS RCT TAX | 13.40 |
| SECO FOUNDATION | 0.32 |

PLEASE PAY AMOUNT DUE → \$603.00

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY
 P.O. BOX 301
 SUMTERVILLE, FLORIDA
 33585-0301
 (352) 793-3801

09101



HAMMOCK OAKS CDD
 (220 HAMMOCK OAKS BLVD)
 PO BOX 32414
 CHARLOTTE NC 28232-0000

This date does not extend the date any previous balance is due and payable.

| | |
|------------------------------|---|
| BILLING DATE 04/17/2026 | DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY: 05/02/2026 |
| ACCOUNT NUMBER 9612376802 | AMOUNT DUE 603.00 |

FOR ADDRESS/RATE CHANGE CHECK HERE
 See reverse side

PLEASE MAKE CHECKS PAYABLE TO:

SECO ENERGY
 P.O. BOX 70997
 CHARLOTTE NC 28272-0997



09096123768028000060300200000000006

TO ENSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



TOWN OF LADY LAKE UTILITY

409 Fennell Boulevard Lady Lake, Florida 32159 - Office Hours 7:30 am - 6:00 pm, Monday - Thursday (Excluding holidays)
For questions about your statement contact us at: Phone: (352) 751-1525 or email: customer_service@ladylake.org

| | |
|-------------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-24968 |
| SERVICE ADDRESS: | 784 CLUB CRESSWIND DR |
| CYCLE: | 01-29 |
| BILLING DATE: | 3/26/26 |

SERVICE DETAILS

SERVICE PERIOD: 2/05/26 to 3/05/26
SERVICE DAYS: 28 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 7928 | 7724 | 204 |

CURRENT CHARGES

| | | |
|------------------------------|-------|-----------------|
| RECLAIMED WATER | 204.0 | \$698.05 |
| RESIDENT WATER TAX | | \$41.88 |
| TOTAL CURRENT CHARGES | | \$739.93 |

ACCOUNT BALANCE SUMMARY

| | | |
|---------------------------|-----------------|-----------------|
| PREVIOUS BALANCE: | \$0.00 | |
| PAYMENTS: | \$0.00 | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$739.93 | DUE BY 4/20/26 |
| TOTAL BALANCE DUE: | \$739.93 | |

(See reverse side of statement for payment options)

Thank you for your prompt payment.

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TOWN NEWS AND NOTES

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To make payments online with your debit or credit card go to our website: ladylakefl.gov
Bank draft is also available.

To make a payment by phone call 1-888-970-1327.

April is water conservation month. Practice conserving water all year round.

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. WHEN PAYING IN PERSON, PLEASE BRING BOTH PORTIONS OF THIS BILL.



409 Fennell Boulevard
Lady Lake Florida 32159

006511



***AUTO**MIXED AADC 750 6511 T22:28 6511 1 MB 0.667

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232-2414

Check and complete form on back of this coupon:

- Changes in billing address
 Enroll for Auto Bank Draft

PAYMENT COUPON

| | | |
|--------------------------|-----------------|-----------------|
| ACCOUNT NUMBER: | 219955-24968 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$739.93 | DUE BY 4/20/26 |
| TOTAL AMOUNT DUE: | \$739.93 | |
| ENTER PAID AMOUNT: | | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:



TOWN OF LADY LAKE
409 FENNEL BOULEVARD
LADY LAKE FL 32159-3158



TOWN OF LADY LAKE UTILITY STATEMENT

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| | |
|------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-25168 |
| SERVICE ADDRESS: | 334 HAMMOCK OAKS BLVD |
| CYCLE: | 01-29 |
| BILLING DATE: | 3/26/26 |

| ACCOUNT BALANCE SUMMARY | |
|-------------------------|-------------------------------|
| PREVIOUS BALANCE: | \$184.38 |
| PAYMENTS: | \$184.38 CR |
| ADJUSTMENTS: | \$0.00 |
| PAST DUE BALANCE: | \$0.00 DUE BY 04/06/26 |
| CURRENT CHARGES: | \$87.19 DUE BY 4/20/26 |
| TOTAL BALANCE DUE: | \$87.19 |

(See reverse side of statement for payment options)

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SERVICE DETAILS

SERVICE PERIOD: 2/05/26 to 3/05/26
SERVICE DAYS: 28 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| WA | 6 | 6 | 0 |

CURRENT CHARGES

| | |
|------------------------------|----------------|
| BILLING CHARGE | \$4.43 |
| FACILITIES CHARGE | \$77.82 |
| COMMERCIAL WATER TAX | \$4.94 |
| TOTAL CURRENT CHARGES | \$87.19 |

TOWN NEWS AND NOTES

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409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

Changes in billing address

Enroll for Auto Bank Draft

| PAYMENT COUPON | |
|--------------------|-------------------------------|
| ACCOUNT NUMBER: | 219955-25168 |
| PAST DUE BALANCE: | \$0.00 DUE BY 04/06/26 |
| CURRENT CHARGES: | \$87.19 DUE BY 4/20/26 |
| TOTAL AMOUNT DUE: | \$87.19 |
| ENTER PAID AMOUNT: | |

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TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232





TOWN OF LADY LAKE UTILITY STATEMENT

409 Fennell Boulevard Lady Lake, Florida 32159 - Office Hours 7:30 am – 6:00 pm, Monday - Thursday (Excluding holidays)
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| | |
|------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-25304 |
| SERVICE ADDRESS: | 100 HAMMOCK OAKS BLVD |
| CYCLE: | 01-29 |
| BILLING DATE: | 3/26/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|------------|------------------------|
| PREVIOUS BALANCE: | \$2,757.05 | |
| PAYMENTS: | \$2,757.05 | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$249.63 | DUE BY 4/20/26 |
| TOTAL BALANCE DUE: | \$249.63 | |

(See reverse side of statement for payment options)

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SERVICE DETAILS

SERVICE PERIOD: 2/05/26 to 3/05/26
SERVICE DAYS: 28 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 12846 | 12846 | 0 |

CURRENT CHARGES

| | |
|------------------------------|-----------------|
| RECLAIMED WATER | \$235.50 |
| COMMERCIAL WATER TAX | \$14.13 |
| TOTAL CURRENT CHARGES | \$249.63 |

TOWN NEWS AND NOTES

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409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

Changes in billing address

Enroll for Auto Bank Draft

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

| PAYMENT COUPON | | |
|--------------------|--------------|------------------------|
| ACCOUNT NUMBER: | 219955-25304 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$249.63 | DUE BY 4/20/26 |
| TOTAL AMOUNT DUE: | \$249.63 | |
| ENTER PAID AMOUNT: | | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158





TOWN OF LADY LAKE UTILITY STATEMENT

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| | |
|------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-25648 |
| SERVICE ADDRESS: | 344 HAMMOCK OAKS BLVD |
| CYCLE: | 01-29 |
| BILLING DATE: | 3/26/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|------------|------------------------|
| PREVIOUS BALANCE: | \$1,197.36 | |
| PAYMENTS: | \$1,197.36 | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$16.64 | DUE BY 4/20/26 |
| TOTAL BALANCE DUE: | \$16.64 | |

(See reverse side of statement for payment options)

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SERVICE DETAILS

SERVICE PERIOD: 2/05/26 to 3/05/26
SERVICE DAYS: 28 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 6979 | 6979 | 0 |

CURRENT CHARGES

| | |
|------------------------------|----------------|
| RECLAIMED WATER | \$15.70 |
| COMMERCIAL WATER TAX | \$0.94 |
| TOTAL CURRENT CHARGES | \$16.64 |

TOWN NEWS AND NOTES

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409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

Changes in billing address

Enroll for Auto Bank Draft

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

| PAYMENT COUPON | | |
|--------------------|--------------|------------------------|
| ACCOUNT NUMBER: | 219955-25648 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$16.64 | DUE BY 4/20/26 |
| TOTAL AMOUNT DUE: | \$16.64 | |
| ENTER PAID AMOUNT: | | |

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TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158





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| | |
|------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-25786 |
| SERVICE ADDRESS: | 220 HAMMOCK OAKS BLVD |
| CYCLE: | 01-29 |
| BILLING DATE: | 3/26/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|------------|------------------------|
| PREVIOUS BALANCE: | \$1,738.84 | |
| PAYMENTS: | \$1,738.84 | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$506.65 | DUE BY 4/20/26 |
| TOTAL BALANCE DUE: | \$506.65 | |

(See reverse side of statement for payment options)

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SERVICE DETAILS

SERVICE PERIOD: 2/05/26 to 3/05/26
SERVICE DAYS: 28 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| WA | 911 | 818 | 93 |

CURRENT CHARGES

| | | |
|------------------------------|------|-----------------|
| BILLING CHARGE | | \$4.43 |
| FACILITIES CHARGE | | \$12.97 |
| VOLUME CHG 0-3000 | 3.0 | \$10.17 |
| VOLUME CHG 3001-7000 | 4.0 | \$16.96 |
| VOLUME CHG 7000&OVER | 86.0 | \$433.44 |
| COMMERCIAL WATER TAX | | \$28.68 |
| TOTAL CURRENT CHARGES | | \$506.65 |

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409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

Changes in billing address

Enroll for Auto Bank Draft

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

| PAYMENT COUPON | | |
|--------------------|--------------|------------------------|
| ACCOUNT NUMBER: | 219955-25786 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$506.65 | DUE BY 4/20/26 |
| TOTAL AMOUNT DUE: | \$506.65 | |
| ENTER PAID AMOUNT: | | |

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TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158





TOWN OF LADY LAKE UTILITY STATEMENT

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| | |
|------------------|------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-25844 |
| SERVICE ADDRESS: | 840 SUNSHOWER DR |
| CYCLE: | 01-30 |
| BILLING DATE: | 3/26/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|------------|------------------------|
| PREVIOUS BALANCE: | \$3,429.10 | |
| PAYMENTS: | \$3,429.10 | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$1,201.83 | DUE BY 4/20/26 |
| TOTAL BALANCE DUE: | \$1,201.83 | |

(See reverse side of statement for payment options)

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SERVICE DETAILS

SERVICE PERIOD: 2/05/26 to 3/05/26
SERVICE DAYS: 28 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 515 | 397 | 118 |
| WA | 0 | 0 | 0 |
| WA | 1 | 1 | 0 |

CURRENT CHARGES

| | | |
|------------------------------|-------|-------------------|
| BILLING CHARGE | | \$8.86 |
| FACILITIES CHARGE | | \$220.49 |
| BILLING CHARGE | | \$4.43 |
| FACILITIES CHARGE | | \$318.92 |
| RECLAIMED WATER | 118.0 | \$599.40 |
| COMMERCIAL WATER TAX | | \$49.73 |
| TOTAL CURRENT CHARGES | | \$1,201.83 |

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409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

Changes in billing address

Enroll for Auto Bank Draft

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

| PAYMENT COUPON | | |
|--------------------|--------------|------------------------|
| ACCOUNT NUMBER: | 219955-25844 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$1,201.83 | DUE BY 4/20/26 |
| TOTAL AMOUNT DUE: | \$1,201.83 | |
| ENTER PAID AMOUNT: | | |

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TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158





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| | |
|------------------|------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-26026 |
| SERVICE ADDRESS: | 703 SUNSHOWER DR |
| CYCLE: | 01-30 |
| BILLING DATE: | 3/26/26 |

| ACCOUNT BALANCE SUMMARY | |
|-------------------------|-------------------------------|
| PREVIOUS BALANCE: | \$12,300.30 |
| PAYMENTS: | \$12,300.30 |
| ADJUSTMENTS: | \$0.00 |
| PAST DUE BALANCE: | \$0.00 DUE BY 04/06/26 |
| CURRENT CHARGES: | \$2,869.69 DUE BY 4/20/26 |
| TOTAL BALANCE DUE: | \$2,869.69 |

(See reverse side of statement for payment options)

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SERVICE DETAILS

SERVICE PERIOD: 2/05/26 to 3/05/26
SERVICE DAYS: 28 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 3809 | 3268 | 541 |

CURRENT CHARGES

| | | |
|------------------------------|-------|-------------------|
| RECLAIMED WATER | 541.0 | \$2,707.25 |
| COMMERCIAL WATER TAX | | \$162.44 |
| TOTAL CURRENT CHARGES | | \$2,869.69 |

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409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

Changes in billing address

Enroll for Auto Bank Draft

| PAYMENT COUPON | |
|--------------------|-------------------------------|
| ACCOUNT NUMBER: | 219955-26026 |
| PAST DUE BALANCE: | \$0.00 DUE BY 04/06/26 |
| CURRENT CHARGES: | \$2,869.69 DUE BY 4/20/26 |
| TOTAL AMOUNT DUE: | \$2,869.69 |
| ENTER PAID AMOUNT: | |

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TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232





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| | |
|------------------|------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-26030 |
| SERVICE ADDRESS: | 751 MUHLY WAY |
| CYCLE: | 01-30 |
| BILLING DATE: | 3/26/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|---------------|------------------------|
| PREVIOUS BALANCE: | \$192.61 | |
| PAYMENTS: | \$192.61 CR | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$199.70 | DUE BY 4/20/26 |
| TOTAL BALANCE DUE: | \$199.70 | |

(See reverse side of statement for payment options)

Thank you for your prompt payment.

Payments received after 6 pm are posted the next business day. A Late fee of \$10.00 will be assessed if your payment is not received by 6 pm on the due date.

SERVICE DETAILS

SERVICE PERIOD: 2/05/26 to 3/05/26
SERVICE DAYS: 28 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 13 | 13 | 0 |

CURRENT CHARGES

| | |
|------------------------------|-----------------|
| RECLAIMED WATER | \$188.40 |
| COMMERCIAL WATER TAX | \$11.30 |
| TOTAL CURRENT CHARGES | \$199.70 |

TOWN NEWS AND NOTES

This is your final notice if you have a past due balance. All past due balances over \$10 must be paid by 6pm on Mon. April 6nd to avoid shut off on Tues. April 7rd.

To make payments online with your debit or credit card go to our website: ladylakefl.gov
Bank draft is also available.

To make a payment by phone call 1-888-970-1327.

April is water conservation month. Practice conserving water all year round.

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. WHEN PAYING IN PERSON, PLEASE BRING BOTH PORTIONS OF THIS BILL.



409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

Changes in billing address

Enroll for Auto Bank Draft

| PAYMENT COUPON | | |
|--------------------|---------------|------------------------|
| ACCOUNT NUMBER: | 219955-26030 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 04/06/26 |
| CURRENT CHARGES: | \$199.70 | DUE BY 4/20/26 |
| TOTAL AMOUNT DUE: | \$199.70 | |
| ENTER PAID AMOUNT: | | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232





12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 197312

| Date | PO# |
|----------|--------|
| 03/25/26 | |
| Due Date | Terms |
| 4/24/26 | Net 30 |

| BILL TO |
|--|
| Hammock Oaks CDD (OCA) |
| Rizzetta & Company Community Development District (CDD) P.O. Box 32414 Charlotte, NC 28232 |

| Property Address |
|--|
| Hammock Oaks CDD (OCA) Hwy 466 & Cherry Lake Rd. Lady Lake, FL |

| Item | Amount |
|------|--------|
|------|--------|

Job # 221990 - Hammock Oaks CDD - Mainline repair on rolling acres 3/24/2026

Dug up and repaired cracked male adapter in valve pit on rolling acres

Dug up valves exposed pipe and rebuilt assembly

| | | | | |
|-------------------------------------|----------|---------|----------|----------|
| Irrigation Repair | | | | \$193.50 |
| Labor - Ocala Irrigation (2 person) | 2.00 Hrs | \$95.00 | \$190.00 | |
| Misc Material Costs | 1.00 ea | \$3.50 | \$3.50 | |

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

| | |
|--------------------|-----------------|
| Subtotal | \$193.50 |
| Sales Tax | \$0.00 |
| Total | \$193.50 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$193.50 |

p (904) 829-9255 | f
www.unitedlandservices.com

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

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

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

Operation and Maintenance Expenditures May 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$100,287.85**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hammock Oaks Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|----------------|-------------------------|--|-----------------------|
| Arbitrage Rebate Counselors, LLC | 300134 | 643-051226 S2025 | Arbitrage Rebate 04/08/25-04/08/26 | \$ 400.00 |
| Doggy Duty, LLC | 300127 | INV124 | Dog Waste Station Supplies & Maintenance 04/26 | \$ 400.00 |
| Doggy Duty, LLC | 300135 | INV139 | Dog Waste Station Supplies & Maintenance 05/26 | \$ 400.00 |
| Egis Insurance Advisors, LLC | 300136 | 32423 | Prorated Property Insurance Eff 03/16/26 | \$ 6,927.00 |
| F Peter Williams | 300141 | PW051126-643 | Board of Supervisors Meeting 05/11/26 | \$ 200.00 |
| F Peter Williams | 300141 | PW051226-643 Mileage | Mileage Reimbursement 05/26 | \$ 29.37 |
| FirstService Residential Florida, Inc. | 300130 | 11147264 | Management Services 05/26 | \$ 992.00 |
| Florida Department of Health in Lake County | 300137 | 35-BID-8504493 | Pool Permit 04/26 | \$ 350.00 |
| Gregory A Beliveau | 300142 | GB051126-643 | Board of Supervisors Meeting 05/11/26 | \$ 200.00 |
| Kutak Rock, LLP | 300131 | 3732763 | Legal Services 03/26 | \$ 2,835.00 |
| Kutak Rock, LLP | 300131 | 3732764 | Legal Services - Litigation 03/26 | \$ 337.50 |
| MKA International, Inc. | 300138 | 1255898 | Steet Lights 04/26 | \$ 191.00 |

Hammock Oaks Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|------------------------------|----------------|---------------------------|--------------------------------|-----------------------|
| Pillars Group LLC | 300140 | 00426 | Janitorial Services 04/26 | \$ 1,650.00 |
| Regions Bank Corporate Trust | 300132 | 130761 | Trustee Fees S2024 05/26 | \$ 3,750.00 |
| Resort Pool Services | 300139 | 31756 | Pool Maintenance 05/26 | \$ 2,400.00 |
| Rizzetta & Company, Inc. | 300129 | INV0000109189 | District Management Fees 05/26 | \$ 6,403.58 |
| SECO Energy | 20260527-1 | 9612376802-051826 ACH | Electric Services 05/26 | \$ 641.00 |
| SK Hammock Oaks LLC | 300133 | 643-050826 | Developer Reimbursement 05/26 | \$ 41,333.88 |
| Town of Lady Lake Utility | 20250507-1 | 21995524968-042926 ACH | Water Services 03/26 | \$ 1,643.00 |
| Town of Lady Lake Utility | 20250507-1 | 21995525168-042926 ACH | Water Services 03/26 | \$ 87.19 |
| Town of Lady Lake Utility | 20250507-1 | 21995525304-042926 ACH | Water Services 03/26 | \$ 249.63 |
| Town of Lady Lake Utility | 20250507-1 | 21995525648-042926 ACH | Water Services 03/26 | \$ 1,170.72 |
| Town of Lady Lake Utility | 20250507-1 | 21995525786-042926 ACH | Water Services 03/26 | \$ 661.58 |
| Town of Lady Lake Utility | 20250507-1 | 21995525820-022526 ACH | Water Services 01/26 | \$ 65.80 |

Hammock Oaks Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

| <u>Vendor Name</u> | <u>Check #</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------------|----------------|-----------------------|-----------------------------|-----------------------------|
| Town of Lady Lake Utility | 20250507-1 | 21995526026-042926 | Water Services 03/26 ACH | \$ 3,892.37 |
| Town of Lady Lake Utility | 20250507-1 | 21995526030-042926 | Water Services 03/26 ACH | \$ 199.70 |
| United Land Services | 300128 | 198705 | Landscape Maintenance 04/26 | \$ <u>22,877.53</u> |
| Report Total | | | | \$ <u>100,287.85</u> |

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

May 12, 2026

Board of Supervisors
Hammock Oaks Community Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$17,700,000 Special Assessment Bonds, Series 2025
(Assessment Area Three)
Annual Arbitrage Report for the period April 8, 2025 to April 8, 2026

INVOICE

Preparation of Annual Arbitrage Report for
Hammock Oaks Community Development District
(Town of Lady Lake, Florida),
\$17,700,000 Special Assessment Bonds, Series 2025.....\$400.00



Reference: #INV124
Date: 2026-04-14

Bill To:
Hammock Oaks CDD
3434 Colwell Ave Suite 200, Tampa, FL 33614
Phone: 8139941001
Email: rizzettacddinvoices@avidbill.com

Services

| Name of the Service | Rate | Quantity | Amount |
|---|----------|----------|----------|
| Service of Pet Waste Station | \$12.5 | 24 | \$300.00 |
| Garbage Bins | \$12.5 | 8 | \$100.00 |
| Replacement of 10 Gal. Bin | \$150.00 | 0 | \$0.00 |
| Hand Sanitizer Bottle Refill | \$2.50 | 0 | \$0.00 |
| Pet Waste Station Dispenser Bag Refills (200 rolls) | \$8.50 | 0 | \$0.00 |
| 40 Gal Trash Bag | \$0.5 | 0 | \$0.00 |
| Tax (7%) | — | — | \$0.00 |

Amount due:

\$400.00

status: paid



Reference: #INV139
Date: 2026-05-13

Bill To:
Hammock Oaks CDD
3434 Colwell Ave Suite 200, Tampa, FL 33614
Phone: 8139941001
Email: rizzettacddinvoices@avidbill.com

Services

| Name of the Service | Rate | Quantity | Amount |
|---|----------|----------|----------|
| Service of Pet Waste Station | \$12.5 | 24 | \$300.00 |
| Garbage Bins | \$12.5 | 8 | \$100.00 |
| Replacement of 10 Gal. Bin | \$150.00 | 0 | \$0.00 |
| Hand Sanitizer Bottle Refill | \$2.50 | 0 | \$0.00 |
| Pet Waste Station Dispenser Bag Refills (200 rolls) | \$8.50 | 0 | \$0.00 |
| 40 Gal Trash Bag | \$0.5 | 0 | \$0.00 |
| Tax (7%) | — | — | \$0.00 |

Amount due:

\$400.00

status: pending

INVOICE



| | |
|-------------------------|---|
| Customer | Hammock Oaks Community Development District |
| Acct # | 1235 |
| Date | 05/18/2026 |
| Customer Service | Dionna Humphery |
| Page | 1 of 1 |

Hammock Oaks Community Development District
 c/o Rizzetta & Company
 3434 Colwell Ave, Ste.200
 Tampa, FL 33614

| Payment Information | |
|------------------------|---------------|
| Invoice Summary | \$ 6,927.00 |
| Payment Amount | |
| Payment for: | Invoice#32423 |
| 100125901 | |

Thank You

Please detach and return with payment



Customer: Hammock Oaks Community Development District

| Invoice | Effective | Transaction | Description | Amount |
|---------|------------|---------------|---|----------|
| 32423 | 03/16/2026 | Policy change | Policy #100125901 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Add PROP & IM Due Date: 5/18/2026 | 6,927.00 |

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

| Total | |
|-------|----------|
| \$ | 6,927.00 |

Thank You

| | | |
|--|--|-------------|
| Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555 | (321)233-9939 accounting@egisadvisors.com | Date |
| | | 05/18/2026 |

HAMMOCK OAKS CDD

Meeting Date: May 11, 2026

SUPERVISOR PAY REQUEST

| Name of Board Supervisor | Check if Paid |
|--------------------------|-------------------------------------|
| Bill Fife* | <input type="checkbox"/> |
| Stephanie Vaughn * | <input type="checkbox"/> |
| Greg Beliveau | <input checked="" type="checkbox"/> |
| Owen Budorick * | <input type="checkbox"/> |
| Pete Williams | <input checked="" type="checkbox"/> |
| | |

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

| | |
|---------------------------------|------------|
| Meeting Start Time: | 1:04 pm |
| Meeting End Time: | 1:42 pm |
| Total Meeting Time: | 38 minutes |
| Time Over <u>0</u> (3) Hours: | <u>0</u> 0 |
| Total at \$400 per Hour: | \$0.00 |

ADDITIONAL OR CONTINUED MEETING TIMECARD

| | |
|----------------------------------|----------|
| Meeting Date: | <u>0</u> |
| Additional or Continued Meeting? | <u>0</u> |
| Total Meeting Time: | <u>0</u> |
| Total at \$400 per Hour: | \$0.00 |
| Business Mileage Round Trip | <u>0</u> |
| IRS Rate per Mile | \$0.700 |
| Mileage to Charge | \$0.00 |

DM Signature



| Mileage Reimbursement Pete Williams from Hammock Oaks CDD | | | |
|---|---------|---------|---------|
| Date | Mileage | Rate | Owed |
| 11-May-26 | 40.51 | \$0.725 | 29.37 |
| | | | |
| | | | |
| Totals | | | \$29.37 |

Mileage when Twisted, Hammock and Grace 142.00

| Do Not Meet | | % | Amount |
|-----------------------------|-------|---------|--------|
| Winding Oaks | 71 | 27.32% | 43.60 |
| To Twisted | 15.3 | | |
| Twisted Oaks | | | |
| to Hammock | | | |
| and Grace | 6.9 | 21.92% | 34.98 |
| Hammock Oaks Grace Grove Re | | 25.38% | 40.51 |
| Grace Grove | 66.4 | 25.38% | 40.51 |
| Total | 159.6 | 100.00% | 159.60 |

NOTE: PERCENTAGEIS BASED ON EACHS CONTRIBNTION TO A ONE WAY TOTAL OF 260 WITH ALL ADDEI



INVOICE

Invoice Number 11147264
Invoice Date 5/1/2026
Terms 15 ePay ACH BP
Service Period 5/1/2026
Customer 100-ORFY

Invoice Type MGFEE
Account # MGF-ORFY
Total Amount Due: \$992.00

Hammock Oaks Community Development District

C/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
LHayes@rizzetta.com; DKronick@rizzetta.com;

| Description | Total |
|--|----------|
| Maintenance Douglas Hill Drive and Trastevere Street Lady Lake, FL 32159 | \$992.00 |

| | |
|--------------|-----------------|
| Subtotal | \$992.00 |
| Tax | \$0.00 |
| Total | \$992.00 |



RECEIVED
MAY - 8 2021

Florida Department of Health
in Lake County



35-BID-8504493

Notification of Fees Due

Permit Number
35-60-2898683

Fee Amount: \$350.00
Previous Balance: \$0.00
Total Amount Due: \$350.00

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Payment Due Date: 06/30/2026 or Upon Receipt

Mail To: Hammock Oaks CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Hammock Oaks CDD
Location: 220 County Road 466
Lady Lake, FL 32159
Pool Volume: 106,216 gallons
Bathing Load: 80
Flow Rate: 400

Owner Information:

Name: Hammock Oaks CDD
Address: 3434 Colwell Avenue, Suite 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 994-1001 Work Phone: (813) 994-1001

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

I authorize Florida Department of Health in Lake County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Signature _____ Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com
Permit Number: 35-60-2898683 Bill ID: 35-BID-8504493
Billing Questions call DOH-Lake at: (352) 253-6130
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Lake County
ATTN: FDOH-Lake Environmental Health
PO Box 1305
Tavares, FL 32778

[Please RETURN invoice with your payment]

Batch Billing ID:113126

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Hammock Oaks CDD

Rizzetta & Company

Ste. 200

3434 Colwell Avenue

Tampa, FL 33614

Invoice No. 3732763

33323-1

Re: General Counsel

For Professional Legal Services Rendered

| | | | | |
|----------|--------------|------|--------|---|
| 03/01/26 | J. Earlywine | 0.50 | 162.50 | Review and revise acquisition package for amenity; email regarding same |
| 03/01/26 | K. Ibarra | 1.20 | 270.00 | Prepare documents related to acquisition of amenity center improvements, related special warranty deed and bill of sale for wall improvements |
| 03/02/26 | K. Ibarra | 0.30 | 67.50 | Prepare documents related to acquisition of amenity center improvements, related special warranty deed and bill of sale for wall improvements |
| 03/04/26 | K. Ibarra | 1.30 | 292.50 | Prepare documents related to acquisition of amenity center improvements |
| 03/04/26 | A. Ligas | 1.00 | 275.00 | Prepare acquisition of assessment area three improvements |
| 03/09/26 | J. Earlywine | 0.50 | 162.50 | Prepare for and attend Board meeting; follow-up |

KUTAK ROCK LLP

Hammock Oaks CDD
April 28, 2026
Client Matter No. 33323-1
Invoice No. 3732763
Page 2

| | | | | |
|-------------|--------------|-------|--------|---|
| 03/11/26 | K. Ibarra | 0.50 | 112.50 | Correspondence with developer regarding status of amenity center acquisition; prepare bill of sale for wall improvements |
| 03/12/26 | K. Ibarra | 0.80 | 180.00 | Prepare documents related to acquisition of amenity center improvements |
| 03/17/26 | J. Earlywine | 0.20 | 65.00 | Email regarding plat revision |
| 03/17/26 | K. Ibarra | 0.30 | 67.50 | Prepare documents related to acquisition of amenity center improvements |
| 03/18/26 | J. Earlywine | 0.40 | 130.00 | Review revised plat comments; email regarding same |
| 03/18/26 | J. Earlywine | 0.70 | 227.50 | Update amenity and parking rules; email regarding same |
| 03/20/26 | K. Ibarra | 0.30 | 67.50 | Prepare documents related to acquisition of amenity center |
| 03/26/26 | K. Ibarra | 0.90 | 202.50 | Prepare bill of sale for phase 2C wall improvements, acquisition of amenity center improvements, and landowner election resolution |
| 03/28/26 | J. Earlywine | 1.40 | 455.00 | Email regarding parking agreement; review agenda and open items; email regarding same; analyze and prepare comments on Reserve 3A plat; analyze and prepare comments on Hammock 3A plat |
| 03/30/26 | J. Earlywine | 0.20 | 65.00 | Email regarding internal roads and parking |
| TOTAL HOURS | | 10.50 | | |

KUTAK ROCK LLP

Hammock Oaks CDD

April 28, 2026

Client Matter No. 33323-1

Invoice No. 3732763

Page 3

TOTAL FOR SERVICES RENDERED \$2,802.50

DISBURSEMENTS

Filing and Court Fees 32.50

TOTAL DISBURSEMENTS 32.50

TOTAL CURRENT AMOUNT DUE \$2,835.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Hammock Oaks CDD

Rizzetta & Company

Ste. 200

3434 Colwell Avenue

Tampa, FL 33614

Invoice No. 3732764

33323-9

Re: RET Litigation Matter

For Professional Legal Services Rendered

| | | | | |
|----------|--------|------|--------|--|
| 03/09/26 | J. Cox | 0.20 | 135.00 | Review engineering analysis of proposed replacement fixture |
| 03/31/26 | J. Cox | 0.30 | 202.50 | Prepare audit letter disclosure including details regarding specific contract, letters and actions taken |

TOTAL HOURS 0.50

TOTAL FOR SERVICES RENDERED \$337.50

TOTAL CURRENT AMOUNT DUE \$337.50

MKA International, Inc.

Construction Consultants & Engineers
100% Employee Owned Company

100 PRINGLE AVENUE, SUITE 490
WALNUT CREEK, CA 94596
[T] 925.934.3235
[TOLL FREE] 800.822.6624
WWW.MKAINC.COM

Fed ID No. 84-0917753

INVOICE

Hammock Oaks CDD
c/o Rizzetta & Company
3434 Colwell Avenue, Unit 200
Tampa, FL 33614
Attention: Lynn Hayes

Invoice No.: 1255898
Invoice Date: April 26, 2026
MKA Project No.: 2025.2675
MKA Project Manager: Blake Tuomy

Consulting Services Rendered: Hammock Oaks Community Development District v. Recovered Energy Technologies USA, Inc.

Professional Services:

| | | | | |
|------------------|-----|-------|---------------|------------------|
| Rader, Marc E. | 0.4 | Hr. @ | \$335.00 /Hr. | 134.00 |
| Support Services | 0.6 | Hr. @ | \$95.00 /Hr. | 57.00 |
| <i>Subtotal:</i> | | | | <u>191.00</u> |
| Total | | | | \$ 191.00 |

Apportionment:

| <u>Payer Name</u> | <u>Reference No</u> | <u>Claim No</u> | <u>Policy No</u> | <u>Percentage</u> |
|--------------------|---------------------|-----------------|------------------|-------------------|
| Rizzetta & Company | | | | 100 % |

Case Name: Hammock Oaks Community Development District v. Recovered Energy Technologies USA, Inc.
Client Represents: Hammock Oaks Community Development District, Plaintiff

Remit Checks To:
MKA International, Inc.
100 Pringle Avenue, Suite 490
Walnut Creek, CA 94596

Send Wire/ACH Detail to: MKAAar@mkainc.com

Payment can also be made by credit card. Note that there is an administration fee added to the invoice amount of up to 3% for this method of payment. Please let your MKA contact know if you would like to pay by credit card and a secure link will be provided.





Invoice #00426

Pillars Group LLC
300 N New York Ave #265
Winter Park, Fl. 32789

Date: 5/20/2026

| DATE | DESCRIPTION OF SERVICE | AMOUNT |
|---------------------|--|--------|
| 3/26/2026-4/26/2026 | Janitorial, Pet Waste and Debris Removal 220 Hammock Oaks Blvd | \$1650 |

Bill To:

Hammock Oaks CDD
C/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

WE APPRECIATE YOUR BUSINESS!

TOTAL: \$1650



RECEIVED
MAY - 8 2026

Invoice # 130761

BI # 14777

04/30/2026

BY:

HAMMOCK OAKS CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE #200
TAMPA FL 33614

HAMMOCK OAKS COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS SERIES
2024 (ASSESSMENT AREA TWO)

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 06/01/2026

ANNUAL FEE

\$3,750.00

Total Due: \$3,750.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

Thank you for choosing Regions Bank

14777

Due Date 06/01/2026

Amount Due \$3,750.00

Reference Invoice 130761

Please contact your administrator with any questions or concerns.

JANET RICARDO

904-565-7973

Regions Bank Corporate Trust Operations, 2050 Parkway Office Circle, 6th Floor, Birmingham Alabama 35244

INVOICE

Resort Pool Services DBA
14711 Henson Rd
Orlando, FL 32832-6535

resortinvoice@gmail.com
+1 (321) 689-6210



Bill to
Hammock Oaks

Invoice details

Invoice no.: 31756
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|--------------|------|------------------------------|----------------------|-----|------------|-------------------|
| 1. | | Contract Pool Service | Monthly Pool Service | 1 | \$2,400.00 | \$2,400.00 |
| Total | | | | | | \$2,400.00 |

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 5/2/2026 | INV0000109189 |

Bill To:

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

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| May | Upon Receipt | 00643 |

| Description | Qty | Rate | Amount |
|--|------|------------|------------|
| Accounting Services | 1.00 | \$1,697.42 | \$1,697.42 |
| Administrative Services | 1.00 | \$371.33 | \$371.33 |
| Dissemination Services | 1.00 | \$250.00 | \$250.00 |
| Bond Amortization Schedules | 1.00 | \$1,200.00 | \$1,200.00 |
| Financial & Revenue Collections Services | 1.00 | \$318.25 | \$318.25 |
| Landscape Consulting Services | 1.00 | \$600.00 | \$600.00 |
| Management Services | 1.00 | \$1,856.58 | \$1,856.58 |
| Website Compliance & Management | 1.00 | \$110.00 | \$110.00 |
| Subtotal | | | \$6,403.58 |
| Total | | | \$6,403.58 |



SECO ENERGY
 P.O. BOX 301
 SUMTERVILLE, FLORIDA
 33585-0301
 (352) 793-3801

09101

Bills are due and payable by the due date shown on the bill.
 Bills not paid by the due date are subject to a late payment fee.



ITEMIZED STATEMENT OF SERVICES

HAMMOCK OAKS CDD
 PO BOX 32414
 CHARLOTTE NC 28232-0000

| | | | | | |
|--|---|-----------------------------|--------------------|-----------------------------------|----------------------|
| ACCOUNT NUMBER 9612376802 | | METER NUMBER H1637291461 | | MAP NUMBER 3749 C3 72166 64861 | |
| OFFICE SDO | METER READINGS CURRENT 27991 PRIOR 24132 | | KWH USED 3859 | | RATE SCHEDULE GS3 |
| USAGE PERIOD 04/15/2026 TO 05/14/2026 | | | DAYS SERVICE 29 | CONSTANT 1.0 | |
| POWER COST ADJUSTMENT (PER KWH) -0.00300 TRUSTEE DISTRICT 6 | | | | | |

=== SPECIAL MESSAGE ===
 NEXT READING DATE: 06/15/2026
 CURRENT DUE DATE: 06/02/2026

SEE REVERSE TO ENROLL IN SMARTHUB &
 STORMCENTER OUTAGE REPORTING.

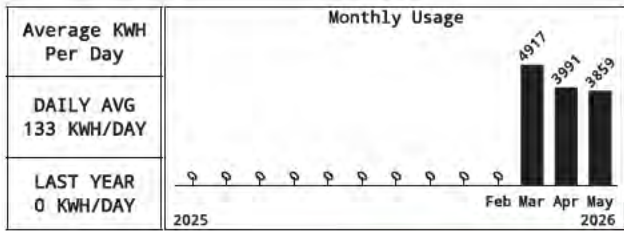
Atlantic hurricane season begins June 1 - prepare your home and family for the possibility of hurricanes and tropical storms. Find our Hurricane Handbook at SECOEnergy.com.

PAYMENT RECEIVED 603.00-

=== CURRENT CHARGES ===

| | |
|-----------------------|--------|
| ELECTRIC CHARGE | 535.05 |
| HOT BUCKS - PCA | 11.58- |
| STATE TAX | 45.24 |
| MUNICIPAL TAX | 25.97 |
| FRANCHISE FEE | 31.41 |
| 2.5625% GROSS RCT TAX | 14.22 |
| SECO FOUNDATION | 0.69 |

=== ENERGY INFORMATION ===
 ELECTRIC CHG = CUST CHG + ENERGY CHG
 CUSTOMER CHG \$1.75 per Day
 ENERGY CHG 0.125500 PER KWH USED



PLEASE PAY AMOUNT DUE \$641.00

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY
 P.O. BOX 301
 SUMTERVILLE, FLORIDA
 33585-0301
 (352) 793-3801

09101

This date does not extend the date any previous balance is due and payable.

| | |
|------------------------------|---|
| BILLING DATE 05/18/2026 | DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY: 06/02/2026 |
| ACCOUNT NUMBER 9612376802 | AMOUNT DUE 641.00 |

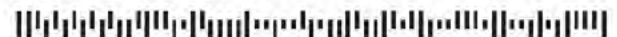


HAMMOCK OAKS CDD
 PO BOX 32414
 CHARLOTTE NC 28232-0000

FOR ADDRESS/RATE CHANGE CHECK HERE
 See reverse side

PLEASE MAKE CHECKS PAYABLE TO:

SECO ENERGY
 P.O. BOX 70997
 CHARLOTTE NC 28272-0997



0909612376802800006410000000000008

TO ENSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT

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

Check Request

Date: 05/08/26

Amount: \$41,333.88

To: SK Hammock Oaks LLC

Address: 105 NE 1st Street
Delray Beach, FL 33444

Reason: To Reimburse the Developer for Duplicate Payments on
Invoices #643-25-03D and #643-25-03C

Requested By: Roxana Quiroz

Code: 001-20705 (Due to Developer)



TOWN OF LADY LAKE UTILITY STATEMENT

409 Fennell Boulevard Lady Lake, Florida 32159 - Office Hours 7:30 am – 6:00 pm, Monday - Thursday (Excluding holidays)
For questions about your statement contact us at: Phone: (352) 751-1525 or email: customer_service@ladylake.org

| | |
|------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-24968 |
| SERVICE ADDRESS: | 784 CLUB CRESSWIND DR |
| CYCLE: | 01-29 |
| BILLING DATE: | 4/29/26 |

| ACCOUNT BALANCE SUMMARY | |
|-------------------------|---------------------------------|
| PREVIOUS BALANCE: | \$739.93 |
| PAYMENTS: | \$0.00 |
| ADJUSTMENTS: | \$10.00 |
| PAST DUE BALANCE: | \$749.93 DUE BY 05/04/26 |
| CURRENT CHARGES: | \$1,643.00 DUE BY 5/20/26 |
| TOTAL BALANCE DUE: | \$2,392.93 |

SERVICE DETAILS

SERVICE PERIOD: 3/05/26 to 4/09/26
SERVICE DAYS: 35 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 8386 | 7928 | 458 |

CURRENT CHARGES

| | | |
|------------------------------|-------|-------------------|
| RECLAIMED WATER | 458.0 | \$1,550.00 |
| RESIDENT WATER TAX | | \$93.00 |
| TOTAL CURRENT CHARGES | | \$1,643.00 |

(See reverse side of statement for payment options)

THIS IS YOUR FINAL NOTICE. THE PAST DUE BALANCE OF 749.93 IS SUBJECT TO DISCONNECTION ON 05/05/26

IF THE PAST DUE BALANCE IS NOT RECEIVED BY 6 PM IN THE UTILITIES OFFICE PRIOR TO DISCONNECT DAY, A RECONNECT FEE OF \$40 WILL BE ASSESSED (\$55 AFTER HOURS) EVEN IF SERVICE IS NOT INTERRUPTED.

TOWN NEWS AND NOTES

This is your final notice if you have a past due balance. All past due balances over \$10 must be paid by 6pm on Mon. May 4th to avoid shut off on Tues. May 5th. To make payments online with your debit or credit card go to our website: ladylakefl.gov
Bank draft is also available.

To make a payment by phone call 1-888-970-1327. Our office will be closed on Mon. May 25th in observance of Memorial Day!

Maintain your vehicle regularly to prevent fluid leaks from polluting our water.

YOUR ACCOUNT IS PAST DUE

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. WHEN PAYING IN PERSON, PLEASE BRING BOTH PORTIONS OF THIS BILL.



409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

Changes in billing address

Enroll for Auto Bank Draft

| PAYMENT COUPON | |
|--------------------|---------------------------------|
| ACCOUNT NUMBER: | 219955-24968 |
| PAST DUE BALANCE: | \$749.93 DUE BY 05/04/26 |
| CURRENT CHARGES: | \$1,643.00 DUE BY 5/20/26 |
| TOTAL AMOUNT DUE: | \$2,392.93 |
| ENTER PAID AMOUNT: | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232





TOWN OF LADY LAKE UTILITY STATEMENT

409 Fennell Boulevard Lady Lake, Florida 32159 - Office Hours 7:30 am – 6:00 pm, Monday - Thursday (Excluding holidays)
For questions about your statement contact us at: Phone: (352) 751-1525 or email: customer_service@ladylake.org

| | |
|------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-25168 |
| SERVICE ADDRESS: | 334 HAMMOCK OAKS BLVD |
| CYCLE: | 01-29 |
| BILLING DATE: | 4/29/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|------------|------------------------|
| PREVIOUS BALANCE: | \$87.19 | |
| PAYMENTS: | \$87.19 CR | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$87.19 | DUE BY 5/20/26 |
| TOTAL BALANCE DUE: | \$87.19 | |

SERVICE DETAILS

SERVICE PERIOD: 3/05/26 to 4/09/26
SERVICE DAYS: 35 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| WA | 6 | 6 | 0 |

CURRENT CHARGES

| | |
|------------------------------|----------------|
| BILLING CHARGE | \$4.43 |
| FACILITIES CHARGE | \$77.82 |
| COMMERCIAL WATER TAX | \$4.94 |
| TOTAL CURRENT CHARGES | \$87.19 |

(See reverse side of statement for payment options)

Thank you for your prompt payment.

Payments received after 6 pm are posted the next business day. A Late fee of \$10.00 will be assessed if your payment is not received by 6 pm on the due date.

TOWN NEWS AND NOTES

This is your final notice if you have a past due balance. All past due balances over \$10 must be paid by 6pm on Mon. May 4th to avoid shut off on Tues. May 5th. To make payments online with your debit or credit card go to our website: ladylakefl.gov
Bank draft is also available.
To make a payment by phone call 1-888-970-1327.
Our office will be closed on Mon. May 25th in observance of Memorial Day!
Maintain your vehicle regularly to prevent fluid leaks from polluting our water.

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. WHEN PAYING IN PERSON, PLEASE BRING BOTH PORTIONS OF THIS BILL.



409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

- Changes in billing address
- Enroll for Auto Bank Draft

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

| PAYMENT COUPON | | |
|--------------------|--------------|------------------------|
| ACCOUNT NUMBER: | 219955-25168 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$87.19 | DUE BY 5/20/26 |
| TOTAL AMOUNT DUE: | \$87.19 | |
| ENTER PAID AMOUNT: | | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158





TOWN OF LADY LAKE UTILITY STATEMENT

409 Fennell Boulevard Lady Lake, Florida 32159 - Office Hours 7:30 am – 6:00 pm, Monday - Thursday (Excluding holidays)
For questions about your statement contact us at: Phone: (352) 751-1525 or email: customer_service@ladylake.org

| | |
|------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-25304 |
| SERVICE ADDRESS: | 100 HAMMOCK OAKS BLVD |
| CYCLE: | 01-29 |
| BILLING DATE: | 4/29/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|---------------|------------------------|
| PREVIOUS BALANCE: | \$249.63 | |
| PAYMENTS: | \$249.63 CR | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$249.63 | DUE BY 5/20/26 |
| TOTAL BALANCE DUE: | \$249.63 | |

(See reverse side of statement for payment options)

Thank you for your prompt payment.

Payments received after 6 pm are posted the next business day. A Late fee of \$10.00 will be assessed if your payment is not received by 6 pm on the due date.

SERVICE DETAILS

SERVICE PERIOD: 3/05/26 to 4/09/26
SERVICE DAYS: 35 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 12846 | 12846 | 0 |

CURRENT CHARGES

| | |
|------------------------------|-----------------|
| RECLAIMED WATER | \$235.50 |
| COMMERCIAL WATER TAX | \$14.13 |
| TOTAL CURRENT CHARGES | \$249.63 |

TOWN NEWS AND NOTES

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Bank draft is also available.
To make a payment by phone call 1-888-970-1327.
Our office will be closed on Mon. May 25th in observance of Memorial Day!
Maintain your vehicle regularly to prevent fluid leaks from polluting our water.

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. WHEN PAYING IN PERSON, PLEASE BRING BOTH PORTIONS OF THIS BILL.



409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

- Changes in billing address
- Enroll for Auto Bank Draft

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

| PAYMENT COUPON | | |
|--------------------|---------------|------------------------|
| ACCOUNT NUMBER: | 219955-25304 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$249.63 | DUE BY 5/20/26 |
| TOTAL AMOUNT DUE: | \$249.63 | |
| ENTER PAID AMOUNT: | | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158





TOWN OF LADY LAKE UTILITY STATEMENT

409 Fennell Boulevard Lady Lake, Florida 32159 - Office Hours 7:30 am – 6:00 pm, Monday - Thursday (Excluding holidays)
For questions about your statement contact us at: Phone: (352) 751-1525 or email: customer_service@ladylake.org

| | |
|------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-25648 |
| SERVICE ADDRESS: | 344 HAMMOCK OAKS BLVD |
| CYCLE: | 01-29 |
| BILLING DATE: | 4/29/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|---------------|------------------------|
| PREVIOUS BALANCE: | \$16.64 | |
| PAYMENTS: | \$16.64 CR | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$1,170.72 | DUE BY 5/20/26 |
| TOTAL BALANCE DUE: | \$1,170.72 | |

(See reverse side of statement for payment options)

Thank you for your prompt payment.

Payments received after 6 pm are posted the next business day. A Late fee of \$10.00 will be assessed if your payment is not received by 6 pm on the due date.

SERVICE DETAILS

SERVICE PERIOD: 3/05/26 to 4/09/26
SERVICE DAYS: 35 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 7304 | 6979 | 325 |

CURRENT CHARGES

| | | |
|------------------------------|-------|-------------------|
| RECLAIMED WATER | 325.0 | \$1,104.45 |
| COMMERCIAL WATER TAX | | \$66.27 |
| TOTAL CURRENT CHARGES | | \$1,170.72 |

TOWN NEWS AND NOTES

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Bank draft is also available.
To make a payment by phone call 1-888-970-1327.
Our office will be closed on Mon. May 25th in observance of Memorial Day!
Maintain your vehicle regularly to prevent fluid leaks from polluting our water.

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. WHEN PAYING IN PERSON, PLEASE BRING BOTH PORTIONS OF THIS BILL.



409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

- Changes in billing address
- Enroll for Auto Bank Draft

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

| PAYMENT COUPON | | |
|--------------------|---------------|------------------------|
| ACCOUNT NUMBER: | 219955-25648 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$1,170.72 | DUE BY 5/20/26 |
| TOTAL AMOUNT DUE: | \$1,170.72 | |
| ENTER PAID AMOUNT: | | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158





TOWN OF LADY LAKE UTILITY STATEMENT

409 Fennell Boulevard Lady Lake, Florida 32159 - Office Hours 7:30 am – 6:00 pm, Monday - Thursday (Excluding holidays)
For questions about your statement contact us at: Phone: (352) 751-1525 or email: customer_service@ladylake.org

| | |
|------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-25786 |
| SERVICE ADDRESS: | 220 HAMMOCK OAKS BLVD |
| CYCLE: | 01-29 |
| BILLING DATE: | 4/29/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|---------------|------------------------|
| PREVIOUS BALANCE: | \$506.65 | |
| PAYMENTS: | \$506.65 CR | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$661.58 | DUE BY 5/20/26 |
| TOTAL BALANCE DUE: | \$661.58 | |

(See reverse side of statement for payment options)

Thank you for your prompt payment.

Payments received after 6 pm are posted the next business day. A Late fee of \$10.00 will be assessed if your payment is not received by 6 pm on the due date.

SERVICE DETAILS

SERVICE PERIOD: 3/05/26 to 4/09/26
SERVICE DAYS: 35 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| WA | 1033 | 911 | 122 |

CURRENT CHARGES

| | | |
|------------------------------|-------|-----------------|
| BILLING CHARGE | | \$4.43 |
| FACILITIES CHARGE | | \$12.97 |
| VOLUME CHG 0-3000 | 3.0 | \$10.17 |
| VOLUME CHG 3001-7000 | 4.0 | \$16.96 |
| VOLUME CHG 7000&OVER | 115.0 | \$579.60 |
| COMMERCIAL WATER TAX | | \$37.45 |
| TOTAL CURRENT CHARGES | | \$661.58 |

TOWN NEWS AND NOTES

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Bank draft is also available.
To make a payment by phone call 1-888-970-1327.
Our office will be closed on Mon. May 25th in observance of Memorial Day!
Maintain your vehicle regularly to prevent fluid leaks from polluting our water.

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. WHEN PAYING IN PERSON, PLEASE BRING BOTH PORTIONS OF THIS BILL.



409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

- Changes in billing address
- Enroll for Auto Bank Draft

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

| PAYMENT COUPON | | |
|--------------------|---------------|------------------------|
| ACCOUNT NUMBER: | 219955-25786 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$661.58 | DUE BY 5/20/26 |
| TOTAL AMOUNT DUE: | \$661.58 | |
| ENTER PAID AMOUNT: | | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158





*** FINAL BILL ***

TOWN OF LADY LAKE UTILITY STATEMENT

409 Fennell Boulevard Lady Lake, Florida 32159 - Office Hours 7:30 am – 6:00 pm, Monday - Thursday (Excluding holidays)
For questions about your statement contact us at: Phone: (352) 751-1525 or email: customer_service@ladylake.org

| | |
|------------------|-----------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-25820 |
| SERVICE ADDRESS: | 780 CLUB CRESSWIND DR |
| CYCLE: | 01-29 |
| BILLING DATE: | 3/25/26 |

| ACCOUNT BALANCE SUMMARY | |
|-------------------------|---------------------------------|
| PREVIOUS BALANCE: | \$147.67 |
| PAYMENTS: | \$0.00 |
| ADJUSTMENTS: | \$0.00 |
| PAST DUE BALANCE: | \$147.67 DUE BY 04/06/26 |
| CURRENT CHARGES: | \$81.87 CR DUE BY 4/20/26 |
| TOTAL BILL DUE: | \$65.80 |

SERVICE DETAILS

SERVICE PERIOD: 2/05/26 to 12/08/25
SERVICE DAYS: 59 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| WA | 0 | 0 | 0 |

CURRENT CHARGES

| | |
|------------------------------|-------------------|
| BILLING CHARGE | \$8.71 CR |
| FACILITIES CHARGE | \$25.51 CR |
| BILLING CHARGE | \$8.71 CR |
| FACILITIES CHARGE | \$36.89 CR |
| COMMERCIAL WATER TAX | \$2.05 CR |
| TOTAL CURRENT CHARGES | \$81.87 CR |

**Account was shown closed and not available.
Per March invoice \$65.80 was past due,
Roxana posted payment on website.**

(See reverse side of statement for payment options)

THIS IS YOUR FINAL NOTICE. THE PAST DUE BALANCE OF 147.67 IS SUBJECT TO DISCONNECTION ON 04/07/26

IF THE PAST DUE BALANCE IS NOT RECEIVED BY 6 PM IN THE UTILITIES OFFICE PRIOR TO DISCONNECT DAY, A RECONNECT FEE OF \$40 WILL BE ASSESSED (\$55 AFTER HOURS) EVEN IF SERVICE IS NOT INTERRUPTED.

TOWN NEWS AND NOTES

This is your final notice if you have a past due balance. All past due balances over \$10 must be paid by 6pm on Mon. April 6nd to avoid shut off on Tues. April 7rd.

To make payments online with your debit or credit card go to our website: ladylakefl.gov
Bank draft is also available.

To make a payment by phone call 1-888-970-1327.

April is water conservation month. Practice conserving water all year round.

YOUR ACCOUNT IS PAST DUE

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. WHEN PAYING IN PERSON, PLEASE BRING BOTH PORTIONS OF THIS BILL.



409 Fennell Boulevard
Lady Lake Florida 32159

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

*** FINAL BILL ***

Check and complete form on back of this coupon:

Changes in billing address

Enroll for Auto Bank Draft

| PAYMENT COUPON | |
|--------------------|---------------------------------|
| ACCOUNT NUMBER: | 219955-25820 |
| PAST DUE BALANCE: | \$147.67 DUE BY 04/06/26 |
| CURRENT CHARGES: | \$81.87 CR DUE BY 4/20/26 |
| TOTAL AMOUNT DUE: | \$65.80 |
| ENTER PAID AMOUNT: | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158

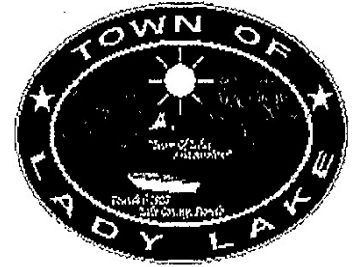


Payment Receipt

Your payment has been accepted.

| | |
|-----------------------|----------------------------|
| Confirmation # | 2389341395 |
| Payment Type | Utility Bill |
| Account # | 219955-25820 |
| Status | Accepted |
| Payment Date | May 1, 2026 – 8:27:06 AM |
| Payment Method | Checking Account *****4901 |
| Payment Amount | \$65.80 |

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA



352-751-1525 FAX: 352-751-1573 www.ladylakefl.gov

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

RE: Account number 219955-25820
(Please return this stub with your payment or write your account number on the check.)

RE: Utility service at 780 CLUB CRESSWIND DR

RE: Account number 219955-25820

Final Utility Account Notice

Dear Customer:

We understand how invoices can be misplaced or not received during the moving process. According to our records we sent you a final bill for the above-mentioned service address. As of today, your payment has not been received.

The current balance on your final account is \$65.80. Please forward your payment to our utility department to avoid further collection action on your account.

You can pay by cash, check or card in our office at 409 Fennell Blvd., Monday thru Thursday 7:30am – 6:00pm. You can also pay online at www.ladylakefl.gov, under services, utilities and then pay your bill online.

If you have any questions regarding this letter or require clarification, please do not hesitate to contact our office at (352) 751-1525. We will be happy to assist you.

Sincerely,

The Town of Lady Lake
Utilities Customer Service Department



TOWN OF LADY LAKE UTILITY STATEMENT

409 Fennell Boulevard Lady Lake, Florida 32159 - Office Hours 7:30 am – 6:00 pm, Monday - Thursday (Excluding holidays)
For questions about your statement contact us at: Phone: (352) 751-1525 or email: customer_service@ladylake.org

| | |
|------------------|------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-26026 |
| SERVICE ADDRESS: | 703 SUNSHOWER DR |
| CYCLE: | 01-30 |
| BILLING DATE: | 4/29/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|------------|------------------------|
| PREVIOUS BALANCE: | \$2,869.69 | |
| PAYMENTS: | \$2,869.69 | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$3,892.37 | DUE BY 5/20/26 |
| TOTAL BALANCE DUE: | \$3,892.37 | |

(See reverse side of statement for payment options)

Thank you for your prompt payment.

Payments received after 6 pm are posted the next business day. A Late fee of \$10.00 will be assessed if your payment is not received by 6 pm on the due date.

SERVICE DETAILS

SERVICE PERIOD: 3/05/26 to 4/09/26
SERVICE DAYS: 35 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 4638 | 3809 | 829 |

CURRENT CHARGES

| | | |
|------------------------------|-------|-------------------|
| RECLAIMED WATER | 829.0 | \$3,672.05 |
| COMMERCIAL WATER TAX | | \$220.32 |
| TOTAL CURRENT CHARGES | | \$3,892.37 |

TOWN NEWS AND NOTES

This is your final notice if you have a past due balance. All past due balances over \$10 must be paid by 6pm on Mon. May 4th to avoid shut off on Tues. May 5th. To make payments online with your debit or credit card go to our website: ladylakefl.gov
Bank draft is also available.
To make a payment by phone call 1-888-970-1327.
Our office will be closed on Mon. May 25th in observance of Memorial Day!
Maintain your vehicle regularly to prevent fluid leaks from polluting our water.

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. WHEN PAYING IN PERSON, PLEASE BRING BOTH PORTIONS OF THIS BILL.



409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

- Changes in billing address
- Enroll for Auto Bank Draft

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232

| PAYMENT COUPON | | |
|--------------------|--------------|------------------------|
| ACCOUNT NUMBER: | 219955-26026 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$3,892.37 | DUE BY 5/20/26 |
| TOTAL AMOUNT DUE: | \$3,892.37 | |
| ENTER PAID AMOUNT: | | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158





TOWN OF LADY LAKE UTILITY STATEMENT

409 Fennell Boulevard Lady Lake, Florida 32159 - Office Hours 7:30 am – 6:00 pm, Monday - Thursday (Excluding holidays)
For questions about your statement contact us at: Phone: (352) 751-1525 or email: customer_service@ladylake.org

| | |
|------------------|------------------|
| CUSTOMER NAME: | HAMMOCK OAKS CDD |
| ACCOUNT NUMBER: | 219955-26030 |
| SERVICE ADDRESS: | 751 MUHLY WAY |
| CYCLE: | 01-30 |
| BILLING DATE: | 4/29/26 |

| ACCOUNT BALANCE SUMMARY | | |
|-------------------------|---------------|------------------------|
| PREVIOUS BALANCE: | \$199.70 | |
| PAYMENTS: | \$199.70 CR | |
| ADJUSTMENTS: | \$0.00 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$199.70 | DUE BY 5/20/26 |
| TOTAL BALANCE DUE: | \$199.70 | |

(See reverse side of statement for payment options)

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SERVICE DETAILS

SERVICE PERIOD: 3/05/26 to 4/09/26
SERVICE DAYS: 35 (USAGE HISTORY LISTED IN THE THOUSANDS)

| SERVICE | CURRENT READING | PREVIOUS READING | USAGE |
|---------|-----------------|------------------|-------|
| RW | 13 | 13 | 0 |

CURRENT CHARGES

| | |
|------------------------------|-----------------|
| RECLAIMED WATER | \$188.40 |
| COMMERCIAL WATER TAX | \$11.30 |
| TOTAL CURRENT CHARGES | \$199.70 |

TOWN NEWS AND NOTES

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Bank draft is also available.
To make a payment by phone call 1-888-970-1327.
Our office will be closed on Mon. May 25th in observance of Memorial Day!
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409 Fennell Boulevard
Lady Lake Florida 32159

Check and complete form on back of this coupon:

- Changes in billing address
- Enroll for Auto Bank Draft

| PAYMENT COUPON | | |
|--------------------|---------------|------------------------|
| ACCOUNT NUMBER: | 219955-26030 | |
| PAST DUE BALANCE: | \$0.00 | DUE BY 05/04/26 |
| CURRENT CHARGES: | \$199.70 | DUE BY 5/20/26 |
| TOTAL AMOUNT DUE: | \$199.70 | |
| ENTER PAID AMOUNT: | | |

Please do not send cash through the mail or drop box. We are not responsible for lost cash. Make checks payable to:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159-3158

HAMMOCK OAKS CDD
ATTN: ROXANA QUIROZ
PO BOX 32414
CHARLOTTE NC 28232





12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 198705

| Date | PO# |
|----------|--------|
| 04/02/26 | |
| Due Date | Terms |
| 5/2/26 | Net 30 |

| BILL TO |
|--|
| Hammock Oaks CDD (OCA) |
| Rizzetta & Company Community Development District (CDD) P.O. Box 32414 Charlotte, NC 28232 |

| Property Address |
|--|
| Hammock Oaks CDD (OCA) Hwy 466 & Cherry Lake Rd. Lady Lake, FL |

| Item | Amount |
|---|-------------|
| Job #209962 - Hammock Oaks CDD Landscape Maintenance April 2026 | \$22,877.53 |

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

| | |
|--------------------|--------------------|
| Subtotal | \$22,877.53 |
| Sales Tax | \$0.00 |
| Total | \$22,877.53 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$22,877.53 |

p (904) 829-9255 | f
www.unitedlandservices.com

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

Tab 3

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.hammockoaks.org

MEMORANDUM

TO: Robert Walpole, **CHW Professional Consultants**
William Fife, **Kolter Land Partners**

FROM: Angela Rushing/Roxana Quiroz
Hammock Oaks Community Development District

DATE: April 14, 2026

RE: Construction Requisition Approval #CUS 131 S2023

Robert, enclosed is (are) construction requisition(s) for the above referenced district. Please review the requisition(s) and upon your approval, sign the designated area(s) and forward the requisition(s) to William Fife.

William, upon your review and approval, sign the designated area(s) and forward the requisition(s) back to the District Office at the e-mail address below for final processing.

arushing@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-5144. Thank you.

NV5, Inc.

\$113,837.47

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.hammockoaks.org

April 14, 2026

RIZZETTA & COMPANY, INC.
Hammock Oaks CDD, Construction Account
Attn: Roxana Quiroz
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

RE: Construction Account
Requisitions for Payment

Dear Roxana:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's Custody Construction Account.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA UPS

| REQUISITION # | PAYEE | AMOUNT |
|----------------------|--------------|---------------|
| CUS 131 | NV5, Inc. | \$113,837.47 |

If you have any questions regarding this request, please do not hesitate to call me at (813) 514-0400. Thank you for your prompt attention to this matter.

Sincerely,
Hammock Oaks Community Development District

Lynn Hayes
District Manager

**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
CUSTODIAL CONSTRUCTION ACCOUNT
SERIES 2023 PROJECT**

The undersigned, a Responsible Officer of Hammock Oaks Community Development District (the "District") hereby submits the following requisition for disbursement:

March 13, 2026

- (A) Requisition Number: **CUS 131**
- (B) Name of Payee: **NV5, Inc.**
11801 Research Drive
Alachua, FL 32615
- (C) Amount Payable: **\$ \$113,837.47**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments: **Invoice(s) #482021, #494127 & #500129 for Project #1550722-0009011.00 for Professional Services from September 28, 2025 to January 31, 2026, #482022, #494129 & #500175 for Project #1550722-0009811.00 for Professional Services from September 28, 2025 to January 31, 2026, #482024, #494131 & #500216 for Project #1550723-0026702.00 for Professional Services from September 28, 2025 to January 31, 2026,**
- (E) Fund or Account from which disbursement to be made: **Hammock Oaks BankUnited Custody Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Custody Account;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

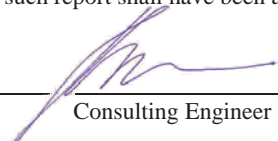
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT


By: _____
Chairman or Vice-Chairman
Board of Supervisors

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

AR Aged

Wednesday, February 18, 2026
11:08:57 AM

Aged as of 2026-02-18

NV5, Inc.

Job-to-Date through 2026-02-28

| Invoice | Date | Current | 31-60 | 61-90 | 91-120 | Over 120 | Balance |
|--|------------|------------------|------------------|-------|------------------|-------------|-------------------|
| Project Number: 1550722-0009011.00 Hammock Oaks - Construction Phase Serviv / Principal: Walpole / Project Manager: McLelland | | | | | | | |
| 000000482021 | 2025-11-07 | | | | 19,465.25 | | 19,465.25 |
| 000000494127 | 2026-01-08 | | 27,543.25 | | | | 27,543.25 |
| 000000500129 | 2026-02-13 | 8,358.50 | | | | | 8,358.50 |
| Total for 1550722-0009011.00 | | 8,358.50 | 27,543.25 | | 19,465.25 | | 55,367.00 |
| Project Number: 1550722-0009811.00 The Reserve at Hammock Oaks - Constructi / Principal: Walpole / Project Manager: McLelland | | | | | | | |
| 000000482022 | 2025-11-07 | | | | 6,879.00 | | 6,879.00 |
| 000000494129 | 2026-01-08 | | 16,959.00 | | | | 16,959.00 |
| 000000500175 | 2026-02-13 | 13,843.75 | | | | | 13,843.75 |
| Total for 1550722-0009811.00 | | 13,843.75 | 16,959.00 | | 6,879.00 | | 37,681.75 |
| Project Number: 1550723-0026702.00 Highlands at Hammock Oaks - CEI / Principal: Walpole / Project Manager: McLelland | | | | | | | |
| 000000482024 | 2025-11-07 | | | | 7,196.22 | | 7,196.22 |
| 000000494131 | 2026-01-08 | | 9,005.00 | | | | 9,005.00 |
| 000000500216 | 2026-02-13 | 4,587.50 | | | | | 4,587.50 |
| Total for 1550723-0026702.00 | | 4,587.50 | 9,005.00 | | 7,196.22 | | 20,788.72 |
| Final Totals (Interest Included) | | 26,789.75 | 53,507.25 | | 33,540.47 | | 113,837.47 |
| Distribution | | 24% | 47% | | 29% | | 100% |
| Interest Totals | | | | | | | |
| Final Totals (Net of Interest) | | 26,789.75 | 53,507.25 | | 33,540.47 | | 113,837.47 |

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

November 07, 2025
Project No: 1550722-0009011.00
Invoice No: 482021
Due Date: December 07, 2025

Project 1550722-0009011.00 Hammock Oaks - Construction Phase Services
October 2025

Professional Services from September 28, 2025 to November 01, 2025

Phase 10 Phase 1A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------------------|---------------|-----------------|
| Project Coordinator | 1.25 | 75.00 | 93.75 | |
| Construction PM/CEI Project Admin | 3.25 | 139.00 | 451.75 | |
| Ecologist I | 5.00 | 100.00 | 500.00 | |
| Totals | 9.50 | | 1,045.50 | |
| Total Labor | | | | 1,045.50 |
| | | Total this Phase | | 1,045.50 |

Phase 11 Phase 1B: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------------------|---------------|---------------|
| Construction PM/CEI Project Admin | .75 | 139.00 | 104.25 | |
| Director of Construction Services | 1.50 | 195.00 | 292.50 | |
| Totals | 2.25 | | 396.75 | |
| Total Labor | | | | 396.75 |
| | | Total this Phase | | 396.75 |

Phase 12 Phase 1C: Construction Phase Services

Professional Personnel

| | Hours | Rate | | Amount |
|-----------------------------------|-------|--------|--|---------------|
| Construction PM/CEI Project Admin | .50 | 139.00 | | 69.50 |
| Director of Construction Services | 1.25 | 195.00 | | 243.75 |
| Totals | 1.75 | | | 313.25 |
| Total Labor | | | | 313.25 |
| Total this Phase | | | | 313.25 |

Phase 15 Phase 2A: Construction Phase Services

Professional Personnel

| | Hours | Rate | | Amount |
|-----------------------------------|-------|--------|--|---------------|
| Project Coordinator | .25 | 75.00 | | 18.75 |
| Construction PM/CEI Project Admin | 3.50 | 139.00 | | 486.50 |
| Director of Construction Services | 1.00 | 195.00 | | 195.00 |
| Totals | 4.75 | | | 700.25 |
| Total Labor | | | | 700.25 |
| Total this Phase | | | | 700.25 |

Phase 17 Phase 2C: Construction Phase Services

Professional Personnel

| | Hours | Rate | | Amount |
|-----------------------------------|-------|--------|--|-----------------|
| Project Coordinator | 4.50 | 75.00 | | 337.50 |
| Construction PM/CEI Project Admin | 3.25 | 139.00 | | 451.75 |
| Inspector | 28.25 | 100.00 | | 2,825.00 |
| Director of Construction Services | 6.50 | 195.00 | | 1,267.50 |
| Totals | 42.50 | | | 4,881.75 |
| Total Labor | | | | 4,881.75 |
| Total this Phase | | | | 4,881.75 |

Phase 18 Phase 2D: Construction Phase Services

Professional Personnel

| | Hours | Rate | | Amount |
|-----------------------------------|-------|--------|--|---------------|
| Project Coordinator | .25 | 75.00 | | 18.75 |
| Construction PM/CEI Project Admin | .50 | 139.00 | | 69.50 |
| Director of Construction Services | 1.00 | 195.00 | | 195.00 |
| Totals | 1.75 | | | 283.25 |
| Total Labor | | | | 283.25 |
| Total this Phase | | | | 283.25 |

Phase 20 Phase 3: Construction Phase Services

Professional Personnel

| | Hours | Rate | | Amount |
|-----------------------------------|--------|--------|--|-----------|
| Project Coordinator | 6.50 | 75.00 | | 487.50 |
| Construction PM/CEI Project Admin | 3.00 | 139.00 | | 417.00 |
| Inspector | 105.50 | 100.00 | | 10,550.00 |

| | | | | |
|---------|------------------------|--|---------|--------|
| Project | 1550722- 0009011.00 | Hammock Oaks - Construction Phase Servic | Invoice | 482021 |
|---------|------------------------|--|---------|--------|

| | | | | |
|-----------------------------------|--------|--------|-----------|------------------|
| Director of Construction Services | 2.00 | 195.00 | 390.00 | |
| Totals | 117.00 | | 11,844.50 | |
| Total Labor | | | | 11,844.50 |

Total this Phase 11,844.50

Retainage

| | | | | |
|-------------------|------|--|--|--|
| Retainage-To-Date | 0.00 | | | |
|-------------------|------|--|--|--|

Total this Invoice 19,465.25

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

November 07, 2025
Project No: 1550722-0009811.00
Invoice No: 482022
Due Date: December 07, 2025

Project 1550722-0009811.00 The Reserve at Hammock Oaks - Construction Phase Services
October 2025

Professional Services from September 28, 2025 to November 01, 2025

Phase 10 Phase 1A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------|---------------|----------------------------------|
| Construction PM/CEI Project Admin | 2.25 | 139.00 | 312.75 | |
| Inspector | 58.25 | 100.00 | 5,825.00 | |
| Totals | 60.50 | | 6,137.75 | |
| Total Labor | | | | 6,137.75 |
| | | | | Total this Phase 6,137.75 |

Phase 11 Phase 1B: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------|---------------|-------------------------------|
| Construction PM/CEI Project Admin | .50 | 139.00 | 69.50 | |
| Totals | .50 | | 69.50 | |
| Total Labor | | | | 69.50 |
| | | | | Total this Phase 69.50 |

Phase 15 Phase 2A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------------------|---------------|---------------|
| Construction PM/CEI Project Admin | .75 | 139.00 | 104.25 | |
| Totals | .75 | | 104.25 | |
| Total Labor | | | | 104.25 |
| | | Total this Phase | | 104.25 |

Phase 20 Phase 3: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|---------------------------|---------------|-----------------|
| Project Coordinator | 5.25 | 75.00 | 393.75 | |
| Construction PM/CEI Project Admin | 1.25 | 139.00 | 173.75 | |
| Totals | 6.50 | | 567.50 | |
| Total Labor | | | | 567.50 |
| | | Total this Phase | | 567.50 |
| | | Total this Invoice | | 6,879.00 |

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

November 07, 2025
Project No: 1550723-0026702.00
Invoice No: 482024
Due Date: December 07, 2025

Project 1550723-0026702.00 Highlands at Hammock Oaks - CEI
Professional Services from September 28, 2025 to November 01, 2025

Phase 10 Phase 1A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|-------|-------------------------|----------|-----------------|
| Project Coordinator | 8.75 | 85.00 | 743.75 | |
| Project Engineer | 6.00 | 140.00 | 840.00 | |
| Construction PM/CEI Project Admin | 7.75 | 160.00 | 1,240.00 | |
| Inspector | 23.25 | 110.00 | 2,557.50 | |
| Totals | 45.75 | | 5,381.25 | |
| Total Labor | | | | 5,381.25 |
| | | Total this Phase | | 5,381.25 |

Phase 15 Phase 2A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|-------|-------------------------|----------|-----------------|
| Construction PM/CEI Project Admin | .75 | 160.00 | 120.00 | |
| Inspector | 11.25 | 110.00 | 1,237.50 | |
| Totals | 12.00 | | 1,357.50 | |
| Total Labor | | | | 1,357.50 |
| | | Total this Phase | | 1,357.50 |

Phase REIMB Reimbursable

Reimbursable Expenses

Permits and Documents

2025-08-28 Driveway Permit Fee

457.47

Total Reimbursables

457.47

457.47

Total this Phase

457.47

Total this Invoice

7,196.22

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

January 08, 2026
Project No: 1550722-0009011.00
Invoice No: 494127
Due Date: February 07, 2026

Project 1550722-0009011.00 Hammock Oaks - Construction Phase Services
December 2025

November and December Services

Professional Services from November 30, 2025 to December 27, 2025

Phase 10 Phase 1A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|-----------------------------------|--------------|-------------------------|-----------------|
| Project Coordinator | .25 | 75.00 | 18.75 |
| Senior Inspector | 7.00 | 110.00 | 770.00 |
| Construction PM/CEI Project Admin | 1.75 | 139.00 | 243.25 |
| Director of Construction Services | 1.00 | 195.00 | 195.00 |
| Totals | 10.00 | | 1,227.00 |
| Total Labor | | | 1,227.00 |
| | | Total this Phase | 1,227.00 |

Phase 11 Phase 1B: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|-----------------------------------|--------------|-------------------------|---------------|
| Construction PM/CEI Project Admin | 2.50 | 139.00 | 347.50 |
| Director of Construction Services | 1.50 | 195.00 | 292.50 |
| Totals | 4.00 | | 640.00 |
| Total Labor | | | 640.00 |
| | | Total this Phase | 640.00 |

Phase 12 Phase 1C: Construction Phase Services

Please Reference Our Invoice Number on your Payment

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|-------|--------|-------------------------|---------------|
| Construction PM/CEI Project Admin | 2.25 | 139.00 | 312.75 | |
| Director of Construction Services | 2.00 | 195.00 | 390.00 | |
| Totals | 4.25 | | 702.75 | |
| Total Labor | | | | 702.75 |
| | | | Total this Phase | 702.75 |

Phase 15 Phase 2A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|-------|--------|-------------------------|---------------|
| Construction PM/CEI Project Admin | 1.25 | 139.00 | 173.75 | |
| Director of Construction Services | 1.00 | 195.00 | 195.00 | |
| Totals | 2.25 | | 368.75 | |
| Total Labor | | | | 368.75 |
| | | | Total this Phase | 368.75 |

Phase 17 Phase 2C: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|-------|--------|-------------------------|-----------------|
| Project Coordinator | 3.50 | 75.00 | 262.50 | |
| Project Engineer | 2.00 | 130.00 | 260.00 | |
| Senior Project Manager | 3.00 | 175.00 | 525.00 | |
| Construction PM/CEI Project Admin | 4.25 | 139.00 | 590.75 | |
| Inspector | 29.00 | 100.00 | 2,900.00 | |
| Director of Construction Services | 3.00 | 195.00 | 585.00 | |
| Totals | 44.75 | | 5,123.25 | |
| Total Labor | | | | 5,123.25 |
| | | | Total this Phase | 5,123.25 |

Phase 18 Phase 2D: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|-------|--------|-------------------------|---------------|
| Project Engineer | 2.00 | 130.00 | 260.00 | |
| Construction PM/CEI Project Admin | 1.00 | 139.00 | 139.00 | |
| Director of Construction Services | 2.00 | 195.00 | 390.00 | |
| Totals | 5.00 | | 789.00 | |
| Total Labor | | | | 789.00 |
| | | | Total this Phase | 789.00 |

Phase 20 Phase 3: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|---------------------|-------|--------|----------|--|
| Project Coordinator | 17.75 | 75.00 | 1,331.25 | |
| Senior Inspector | 8.00 | 110.00 | 880.00 | |

| | | | | |
|---------|------------------------|--|---------|--------|
| Project | 1550722- 0009011.00 | Hammock Oaks - Construction Phase Servic | Invoice | 494127 |
|---------|------------------------|--|---------|--------|

| | | | |
|-----------------------------------|--------|--------|-----------|
| Senior CADD/GIS Designer | 8.50 | 125.00 | 1,062.50 |
| Construction PM/CEI Project Admin | 8.75 | 139.00 | 1,216.25 |
| Inspector | 123.50 | 100.00 | 12,350.00 |
| Director of Construction Services | 9.50 | 195.00 | 1,852.50 |
| Totals | 176.00 | | 18,692.50 |

| | | | |
|--------------------|--|--|------------------|
| Total Labor | | | 18,692.50 |
|--------------------|--|--|------------------|

| | |
|-------------------------|------------------|
| Total this Phase | 18,692.50 |
|-------------------------|------------------|

Retainage

| | |
|-------------------|------|
| Retainage-To-Date | 0.00 |
|-------------------|------|

| | |
|---------------------------|------------------|
| Total this Invoice | 27,543.25 |
|---------------------------|------------------|

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

January 08, 2026
Project No: 1550722-0009811.00
Invoice No: 494129
Due Date: February 07, 2026

Project 1550722-0009811.00 The Reserve at Hammock Oaks - Construction Phase Services
December 2025

November and December Services

Professional Services from November 30, 2025 to December 27, 2025

Phase 10 Phase 1A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------|---------------|----------------------------------|
| Project Coordinator | 3.50 | 75.00 | 262.50 | |
| Construction PM/CEI Project Admin | 2.25 | 139.00 | 312.75 | |
| Inspector | 21.50 | 100.00 | 2,150.00 | |
| Director of Construction Services | .50 | 195.00 | 97.50 | |
| Totals | 27.75 | | 2,822.75 | |
| Total Labor | | | | 2,822.75 |
| | | | | Total this Phase 2,822.75 |

Phase 11 Phase 1B: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------|---------------|--------------------------------|
| Project Coordinator | .25 | 75.00 | 18.75 | |
| Construction PM/CEI Project Admin | .50 | 139.00 | 69.50 | |
| Director of Construction Services | .50 | 195.00 | 97.50 | |
| Totals | 1.25 | | 185.75 | |
| Total Labor | | | | 185.75 |
| | | | | Total this Phase 185.75 |

Please Reference Our Invoice Number on your Payment

Phase 15 Phase 2A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|-----------------------------------|-------|-------------------------|-----------------|
| Project Coordinator | .75 | 75.00 | 56.25 |
| Construction PM/CEI Project Admin | 4.00 | 139.00 | 556.00 |
| Inspector | 5.00 | 100.00 | 500.00 |
| Director of Construction Services | 3.00 | 195.00 | 585.00 |
| Totals | 12.75 | | 1,697.25 |
| Total Labor | | | 1,697.25 |
| | | Total this Phase | 1,697.25 |

Phase 16 Phase 2B: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|-----------------------------------|-------|-------------------------|-----------------|
| Construction PM/CEI Project Admin | 1.00 | 139.00 | 139.00 |
| Inspector | 5.00 | 100.00 | 500.00 |
| Director of Construction Services | 3.50 | 195.00 | 682.50 |
| Totals | 9.50 | | 1,321.50 |
| Total Labor | | | 1,321.50 |
| | | Total this Phase | 1,321.50 |

Phase 20 Phase 3: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|-----------------------------------|--------|---------------------------|------------------|
| Project Coordinator | 12.25 | 75.00 | 918.75 |
| Senior Inspector | 5.00 | 110.00 | 550.00 |
| Construction PM/CEI Project Admin | 7.00 | 139.00 | 973.00 |
| Inspector | 81.00 | 100.00 | 8,100.00 |
| Director of Construction Services | 2.00 | 195.00 | 390.00 |
| Totals | 107.25 | | 10,931.75 |
| Total Labor | | | 10,931.75 |
| | | Total this Phase | 10,931.75 |
| | | Total this Invoice | 16,959.00 |

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

January 08, 2026
Project No: 1550723-0026702.00
Invoice No: 494131
Due Date: February 07, 2026

Project 1550723-0026702.00 Highlands at Hammock Oaks - CEI
December 2026

November and December Services

Professional Services from November 30, 2025 to December 27, 2025

Phase 10 Phase 1A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------------------|---------------|-----------------|
| Project Coordinator | 7.50 | 85.00 | 637.50 | |
| Construction PM/CEI Project Admin | 5.00 | 160.00 | 800.00 | |
| Director of Construction Services | 3.00 | 240.00 | 720.00 | |
| Totals | 15.50 | | 2,157.50 | |
| Total Labor | | | | 2,157.50 |
| | | Total this Phase | | 2,157.50 |

Phase 11 Phase 1B: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|--------------------|--------------|-------------------------|---------------|-----------------|
| Senior Inspector | 10.00 | 120.00 | 1,200.00 | |
| Totals | 10.00 | | 1,200.00 | |
| Total Labor | | | | 1,200.00 |
| | | Total this Phase | | 1,200.00 |

Phase 15 Phase 2A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|---------------------------|---------------|-----------------|
| Construction PM/CEI Project Admin | .75 | 160.00 | 120.00 | |
| Inspector | 50.25 | 110.00 | 5,527.50 | |
| Totals | 51.00 | | 5,647.50 | |
| Total Labor | | | | 5,647.50 |
| | | Total this Phase | | 5,647.50 |
| | | Total this Invoice | | 9,005.00 |

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

February 13, 2026
Project No: 1550722-0009011.00
Invoice No: 500129
Due Date: March 15, 2026

Project 1550722-0009011.00 Hammock Oaks - Construction Phase Services
January 2026

Professional Services from December 28, 2025 to January 31, 2026

Phase 15 Phase 2A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|-----------------------------------|--------------|-------------------------|---------------|
| Director of Construction Services | .50 | 195.00 | 97.50 |
| Totals | .50 | | 97.50 |
| Total Labor | | | 97.50 |
| | | Total this Phase | 97.50 |

Phase 16 Phase 2B: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|-----------------------------------|--------------|-------------------------|---------------|
| Inspector | 1.00 | 100.00 | 100.00 |
| Director of Construction Services | 2.25 | 195.00 | 438.75 |
| Totals | 3.25 | | 538.75 |
| Total Labor | | | 538.75 |
| | | Total this Phase | 538.75 |

Phase 17 Phase 2C: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|---------------------|--------------|-------------|---------------|
| Project Coordinator | 2.00 | 75.00 | 150.00 |

Please Reference Our Invoice Number on your Payment

| | | | | |
|-----------------------------------|-------|--------|-------------------------|-----------------|
| Construction PM/CEI Project Admin | 2.25 | 139.00 | 312.75 | |
| Inspector | 5.50 | 100.00 | 550.00 | |
| Director of Construction Services | 2.00 | 195.00 | 390.00 | |
| Totals | 11.75 | | 1,402.75 | |
| Total Labor | | | | 1,402.75 |
| | | | Total this Phase | 1,402.75 |

Phase 18 Phase 2D: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|-------|--------|-------------------------|---------------|
| Project Coordinator | .25 | 75.00 | 18.75 | |
| Construction PM/CEI Project Admin | 3.75 | 139.00 | 521.25 | |
| Director of Construction Services | .50 | 195.00 | 97.50 | |
| Totals | 4.50 | | 637.50 | |
| Total Labor | | | | 637.50 |
| | | | Total this Phase | 637.50 |

Phase 20 Phase 3: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|-------|--------|-------------------------|-----------------|
| Project Coordinator | 7.50 | 75.00 | 562.50 | |
| Project Engineer | 1.00 | 130.00 | 130.00 | |
| Senior CADD/GIS Designer | 6.00 | 125.00 | 750.00 | |
| Construction PM/CEI Project Admin | 10.50 | 139.00 | 1,459.50 | |
| Inspector | 20.00 | 100.00 | 2,000.00 | |
| Director of Construction Services | 4.00 | 195.00 | 780.00 | |
| Totals | 49.00 | | 5,682.00 | |
| Total Labor | | | | 5,682.00 |
| | | | Total this Phase | 5,682.00 |

Retainage

Retainage-To-Date 0.00

Total this Invoice 8,358.50

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

February 13, 2026
Project No: 1550722-0009811.00
Invoice No: 500175
Due Date: March 15, 2026

Project 1550722-0009811.00 The Reserve at Hammock Oaks - Construction Phase Services
January 2026

Professional Services from December 28, 2025 to January 31, 2026

Phase 10 Phase 1A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|-----------------------------------|--------------|-------------|---------------|
| Project Coordinator | 1.75 | 75.00 | 131.25 |
| Construction PM/CEI Project Admin | .75 | 139.00 | 104.25 |
| Inspector | 6.00 | 100.00 | 600.00 |
| Totals | 8.50 | | 835.50 |
| Total Labor | | | 835.50 |

Total this Phase 835.50

Phase 15 Phase 2A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|-----------------------------------|--------------|-------------|---------------|
| Construction PM/CEI Project Admin | 1.25 | 139.00 | 173.75 |
| Totals | 1.25 | | 173.75 |
| Total Labor | | | 173.75 |

Total this Phase 173.75

Phase 20 Phase 3: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount |
|---------------------|--------------|-------------|---------------|
| Project Coordinator | 8.75 | 75.00 | 656.25 |

Please Reference Our Invoice Number on your Payment

| Project | 1550722- 0009811.00 | The Reserve at Hammock Oaks - Constructi | Invoice | 500175 |
|-----------------------------------|------------------------|--|---------------------------|------------------|
| Construction PM/CEI Project Admin | | 5.50 | 139.00 | 764.50 |
| Inspector | | 109.75 | 100.00 | 10,975.00 |
| Director of Construction Services | | 2.25 | 195.00 | 438.75 |
| Totals | | 126.25 | | 12,834.50 |
| Total Labor | | | | 12,834.50 |
| | | | Total this Phase | 12,834.50 |
| | | | Total this Invoice | 13,843.75 |

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

February 13, 2026
Project No: 1550723-0026702.00
Invoice No: 500216
Due Date: March 15, 2026

Project 1550723-0026702.00 Highlands at Hammock Oaks - CEI
January 2026

Professional Services from December 28, 2025 to January 31, 2026

Phase 10 Phase 1A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------------------|---------------|---------------|
| Project Coordinator | .25 | 85.00 | 21.25 | |
| Construction PM/CEI Project Admin | 2.25 | 160.00 | 360.00 | |
| Inspector | 4.00 | 110.00 | 440.00 | |
| Totals | 6.50 | | 821.25 | |
| Total Labor | | | | 821.25 |
| | | Total this Phase | | 821.25 |

Phase 15 Phase 2A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|---------------------|--------------|-------------------------|---------------|---------------|
| Project Coordinator | 2.25 | 85.00 | 191.25 | |
| Totals | 2.25 | | 191.25 | |
| Total Labor | | | | 191.25 |
| | | Total this Phase | | 191.25 |

Phase 16 Phase 2B: Construction Phase Services

Professional Personnel

| | | Hours | Rate | Amount | |
|-----------|--------------------|--------------|---------------------------|---------------|-----------------|
| Inspector | | 32.50 | 110.00 | 3,575.00 | |
| | Totals | 32.50 | | 3,575.00 | |
| | Total Labor | | | | 3,575.00 |
| | | | Total this Phase | | 3,575.00 |
| | | | Total this Invoice | | 4,587.50 |

Tab 4

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.hammockoaks.org

MEMORANDUM

TO: Robert Walpole, **CHW Professional Consultants**
William Fife, **Kolter Land Partners**

FROM: Angela Rushing/Roxana Quiroz
Hammock Oaks Community Development District

DATE: May 26, 2026

RE: **Construction Requisition Approval #CUS 134 S2023**

Robert, enclosed is (are) construction requisition(s) for the above referenced district. Please review the requisition(s) and upon your approval, sign the designated area(s) and forward the requisition(s) to William Fife.

William, upon your review and approval, sign the designated area(s) and forward the requisition(s) back to the District Office at the e-mail address below for final processing.

arushing@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-5144. Thank you.

NV5, Inc.

\$39,514.50

**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
CUSTODIAL CONSTRUCTION ACCOUNT
SERIES 2023 PROJECT**

The undersigned, a Responsible Officer of Hammock Oaks Community Development District (the "District") hereby submits the following requisition for disbursement:

May 26, 2026

- (A) Requisition Number: **CUS 134**
- (B) Name of Payee: **NV5, Inc.**
11801 Research Drive
Alachua, FL 32615
- (C) Amount Payable: **\$ 39,514.50**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments: **Invoice(s) #516610 for Project #1550722-0009011.00 for Professional Services from March 29, 2026 to May 02, 2026, #516611 for Project #1550723-0026702.00 for Professional Services from March 29, 2026 to May 02, 2026, #516686 for Project #1550722-0009811.00 for Professional Services from March 29, 2026 to May 02, 2026.**
- (E) Fund or Account from which disbursement to be made: **Hammock Oaks BankUnited Custody Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Custody Account;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.


Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT


By: _____
Chairman or Vice-Chairman
Board of Supervisors

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

May 13, 2026
Project No: 1550722-0009011.00
Invoice No: 516610
Due Date: June 12, 2026

Project 1550722-0009011.00 Hammock Oaks - Construction Phase Services
April 2026
Daily Site Inspections
Construction Administration

Professional Services from March 29, 2026 to May 02, 2026

Phase 16 Phase 2B: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------|---------------|--------------------------------|
| Director of Construction Services | 2.00 | 195.00 | 390.00 | |
| Totals | 2.00 | | 390.00 | |
| Total Labor | | | | 390.00 |
| | | | | Total this Phase 390.00 |

Phase 17 Phase 2C: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------|---------------|----------------------------------|
| Senior CADD/GIS Designer | 13.00 | 125.00 | 1,625.00 | |
| Construction PM/CEI Project Admin | 1.00 | 139.00 | 139.00 | |
| Totals | 14.00 | | 1,764.00 | |
| Total Labor | | | | 1,764.00 |
| | | | | Total this Phase 1,764.00 |

Phase 20 Phase 3: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------------------|---------------|-----------------|
| Project Coordinator | 6.25 | 75.00 | 468.75 | |
| Senior CADD/GIS Designer | 17.50 | 125.00 | 2,187.50 | |
| Construction PM/CEI Project Admin | 5.75 | 139.00 | 799.25 | |
| Inspector | 6.25 | 100.00 | 625.00 | |
| Project Administrator | .75 | 150.00 | 112.50 | |
| Director of Construction Services | 1.00 | 195.00 | 195.00 | |
| Totals | 37.50 | | 4,388.00 | |
| Total Labor | | | | 4,388.00 |
| | | Total this Phase | | 4,388.00 |

Retainage

| | | | | |
|-------------------|------|---------------------------|--|-----------------|
| Retainage-To-Date | 0.00 | | | |
| | | Total this Invoice | | 6,542.00 |

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

May 13, 2026
Project No: 1550723-0026702.00
Invoice No: 516611
Due Date: June 12, 2026

Project 1550723-0026702.00 Highlands at Hammock Oaks - CEI
April 2026
Site Inspections
Construction Administration

Professional Services from March 29, 2026 to May 02, 2026

Phase 10 Phase 1A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------------|-------------|---------------|--------------------------------|
| Construction PM/CEI Project Admin | 1.75 | 160.00 | 280.00 | |
| Director of Construction Services | 1.00 | 240.00 | 240.00 | |
| Totals | 2.75 | | 520.00 | |
| Total Labor | | | | 520.00 |
| | | | | Total this Phase 520.00 |

Phase 15 Phase 2A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|---------------------|--------------|-------------|---------------|-------------------------------|
| Project Coordinator | .75 | 85.00 | 63.75 | |
| Totals | .75 | | 63.75 | |
| Total Labor | | | | 63.75 |
| | | | | Total this Phase 63.75 |

Phase 16 Phase 2B: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|--------------------|--------------|---------------------------|---------------|-----------------|
| Inspector | 6.25 | 110.00 | 687.50 | |
| Totals | 6.25 | | 687.50 | |
| Total Labor | | | | 687.50 |
| | | Total this Phase | | 687.50 |
| | | Total this Invoice | | 1,271.25 |

Invoice



Federal Tax ID# 27-1979486

Remit checks to:
NV5, Inc.
PO Box 74008680
Chicago, IL 60674-8680

Remit ACH transfer to:
ABA Routing Number 063100277
Account Number 898052466590
Email ACH/Wire remittance details to
RemittanceNotifications@nv5.com

Remit Wire Transfers to:
ABA Routing Number 026009593
Account Number 898052466590
Swift Code INTL. BOFAUS3N

Hammock Oaks CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

May 13, 2026
Project No: 1550722-0009811.00
Invoice No: 516686
Due Date: June 12, 2026

Project 1550722-0009811.00 The Reserve at Hammock Oaks - Construction Phase Services
Feb/March 2026
Daily Site Inspections
Construction Administration

Professional Services from March 29, 2026 to May 02, 2026

Phase 10 Phase 1A: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|-------|-------------------------|----------|-----------------|
| Construction PM/CEI Project Admin | 1.00 | 139.00 | 139.00 | |
| Inspector | 12.25 | 100.00 | 1,225.00 | |
| Totals | 13.25 | | 1,364.00 | |
| Total Labor | | | | 1,364.00 |
| | | Total this Phase | | 1,364.00 |

Phase 20 Phase 3: Construction Phase Services

Professional Personnel

| | Hours | Rate | Amount | |
|-----------------------------------|--------|--------|-----------|------------------|
| Project Coordinator | 19.75 | 75.00 | 1,481.25 | |
| Senior CADD/GIS Designer | 27.50 | 125.00 | 3,437.50 | |
| Construction PM/CEI Project Admin | 11.50 | 139.00 | 1,598.50 | |
| Inspector | 233.25 | 100.00 | 23,325.00 | |
| Project Administrator | 2.00 | 150.00 | 300.00 | |
| Director of Construction Services | 1.00 | 195.00 | 195.00 | |
| Totals | 295.00 | | 30,337.25 | |
| Total Labor | | | | 30,337.25 |

Please Reference Our Invoice Number on your Payment

| | | | | |
|---------|------------------------|--|---------|--------|
| Project | 1550722- 0009811.00 | The Reserve at Hammock Oaks - Constructi | Invoice | 516686 |
|---------|------------------------|--|---------|--------|

Total this Phase **30,337.25**

Total this Invoice **31,701.25**

Tab 5



Rizzetta & Company

Hammock Oaks Community Development District

www.Hammockoakscdd.net

**Proposed Budget
for Fiscal Year
2026-2027**

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| General Fund Budget for Fiscal Year 2026/2027 | 3 |
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| Assessments Charts for Fiscal Year 2026/2027 | 8 |
| General Fund Budget Account Category Descriptions | 14 |
| Debt Service Fund Budget Account Category Descriptions | 19 |



Rizzetta & Company

Proposed Budget
Hammock Oaks Community Development District
 General Fund
 Fiscal Year 2026/2027

Prior Actuals

Comments

| Chart of Accounts Classification | | Actual YTD through 04/30/26 | Projected Annual Totals 2025/2026 | Annual Budget for 2025/2026 | Projected Budget variance for 2025/2026 | Budget for 2026/2027 | Budget Increase (Decrease) vs 2025/2026 | Actual FY 23/24 | Actual FY 24/25 | |
|----------------------------------|---|--------------------------------|--------------------------------------|--------------------------------|--|----------------------|---|----------------------|----------------------|--|
| 1 | | | | | | | | | | |
| 2 | ASSESSMENT REVENUES | | | | | | | | | |
| 3 | | | | | | | | | | |
| 4 | <i>Special Assessments</i> | | | | | | | | | |
| 5 | Tax Roll* | \$ 135,325 | \$ 135,325 | \$ 135,325 | \$ (0) | \$ 1,417,358 | \$ 1,282,033 | \$ - | \$ - | |
| 6 | Off Roll* | \$ 317,735 | \$ 544,689 | \$ 854,491 | \$ (309,802) | \$ - | \$ (854,491) | \$ - | \$ 100,547.00 | |
| 7 | | | | | | | | | | |
| 8 | Assessment Revenue Subtotal | \$ 453,060 | \$ 680,014 | \$ 989,816 | \$ (309,802) | \$ 1,417,358 | \$ 427,542 | \$ - | \$ 100,547.00 | |
| 9 | | | | | | | | | | |
| 10 | OTHER REVENUES | | | | | | | | | |
| 11 | | | | | | | | | | |
| 12 | <i>Contributions & Donations from Private Sources</i> | | | | | | | | | |
| 13 | Developer Contributions | \$ - | \$ - | \$ 20,000 | \$ (20,000) | \$ 20,000 | \$ - | \$ 130,862.00 | \$ 475,733.00 | |
| 14 | | | | | | | | | | |
| 15 | Other Revenue Subtotal | \$ - | \$ - | \$ 20,000 | \$ (20,000) | \$ 20,000 | \$ - | \$ 130,862.00 | \$ 475,733.00 | |
| 16 | | | | | | | | | | |
| 17 | TOTAL REVENUES | \$ 453,060 | \$ 680,014 | \$ 1,009,816 | \$ (329,802) | \$ 1,437,358 | \$ 427,542 | \$ 130,862.00 | \$ 576,280.00 | |
| 18 | *Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification. | | | | | | | | | |
| 19 | | | | | | | | | | |
| 20 | EXPENDITURES - ADMINISTRATIVE | | | | | | | | | |
| 21 | | | | | | | | | | |
| 22 | <i>Legislative</i> | | | | | | | | | |
| 23 | Supervisor Fees | \$ 1,706 | \$ 2,925 | \$ 5,355 | \$ 2,430 | \$ 5,355 | \$ - | \$ 2,598.00 | \$ 3,273.00 | |
| 24 | <i>Financial & Administrative</i> | | | | | | | | | |
| 25 | ADA Website | \$ 1,537 | \$ 2,635 | \$ 1,538 | \$ (1,097) | \$ 1,538 | \$ - | \$ 3,862.00 | \$ 1,282.00 | |
| 26 | Accounting Services | \$ 11,882 | \$ 20,369 | \$ 20,369 | \$ (0) | \$ 20,980 | \$ 611 | \$ - | \$ 19,776.00 | |
| 27 | Administrative Services | \$ 2,600 | \$ 4,457 | \$ 4,456 | \$ (1) | \$ 4,590 | \$ 134 | \$ - | \$ 4,191.00 | |
| 28 | Arbitrage Rebate Calculation | \$ - | \$ - | \$ 500 | \$ 500 | \$ 500 | \$ - | \$ 400.00 | \$ 800.00 | |
| 29 | Assessment Roll | \$ 5,305 | \$ 5,305 | \$ 5,305 | \$ - | \$ 5,464 | \$ 159 | \$ - | \$ 5,000.00 | |
| 30 | Auditing Services | \$ - | \$ - | \$ 5,200 | \$ 5,200 | \$ 6,900 | \$ 1,700 | \$ 5,200.00 | \$ 5,200.00 | |
| 31 | Disclosure Report | \$ 4,125 | \$ 4,125 | \$ 7,500 | \$ 3,375 | \$ 7,500 | \$ - | \$ 2,500.00 | \$ 2,083.00 | |
| 32 | District Engineer | \$ - | \$ - | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - | \$ - | \$ - | |
| 33 | District Management | \$ 12,996 | \$ 22,279 | \$ 22,279 | \$ 0 | \$ 22,947 | \$ 668 | \$ 48,534.00 | \$ 26,991.00 | |
| 34 | Dues, Licenses & Fees | \$ 175 | \$ 300 | \$ 175 | \$ (125) | \$ 175 | \$ - | \$ 175.00 | \$ 3,257.00 | |
| 35 | Financial Consulting & Revenue Collections | \$ 2,227 | \$ 3,818 | \$ 3,819 | \$ 1 | \$ 3,934 | \$ 115 | \$ - | \$ 3,708.00 | |
| 36 | Legal Advertising | \$ 311 | \$ 533 | \$ 6,000 | \$ 5,467 | \$ 6,000 | \$ - | \$ 9,373.00 | \$ 7,706.00 | |
| 37 | Miscellaneous Fees | \$ 1,854 | \$ 3,178 | \$ 500 | \$ (2,678) | \$ 500 | \$ - | \$ 145.00 | \$ - | |
| 38 | Public Officials Liability Insurance | \$ 2,580 | \$ 2,580 | \$ 2,738 | \$ 158 | \$ 2,838 | \$ 100 | \$ 5,200.00 | \$ 2,434.00 | |

2 paid supervisors for 12 meetings

Per contract

Cost of living adjustment

Cost of living adjustment

Cost of living adjustment

Per Grau Contract - \$6,900

DTS and Rizzetta for three bond issuances

Cost of living adjustment

Annual admin fee to Florida Commerce

Cost of living adjustment

Per Egis

Proposed Budget
Hammock Oaks Community Development District
 General Fund
 Fiscal Year 2026/2027

| Chart of Accounts Classification | | Actual YTD through 04/30/26 | Projected Annual Totals 2025/2026 | Annual Budget for 2025/2026 | Projected Budget variance for 2025/2026 | Budget for 2026/2027 | Budget Increase (Decrease) vs 2025/2026 |
|----------------------------------|---|--------------------------------|--------------------------------------|--------------------------------|--|----------------------|---|
| 115 | Amenity Operations Subtotal | \$ 20,056 | \$ 34,007 | \$ 225,108 | \$ 191,102 | \$ 314,000 | \$ 88,892 |
| 116 | | | | | | | |
| 117 | TOTAL EXPENDITURES | \$ 385,415 | \$ 649,507 | \$ 1,009,816 | \$ 360,310 | \$ 1,437,358 | \$ 427,542 |
| 118 | | | | | | | |
| 119 | EXCESS OF REVENUES OVER EXPENDITURES | \$ 67,645 | \$ 30,507 | \$ - | \$ 30,508 | \$ - | \$ - |
| 120 | | | | | | | |

| Prior Actuals | |
|-----------------|-----------------|
| Actual FY 23/24 | Actual FY 24/25 |
| \$ - | \$ - |
| \$ 115,294 | \$ 463,614 |
| \$ 15,568 | \$ 112,666 |
| | |

| Comments |
|----------|
| |
| |
| |
| |
| |

Debt Service

Fiscal Year 2026/2027

| Chart of Accounts Classification | Series 2023 | Series 2024 | Series 2025 | Budget for 2026/2027 |
|---|---------------------|-----------------------|-----------------------|-----------------------|
| REVENUES | | | | |
| Special Assessments | | | | |
| Net Special Assessments ⁽¹⁾ | \$409,834.50 | \$1,057,079.85 | \$1,226,368.48 | \$2,693,282.83 |
| TOTAL REVENUES | \$409,834.50 | \$1,057,079.85 | \$1,226,368.48 | \$2,693,282.83 |
| EXPENDITURES | | | | |
| Administrative | | | | |
| Debt Service Obligation | \$409,834.50 | \$1,057,079.85 | \$1,226,368.48 | \$2,693,282.83 |
| Administrative Subtotal | \$409,834.50 | \$1,057,079.85 | \$1,226,368.48 | \$2,693,282.83 |
| TOTAL EXPENDITURES | \$409,834.50 | \$1,057,079.85 | \$1,226,368.48 | \$2,693,282.83 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Lake County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$2,865,194.50

Notes:

Tax Roll Collection Costs for Lake County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service

**HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

| | | | | |
|----------------------------------|----|------------------------------|----------------------------------|----------------------------|
| 2026/2027 O&M Budget: | | \$1,417,358.00 | 2025/2026 O&M Budget: | \$989,816.00 |
| Collection Costs: | 2% | \$30,156.55 | 2026/2027 O&M Budget: | \$1,417,358.00 |
| Early Payment Discounts: | 4% | \$60,313.11 | | |
| 2026/2027 Total: | | <u><u>\$1,507,827.66</u></u> | Total Difference: | <u><u>\$427,542.00</u></u> |

| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
|---|--------------------------|---------------------------------------|-------------------|------------------------------|---------------|
| | | 2025/2026 | 2026/2027 | \$ | % |
| PLATTED | | | | | |
| Assessment Area 1 | | | | | |
| Townhomes | Series 2023 Debt Service | \$1,275.46 | \$1,275.46 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$813.23 | \$794.33 | -\$18.90 | -2.32% |
| | Amenity | \$336.84 | \$361.90 | \$25.06 | 7.44% |
| | Total | \$2,425.53 | \$2,431.69 | \$6.16 | 0.25% |
| Villas | Series 2023 Debt Service | \$1,434.89 | \$1,434.89 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$893.96 | \$878.86 | -\$15.10 | -1.69% |
| | Amenity | \$378.95 | \$407.14 | \$28.19 | 7.44% |
| | Total | \$2,707.80 | \$2,720.89 | \$13.09 | 0.48% |
| Single Family 50' | Series 2023 Debt Service | \$1,594.33 | \$1,594.33 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$974.69 | \$963.39 | -\$11.30 | -1.16% |
| | Amenity | \$421.05 | \$452.37 | \$31.32 | 7.44% |
| | Total | \$2,990.07 | \$3,010.09 | \$20.02 | 0.67% |
| Single Family 40' (Age Restricted) | Series 2023 Debt Service | \$1,381.74 | \$1,381.74 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$918.18 | \$904.22 | -\$13.96 | -1.52% |
| | Total | \$2,299.92 | \$2,285.96 | -\$13.96 | -0.61% |
| | Series 2023 Debt Service | \$1,488.03 | \$1,488.03 | \$0.00 | 0.00% |
| Operations/Maintenance | \$974.69 | \$963.39 | -\$11.30 | -1.16% | |
| Total | \$2,462.72 | \$2,451.42 | -\$11.30 | -0.46% | |
| Single Family 60' (Age Restricted) | Series 2023 Debt Service | \$1,488.03 | \$1,488.03 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$1,031.20 | \$1,022.56 | -\$8.64 | -0.84% |
| | Total | \$2,519.23 | \$2,510.59 | -\$8.64 | -0.34% |
| | Assessment Area 2 | | | | |
| Townhomes | Series 2024 Debt Service | \$1,890.47 | \$1,890.47 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$813.23 | \$794.33 | -\$18.90 | -2.32% |
| | Amenity | \$336.84 | \$361.90 | \$25.06 | 7.44% |
| | Total | \$3,040.54 | \$3,046.70 | \$6.16 | 0.20% |
| Townhomes (Partial) | Series 2024 Debt Service | \$1,198.94 | \$1,198.94 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$813.23 | \$794.33 | -\$18.90 | -2.32% |
| | Amenity | \$336.84 | \$361.90 | \$25.06 | 7.44% |
| | Total | \$2,349.01 | \$2,355.17 | \$6.16 | 0.26% |
| Single Family 40' | Series 2024 Debt Service | \$2,197.68 | \$2,197.68 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$918.18 | \$904.22 | -\$13.96 | -1.52% |
| | Amenity | \$391.58 | \$420.71 | \$29.13 | 7.44% |
| | Total | \$3,507.44 | \$3,522.61 | \$15.17 | 0.43% |
| Single Family 40' (Partial) | Series 2024 Debt Service | \$1,459.57 | \$1,459.57 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$918.18 | \$904.22 | -\$13.96 | -1.52% |
| | Amenity | \$391.58 | \$420.71 | \$29.13 | 7.44% |
| | Total | \$2,769.33 | \$2,784.50 | \$15.17 | 0.55% |
| Single Family 50' | Series 2024 Debt Service | \$2,363.09 | \$2,363.09 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$974.69 | \$963.39 | -\$11.30 | -1.16% |
| | Amenity | \$421.05 | \$452.37 | \$31.32 | 7.44% |
| | Total | \$3,758.83 | \$3,778.85 | \$20.02 | 0.53% |
| Single Family 50' (Partial) | Series 2024 Debt Service | \$1,615.96 | \$1,615.96 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$974.69 | \$963.39 | -\$11.30 | -1.16% |
| | Amenity | \$421.05 | \$452.37 | \$31.32 | 7.44% |
| | Total | \$3,011.70 | \$3,031.72 | \$20.02 | 0.66% |
| Single Family 50' (2) | Series 2024 Debt Service | \$2,363.09 | \$2,363.09 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$974.69 | \$963.39 | -\$11.30 | -1.16% |
| | Amenity | \$421.05 | \$452.37 | \$31.32 | 7.44% |
| | Total | \$3,758.83 | \$3,778.85 | \$20.02 | 0.53% |
| Single Family 60' | Series 2024 Debt Service | \$2,528.51 | \$2,528.51 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$1,031.20 | \$1,022.56 | -\$8.64 | -0.84% |
| | Amenity | \$450.53 | \$484.04 | \$33.51 | 7.44% |

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

| | | | | |
|----------------------------------|----|-----------------------|----------------------------------|---------------------|
| 2026/2027 O&M Budget: | | \$1,417,358.00 | 2025/2026 O&M Budget: | \$989,816.00 |
| Collection Costs: | 2% | \$30,156.55 | 2026/2027 O&M Budget: | \$1,417,358.00 |
| Early Payment Discounts: | 4% | \$60,313.11 | | |
| 2026/2027 Total: | | \$1,507,827.66 | Total Difference: | \$427,542.00 |

| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
|----------|----------------------|---------------------------------------|-------------------|------------------------------|--------------|
| | | 2025/2026 | 2026/2027 | \$ | % |
| | Total | \$4,010.24 | \$4,035.11 | \$24.87 | 0.62% |

| | | | | | |
|----------------------------------|----|-----------------------|--|----------------------------------|---------------------|
| 2026/2027 O&M Budget: | | \$1,417,358.00 | | 2025/2026 O&M Budget: | \$989,816.00 |
| Collection Costs: | 2% | \$30,156.55 | | 2026/2027 O&M Budget: | \$1,417,358.00 |
| Early Payment Discounts: | 4% | \$60,313.11 | | | |
| 2026/2027 Total: | | \$1,507,827.66 | | Total Difference: | \$427,542.00 |

| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
|---|---------------------------------------|---------------------------------------|-------------------|------------------------------|---------------|
| | | 2025/2026 | 2026/2027 | \$ | % |
| Single Family 60' (Partial) | Series 2024 Debt Service | \$1,615.96 | \$1,615.96 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$1,031.20 | \$1,022.56 | -\$8.64 | -0.84% |
| | Amenity | \$450.53 | \$484.04 | \$33.51 | 7.44% |
| | Total | \$3,097.69 | \$3,122.56 | \$24.87 | 0.80% |
| Single Family 40' (Age Restricted) | Series 2024 Debt Service | \$2,055.89 | \$2,055.89 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$918.18 | \$904.22 | -\$13.96 | -1.52% |
| | Total | \$2,974.07 | \$2,960.11 | -\$13.96 | -0.47% |
| Single Family 50' (Age Restricted) | Series 2024 Debt Service | \$2,197.68 | \$2,197.68 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$974.69 | \$963.39 | -\$11.30 | -1.16% |
| | Total | \$3,172.37 | \$3,161.07 | -\$11.30 | -0.36% |
| Single Family 60' (Age Restricted) | Series 2024 Debt Service | \$2,339.46 | \$2,339.46 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$1,031.20 | \$1,022.56 | -\$8.64 | -0.84% |
| | Total | \$3,370.66 | \$3,362.02 | -\$8.64 | -0.26% |
| Assessment Area 3 | | | | | |
| Villas | Series 2025 Debt Service | \$1,596.03 | \$1,596.03 | \$0.00 | 0.00% |
| | Operations/Maintenance ⁽¹⁾ | \$0.00 | \$878.86 | \$878.86 | N/A |
| | Amenity ⁽²⁾ | \$0.00 | \$407.14 | \$407.14 | N/A |
| | Total | \$1,596.03 | \$2,882.03 | \$1,286.00 | 80.57% |
| Single Family 40' | Series 2025 Debt Service | \$1,649.23 | \$1,649.23 | \$0.00 | 0.00% |
| | Operations/Maintenance ⁽¹⁾ | \$0.00 | \$904.22 | \$904.22 | N/A |
| | Amenity ⁽²⁾ | \$0.00 | \$420.71 | \$420.71 | N/A |
| | Total | \$1,649.23 | \$2,974.16 | \$1,324.93 | 80.34% |
| Single Family 50' | Series 2025 Debt Service | \$1,773.37 | \$1,773.37 | \$0.00 | 0.00% |
| | Operations/Maintenance ⁽¹⁾ | \$0.00 | \$963.39 | \$963.39 | N/A |
| | Amenity ⁽²⁾ | \$0.00 | \$452.37 | \$452.37 | N/A |
| | Total | \$1,773.37 | \$3,189.13 | \$1,415.76 | 79.83% |
| Single Family 60' | Series 2025 Debt Service | \$1,897.50 | \$1,897.50 | \$0.00 | 0.00% |
| | Operations/Maintenance ⁽¹⁾ | \$0.00 | \$1,022.56 | \$1,022.56 | N/A |
| | Amenity ⁽²⁾ | \$0.00 | \$484.04 | \$484.04 | N/A |
| | Total | \$1,897.50 | \$3,404.10 | \$1,506.60 | 79.40% |
| Single Family 40' (Age Restricted) | Series 2025 Debt Service | \$1,542.83 | \$1,542.83 | \$0.00 | 0.00% |
| | Operations/Maintenance ⁽¹⁾ | \$0.00 | \$904.22 | \$904.22 | N/A |
| | Total | \$1,542.83 | \$2,447.05 | \$904.22 | 58.61% |
| Single Family 50' (Age Restricted) | Series 2025 Debt Service | \$1,649.23 | \$1,649.23 | \$0.00 | 0.00% |
| | Operations/Maintenance ⁽¹⁾ | \$0.00 | \$963.39 | \$963.39 | N/A |
| | Total | \$1,649.23 | \$2,612.62 | \$963.39 | 58.41% |
| Single Family 60' (Age Restricted) | Series 2025 Debt Service | \$1,755.63 | \$1,755.63 | \$0.00 | 0.00% |
| | Operations/Maintenance ⁽¹⁾ | \$0.00 | \$1,022.56 | \$1,022.56 | N/A |
| | Total | \$1,755.63 | \$2,778.19 | \$1,022.56 | 58.24% |
| UNPLATTED | | | | | |
| Assessment Area 3 | | | | | |
| Townhomes | Series 2025 Debt Service | \$1,418.69 | \$1,418.69 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Amenity | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$1,418.69 | \$1,418.69 | \$0.00 | 0.00% |
| Villas | Series 2025 Debt Service | \$1,596.03 | \$1,596.03 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Amenity | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$1,596.03 | \$1,596.03 | \$0.00 | 0.00% |
| Single Family 40' | Series 2025 Debt Service | \$1,649.23 | \$1,649.23 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Amenity | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$1,649.23 | \$1,649.23 | \$0.00 | 0.00% |

| | | | | |
|----------------------------------|----|------------------------------|----------------------------------|----------------------------|
| 2026/2027 O&M Budget: | | \$1,417,358.00 | 2025/2026 O&M Budget: | \$989,816.00 |
| Collection Costs: | 2% | \$30,156.55 | 2026/2027 O&M Budget: | \$1,417,358.00 |
| Early Payment Discounts: | 4% | \$60,313.11 | | |
| 2026/2027 Total: | | <u><u>\$1,507,827.66</u></u> | Total Difference: | <u><u>\$427,542.00</u></u> |

| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
|----------|----------------------|---------------------------------------|-------------------|------------------------------|--------------|
| | | 2025/2026 | 2026/2027 | \$ | % |
| | Total | \$1,649.23 | \$1,649.23 | \$0.00 | 0.00% |

| | | | | |
|----------------------------------|----|-----------------------|----------------------------------|---------------------|
| 2026/2027 O&M Budget: | | \$1,417,358.00 | 2025/2026 O&M Budget: | \$989,816.00 |
| Collection Costs: | 2% | \$30,156.55 | 2026/2027 O&M Budget: | \$1,417,358.00 |
| Early Payment Discounts: | 4% | \$60,313.11 | | |
| 2026/2027 Total: | | \$1,507,827.66 | Total Difference: | \$427,542.00 |

| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
|---|--------------------------|---------------------------------------|-------------------|------------------------------|--------------|
| | | 2025/2026 | 2026/2027 | \$ | % |
| Single Family 50' | Series 2025 Debt Service | \$1,773.37 | \$1,773.37 | \$0.00 | 0.00% |
| | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Amenity | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$1,773.37 | \$1,773.37 | \$0.00 | 0.00% |
| Assessment Area 4 | | | | | |
| Townhouse | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Villas | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Single Family 40' | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Single Family 50' | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Single Family 60' | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Single Family 40' (Age Restricted) | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Single Family 50' (Age Restricted) | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Single Family 60' (Age Restricted) | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Assessment Area 5 | | | | | |
| Single Family 40' | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Single Family 50' | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Single Family 40' (Age Restricted) | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Single Family 50' (Age Restricted) | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Single Family 60' (Age Restricted) | Operations/Maintenance | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| | Total | \$0.00 | \$0.00 | \$0.00 | 0.00% |

⁽¹⁾ FY 2026-2027 will be the first year of levied O&M assessments.

⁽²⁾ FY 2026-2027 will be the first year of levied Amenity assessments.

Note: The FY 2026-2027 O&M assessments will be levied on platted lots sold to builders/end-users. The District will enter into a funding agreement with the developer for the unplatted lots and to cover any budget deficit for platted lots not sold to builders/end-users.

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

| | | | |
|--------------------------|----|--|--------------|
| TOTAL ADMIN BUDGET | | | \$141,791.00 |
| COLLECTION COSTS @ | 2% | | \$3,016.83 |
| EARLY PAYMENT DISCOUNT @ | 4% | | \$6,033.66 |
| TOTAL ADMIN ASSESSMENT | | | \$150,841.49 |

| | | | |
|--------------------------|----|--|----------------|
| TOTAL FIELD BUDGET | | | \$961,567.00 |
| COLLECTION COSTS @ | 2% | | \$20,458.87 |
| EARLY PAYMENT DISCOUNT @ | 4% | | \$40,917.74 |
| TOTAL FIELD ASSESSMENT | | | \$1,022,943.62 |

| | | | |
|--------------------------|----|--|--------------|
| TOTAL AMENITY BUDGET | | | \$314,000.00 |
| COLLECTION COSTS @ | 2% | | \$6,880.85 |
| EARLY PAYMENT DISCOUNT @ | 4% | | \$13,761.70 |
| TOTAL AMENITY ASSESSMENT | | | \$334,042.55 |

| UNITS ASSESSED | | | | | ALLOCATION OF ADMIN ASSESSMENT | | | | | | ALLOCATION OF FIELD ASSESSMENT | | | | | | ALLOCATION OF AMENITY ASSESSMENT | | | | | PER LOT ANNUAL ASSESSMENT | | | | | | | | |
|--------------------------|-------------|------------|------------------------------|------------------------------|--------------------------------|------------|------------|----------------|---------------|---------------------|--------------------------------|------------|------------|----------------|---------------|-----------------------|----------------------------------|------------|------------|---------------|---------------|---------------------------|------------|----------|------------------------------|------------------------------|------------------------------|------------|------------|------------|
| LOT SIZE | O&M | AMENITY | SERIES 2023 DEBT SERVICE (1) | SERIES 2024 DEBT SERVICE (1) | SERIES 2025 DEBT SERVICE (1) | # OF UNITS | EAU FACTOR | TOTAL EAU'S | % TOTAL EAU'S | TOTAL O&M BUDGET | ADMIN PER UNIT | # OF UNITS | EAU FACTOR | TOTAL EAU'S | % TOTAL EAU'S | TOTAL O&M BUDGET | FIELD PER UNIT | # OF UNITS | EAU FACTOR | TOTAL EAU'S | % TOTAL EAU'S | TOTAL AMENITY BUDGET | O&M (2) | AMENITY | SERIES 2023 DEBT SERVICE (3) | SERIES 2024 DEBT SERVICE (3) | SERIES 2025 DEBT SERVICE (3) | TOTAL (4) | | |
| Platted | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment Area 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Townhomes | 114 | 114 | 108 | 0 | 0 | 114 | 1.00 | 114.00 | 8.93% | \$13,465.88 | \$118.12 | 114 | 0.80 | 91.20 | 7.54% | \$77,088.46 | \$678.21 | 114 | 0.80 | 91.20 | 12.35% | \$41,256.58 | \$794.33 | \$361.90 | \$1,275.46 | \$0.00 | \$0.00 | \$2,418.69 | | |
| Villas | 54 | 54 | 54 | 0 | 0 | 54 | 1.00 | 54.00 | 4.23% | \$6,378.58 | \$118.12 | 54 | 0.90 | 48.60 | 4.02% | \$41,080.04 | \$760.74 | 54 | 0.90 | 48.60 | 6.58% | \$21,985.41 | \$878.86 | \$407.14 | \$1,434.89 | \$0.00 | \$0.00 | \$2,720.89 | | |
| SF 50' | 49 | 49 | 49 | 0 | 0 | 49 | 1.00 | 49.00 | 3.84% | \$5,787.97 | \$118.12 | 49 | 1.00 | 49.00 | 4.05% | \$41,418.14 | \$845.27 | 49 | 1.00 | 49.00 | 6.64% | \$22,166.36 | \$963.39 | \$452.37 | \$1,594.33 | \$0.00 | \$0.00 | \$3,010.09 | | |
| SF 40' (Age Restricted) | 30 | 0 | 30 | 0 | 0 | 30 | 1.00 | 30.00 | 2.35% | \$3,543.65 | \$118.12 | 30 | 0.93 | 27.90 | 2.31% | \$23,582.98 | \$786.10 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$904.22 | \$0.00 | \$1,381.74 | \$0.00 | \$0.00 | \$2,286.96 | | |
| SF 50' (Age Restricted) | 36 | 0 | 36 | 0 | 0 | 36 | 1.00 | 36.00 | 2.82% | \$4,252.38 | \$118.12 | 36 | 1.00 | 36.00 | 2.97% | \$30,429.66 | \$845.27 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$963.39 | \$0.00 | \$1,488.03 | \$0.00 | \$0.00 | \$2,451.42 | | |
| SF 60' (Age Restricted) | 32 | 0 | 32 | 0 | 0 | 32 | 1.00 | 32.00 | 2.51% | \$3,779.90 | \$118.12 | 32 | 1.07 | 34.24 | 2.83% | \$28,941.98 | \$904.44 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$1,022.56 | \$0.00 | \$1,488.03 | \$0.00 | \$0.00 | \$2,510.59 | | |
| Assessment Area 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Townhomes | 78 | 78 | 0 | 78 | 0 | 78 | 1.00 | 78.00 | 6.11% | \$9,213.50 | \$118.12 | 78 | 0.80 | 62.40 | 5.16% | \$52,744.74 | \$678.21 | 78 | 0.80 | 62.40 | 8.45% | \$28,228.18 | \$794.33 | \$361.90 | \$0.00 | \$1,890.47 | \$0.00 | \$3,046.70 | | |
| Townhomes (Partial) | 80 | 80 | 0 | 80 | 0 | 80 | 1.00 | 80.00 | 6.28% | \$9,449.74 | \$118.12 | 80 | 0.80 | 64.00 | 5.29% | \$54,097.17 | \$678.21 | 80 | 0.80 | 64.00 | 8.67% | \$28,951.98 | \$794.33 | \$361.90 | \$0.00 | \$1,984.94 | \$0.00 | \$3,351.17 | | |
| SF 40' | 54 | 71 | 0 | 71 | 0 | 54 | 0.93 | 50.22 | 4.15% | \$6,378.58 | \$118.12 | 54 | 0.93 | 50.22 | 4.15% | \$42,449.37 | \$786.10 | 71 | 0.93 | 66.03 | 8.94% | \$29,870.30 | \$904.22 | \$420.71 | \$0.00 | \$2,197.88 | \$0.00 | \$3,522.81 | | |
| SF 40' (Partial) | 41 | 24 | 0 | 24 | 0 | 41 | 1.00 | 41.00 | 3.21% | \$4,842.99 | \$118.12 | 41 | 0.93 | 38.13 | 3.15% | \$32,230.08 | \$786.10 | 24 | 0.93 | 22.32 | 3.02% | \$10,097.00 | \$904.22 | \$420.71 | \$0.00 | \$1,499.57 | \$0.00 | \$2,794.50 | | |
| SF 50' | 78 | 0 | 78 | 0 | 0 | 78 | 1.00 | 78.00 | 4.48% | \$6,728.94 | \$118.12 | 78 | 1.00 | 78.00 | 4.71% | \$48,180.29 | \$845.27 | 78 | 1.00 | 78.00 | 10.50% | \$35,265.23 | \$963.39 | \$452.37 | \$0.00 | \$2,363.09 | \$0.00 | \$3,778.85 | | |
| SF 50' (Partial) | 49 | 28 | 0 | 28 | 0 | 49 | 1.00 | 49.00 | 3.84% | \$5,787.97 | \$118.12 | 49 | 1.00 | 49.00 | 4.05% | \$41,418.14 | \$845.27 | 28 | 1.00 | 28.00 | 3.79% | \$12,886.48 | \$963.39 | \$452.37 | \$0.00 | \$1,615.96 | \$0.00 | \$3,031.72 | | |
| SF 50' (2) | 45 | 45 | 0 | 45 | 0 | 45 | 1.00 | 45.00 | 3.52% | \$5,315.48 | \$118.12 | 45 | 1.00 | 45.00 | 3.72% | \$38,037.07 | \$845.27 | 45 | 1.00 | 45.00 | 6.09% | \$20,356.86 | \$963.39 | \$452.37 | \$0.00 | \$2,363.09 | \$0.00 | \$3,778.85 | | |
| SF 60' | 16 | 19 | 0 | 19 | 0 | 16 | 1.07 | 17.12 | 1.41% | \$1,889.95 | \$118.12 | 16 | 1.07 | 17.12 | 1.41% | \$14,470.99 | \$904.44 | 19 | 1.07 | 20.33 | 2.75% | \$9,196.78 | \$1,022.56 | \$484.04 | \$0.00 | \$2,528.51 | \$0.00 | \$4,035.11 | | |
| SF 60' (Partial) | 14 | 11 | 0 | 11 | 0 | 14 | 1.07 | 14.98 | 1.10% | \$1,653.70 | \$118.12 | 14 | 1.07 | 14.98 | 1.10% | \$12,662.12 | \$904.44 | 11 | 1.07 | 11.77 | 1.59% | \$5,324.45 | \$1,022.56 | \$484.04 | \$0.00 | \$1,615.96 | \$0.00 | \$3,122.56 | | |
| SF 40' (Age Restricted) | 21 | 0 | 0 | 21 | 0 | 21 | 1.00 | 21.00 | 1.64% | \$2,480.56 | \$118.12 | 21 | 0.93 | 19.53 | 1.61% | \$16,508.09 | \$786.10 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$904.22 | \$0.00 | \$0.00 | \$0.00 | \$2,055.89 | \$0.00 | \$2,960.11 | |
| SF 50' (Age Restricted) | 69 | 0 | 0 | 69 | 0 | 69 | 1.00 | 69.00 | 5.40% | \$8,150.40 | \$118.12 | 69 | 1.00 | 69.00 | 5.70% | \$58,323.51 | \$845.27 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$963.39 | \$0.00 | \$0.00 | \$0.00 | \$2,197.88 | \$0.00 | \$3,161.07 | |
| SF 60' (Age Restricted) | 40 | 0 | 0 | 40 | 0 | 40 | 1.00 | 40.00 | 3.13% | \$4,724.87 | \$118.12 | 40 | 1.07 | 42.80 | 3.54% | \$36,177.48 | \$904.44 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$1,022.56 | \$0.00 | \$0.00 | \$0.00 | \$2,339.46 | \$0.00 | \$3,382.02 | |
| Assessment Area 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Villas | 42 | 42 | 0 | 0 | 42 | 42 | 1.00 | 42.00 | 3.29% | \$4,861.11 | \$118.12 | 42 | 0.80 | 37.80 | 3.12% | \$31,951.14 | \$760.74 | 42 | 0.80 | 37.80 | 5.12% | \$17,089.77 | \$878.86 | \$407.14 | \$0.00 | \$0.00 | \$1,096.03 | \$2,882.03 | | |
| SF 40' | 48 | 48 | 0 | 0 | 48 | 48 | 0.93 | 48.00 | 3.76% | \$5,699.84 | \$118.12 | 48 | 0.93 | 44.64 | 3.69% | \$37,732.77 | \$786.10 | 48 | 0.93 | 44.64 | 6.05% | \$20,154.01 | \$904.22 | \$420.71 | \$0.00 | \$0.00 | \$1,649.23 | \$2,974.16 | | |
| SF 50' | 49 | 49 | 0 | 0 | 49 | 49 | 1.00 | 49.00 | 3.84% | \$5,787.97 | \$118.12 | 49 | 1.00 | 49.00 | 4.05% | \$41,418.14 | \$845.27 | 49 | 1.00 | 49.00 | 6.64% | \$22,166.36 | \$963.39 | \$452.37 | \$0.00 | \$0.00 | \$1,773.37 | \$3,189.13 | | |
| SF 60' | 19 | 19 | 0 | 0 | 19 | 19 | 1.07 | 20.33 | 1.49% | \$2,244.31 | \$118.12 | 19 | 1.07 | 20.33 | 1.68% | \$17,184.30 | \$904.44 | 19 | 1.07 | 20.33 | 2.75% | \$9,196.78 | \$1,022.56 | \$484.04 | \$0.00 | \$0.00 | \$1,890.47 | \$3,404.10 | | |
| SF 40' (Age Restricted) | 46 | 0 | 0 | 0 | 46 | 46 | 0.93 | 46.00 | 3.60% | \$5,433.60 | \$118.12 | 46 | 0.93 | 42.78 | 3.53% | \$36,180.58 | \$786.10 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$904.22 | \$0.00 | \$0.00 | \$0.00 | \$1,842.83 | \$2,447.05 | | |
| SF 50' (Age Restricted) | 115 | 0 | 0 | 0 | 115 | 115 | 1.00 | 115.00 | 9.01% | \$13,584.00 | \$118.12 | 115 | 1.00 | 115.00 | 9.50% | \$97,205.85 | \$845.27 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$963.39 | \$0.00 | \$0.00 | \$0.00 | \$1,649.23 | \$2,462.62 | | |
| SF 60' (Age Restricted) | 79 | 0 | 0 | 0 | 79 | 79 | 1.00 | 79.00 | 6.19% | \$9,331.62 | \$118.12 | 79 | 1.07 | 84.53 | 6.98% | \$71,450.52 | \$904.44 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$1,022.56 | \$0.00 | \$0.00 | \$0.00 | \$1,755.63 | \$2,778.19 | | |
| Total Platted | 1277 | 809 | 309 | 564 | 398 | | | 1277.00 | 100% | \$150,841.49 | | | | 1210.20 | 100% | \$1,022,943.62 | | | | 738.42 | 100% | \$334,042.55 | | | | | | | | |
| Unplatted | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment Area 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Townhomes | 198 | 0 | 0 | 0 | 198 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,418.69 | \$1,418.69 |
| Villas | 58 | 0 | 0 | 0 | 58 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,896.03 | \$1,896.03 |
| SF 40' | 98 | 0 | 0 | 0 | 98 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,649.23 | \$1,649.23 |
| SF 50' | 57 | 0 | 0 | 0 | 57 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,773.37 | \$1,773.37 |
| Assessment Area 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Townhomes | 58 | 0 | 0 | 0 | 0 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Villas | 42 | 0 | 0 | 0 | 0 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| SF 40' | 128 | 0 | 0 | 0 | 0 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| SF 50' | 166 | 0 | 0 | 0 | 0 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| SF 60' | 37 | 0 | 0 | 0 | 0 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| SF 40' (Age Restricted) | 49 | 0 | 0 | 0 | 0 | 0 | 0.00 | 0.00 | 0.00% | \$0.00 | \$0.00 | 0 | 0.00 | 0.00 | 0.00% | \$0.0 | | | | | | | | | | | | | | |

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.



Rizzetta & Company

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.



District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with the planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities that requires various office-related supplies.



Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 6

RESOLUTION 2026-07

[ANNUAL APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the Hammock Oaks Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the

comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Hammock Oaks Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 13th DAY OF JULY, 2026.

ATTEST:

**HAMMOCK OAKS COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2026/2027 Budget(s)

Tab 7

FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT** (“**Agreement**”) is made and entered into this ___ day of _____, 2026, by and between:

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Ave. Unit 200, Tampa, Florida 33614 (813)933-5571 (“**District**”); and

SK HAMMOCK OAKS, LLC, a Delaware limited liability company, the owner and developer of lands within the boundary of the District, whose mailing address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637 (“**Developer**”).

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2027 (“**FY 2027 Budget**”), which begins on October 1, 2026 and ends on September 30, 2027, and has levied and imposed operations and maintenance assessments (“**O&M Assessments**”) on lands within the District to fund a portion of the FY 2027 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any “**Budget Deficit**,” representing the difference between the FY 2027 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District any monies (“**Developer Contributions**”) necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers’ consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request funding for the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to

and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Its: _____

SK HAMMOCK OAKS, LLC

By: _____
Its: _____

EXHIBIT A: FY 2027 Budget

Tab 8

RESOLUTION 2026-08

[FY 2027 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**"), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE DEFICIT FUNDING AGREEMENT. The District's Board hereby authorizes a deficit funding agreement for certain of the operations and maintenance services set forth in the District's Adopted Budget, as set forth in **Exhibit A**.

b. OPERATIONS AND MAINTENANCE ASSESSMENTS.

i. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2026/2027 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2026/2027. Instead, any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **TAX ROLL ASSESSMENTS.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **DIRECT BILL ASSESSMENTS.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2027.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2026/2027 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **FUTURE COLLECTION METHODS.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
 - d. **MAXIMUM RATE.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13TH day of July 2026.

ATTEST:

**HAMMOCK OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

EXHIBIT B
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 9

RESOLUTION 2026-09

A RESOLUTION OF THE HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING TIME AND DATE FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2026/2027, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Hammock Oaks Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lake County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

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

PASSED AND ADOPTED THIS 13TH DAY OF JULY 2026.

ATTEST:

**HAMMOCK OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027**

October 5, 2026 * Adjusted due to Holiday
November 9, 2026
December 14, 2026
January 11, 2027
February 8, 2027
March 8, 2027
April 12, 2027
May 10, 2027
June 14, 2027
July 12, 2027
August 9, 2027
September 13, 2027

The meetings will convene at 1:00 PM at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731.

Tab 10

Hammock Oaks Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes No

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

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

Achieved: Yes No

2: District Assets

Goal 2.1: District Assets

Objective: District Assets – Safeguard the District’s assets and ensure they are maintained and are in good condition.

Measurement: All assets have monthly and yearly maintenance contracts to protect and maintain all assets.

Standard: District Staff perform regular inspections and report any items that need to be addressed.

Achieved: Yes No

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Hammock Oaks Community Development District

District Manager:_____

Date:_____

Print Name:_____

Hammock Oaks Community Development District

Tab 11

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 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, section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions that may be necessary for the conduct of District business; and

WHEREAS, the District's Board of Supervisors ("**Board**") meets as necessary to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish monthly, quarterly or other meeting dates not on a monthly basis, or may cancel scheduled meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board adopted Resolution 2022-20 ("**Original Resolution**") authorizing the disbursement of funds without prior approval of the Board; and

WHEREAS, this resolution is intended to replace and supersede the Original Resolution to increase the amount of funds that may be disbursed for payment of invoices of non-continuing expenses; and

WHEREAS, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

1. CONTINUING EXPENSES. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- a) The invoices must be due on or before the next scheduled meeting of the Board.
- b) The invoice must be pursuant to a contract or agreement authorized by the Board.
- c) The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
- d) The invoice amount will not cause payments to exceed the adopted budget of the District.

2. NON-CONTINUING EXPENSES. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are (i) required to provide for the health, safety, and welfare of the residents within the District; or (ii) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, or (iii) are necessary to avoid an unnecessary expense that may be imposed on the District in connection with a District project; or (iv) are for routine services performed on an annual basis and the amount of such services is reflected in the District's annual budget, or (v) are otherwise for an emergency circumstance, pursuant to the following schedule:

- a) Non-Continuing Expenses Not Exceeding \$10,000 - with approval of the District Manager; and
- b) Non-Continuing Expenses Exceeding \$25,000 - with approval of the District Manager and Chairperson of the Board (or Vice Chairperson in the Chairperson's absence).

3. BOARD RATIFICATION. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

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

PASSED AND ADOPTED this 13th day of July, 2026.

ATTEST:

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Tab 12

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

June 17, 2026

Board of Supervisors
Hammock Oaks Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000 Special Assessment Bonds, Series 2024 (Assessment Area Two)
Annual Arbitrage Report for the period May 20, 2025 to May 20, 2026

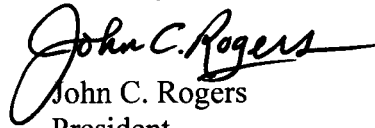
Dear Hammock Oaks Community Development District Board of Supervisors:

Please find attached the Annual Arbitrage Report for Hammock Oaks Community Development District (Town of Lady Lake, Florida), \$16,000,000 Special Assessment Bonds, Series 2024 (Assessment Area Two) (the "Series 2024 Bonds").

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on the Series 2024 Bonds during the period May 20, 2025 to May 20, 2026, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for the Series 2024 Bonds is due May 20, 2027.

Sincerely,


John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

June 17, 2026

Board of Supervisors
Hammock Oaks Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000 Special Assessment Bonds, Series 2024 (Assessment Area Two)
Annual Arbitrage Report for the period May 20, 2025 to May 20, 2026

Dear Hammock Oaks Community Development District Board of Supervisors:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the “Code”) for Hammock Oaks Community Development District (Town of Lady Lake, Florida) (the “District”), \$16,000,000 Special Assessment Bonds, Series 2024 (Assessment Area Two) (the “Series 2024 Bonds”) for the annual period May 20, 2025 to May 20, 2026 (the “Annual Arbitrage Period”). Our opinion is accompanied by an Annual Arbitrage Report (the “Annual Arbitrage Report”).

The scope of our engagement was limited to preparing a computation of annual arbitrage liability, if any, for the Series 2024 Bonds, based upon the following information from the referenced sources:

Trust fund and account statements for the Series 2024 Bonds for the period May 20, 2025 to May 20, 2026

Source: Regions Bank, Birmingham, Alabama

Closing Documents for the Series 2023 Bonds, including Official Statement, Arbitrage and Tax Certificate and I.R.S. Form “8038-G”

Source: Rizzetta & Company, Tampa, Florida

Annual Arbitrage Report for Series 2024 Bonds, dated July 10, 2025, for the annual period May 20, 2024 to May 20, 2025, prepared by Arbitrage Rebate Counselors, LLC (the “Prior Annual Arbitrage Report”)

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Our Understanding of the Financing

According to the Official Statement, proceeds of the Series 2024 Bonds will be used to provide funds for (i) the payment of the costs of acquiring and/or constructing a portion of public infrastructure improvements, (ii) funding interest on the Series of 2024 Bonds through at least November 1, 2024, (iii) funding the Series 2024 Bonds Reserve Account, and (iv) paying the costs of issuance of the Series 2024 Bonds.

Factors Entering Our Computations

- a) Our examination of the trust funds and accounts established with respect to the Series 2024 Bonds included the Series 2024 Costs of Issuance Account, the Series 2024 Acquisition and Construction Account, the Series 2024 Interest Account, the Series 2024 Reserve Account, the Series 2024 Sinking Fund Account, and the 2024 Prepayment Account.
- b) According to the Code, proceeds of the Series 2024 Bonds deposited to the Series 2024 Costs of Issuance Account could be invested at a yield greater than the yield on the Series 2024 Bonds for the three-year period May 20, 2024 to May 20, 2027 (the “three-year temporary period”), but were subject to arbitrage rebate.
- c) According to the Code, proceeds of the Series 2024 Bonds deposited to the Series 2024 Acquisition and Construction Account could be invested at a yield greater than the yield on the Series 2024 Bonds during the three-year temporary period, but were subject to arbitrage rebate.

According to the Code, proceeds remaining in the Series 2024 Acquisition and Construction Account after the expiration of the three-year period were restricted to the yield on the Series 2024 Bonds.

- d) According to the Code, the proceeds of the Series 2024 Bonds deposited to the Series 2024 Interest Account could be invested at a yield greater than the yield on the Series 2024 Bonds during the three-year temporary period but were subject to arbitrage rebate.
- e) According to the Code, the proceeds of the Series of 2024 Bonds deposited to the Series 2024 Reserve Account could be invested at an unrestricted yield in perpetuity but were subject to arbitrage rebate.

Hammock Oaks Community Development District
Annual Arbitrage Report
Page Three

- f) The Series 2024 Sinking Fund constituted a “bona fide debt service fund” as defined in the Code during the Annual Computation Period if (1) such fund were used primarily to achieve a proper matching of revenues and debt service payable on the Series 2023 Bonds, (2) monies deposited therein were spent within a thirteen-month period from the date of receipt thereof, and (3) such funds were exhausted in each Bond Year (as defined in paragraph “h” below), except for a reasonable carryover amount not to exceed the greater of one year’s earnings in such funds or one-twelfth of annual debt service.

In accordance with the Code, a “bona fide debt service fund” is “unrestricted” as to yield, and not subject to arbitrage rebate.

- g) Proceeds of the 2024 Bonds were not on deposit in the 2024 Prepayment Account during the Annual Computation Period.
- h) “Bond Year” is defined, in accordance with the Code, as the one-year period beginning on May 20, 2025 and ending on May 20, 2026.
- i) According to the Arbitrage and Tax Certificate, the District did not use any proceeds of the Series 2024 Bonds to reimburse costs incurred by the District prior to May 20, 2024.
- j) According to the Arbitrage and Tax Certificate, the District did not enter into any hedging transaction with respect to the Series 2024 Bonds.
- k) All amounts withdrawn from the trust funds and accounts were assumed to be spent on the day they were withdrawn.
- l) Computations of yield are based on a 360-day year and semiannual compounding.
- m) No investment acquired (or sold) by the District was acquired (or sold) for an amount that was more (or less) than the fair market value of such investment during the Annual Computation Period.
- n) The calculation of arbitrage rebate liability for the Annual Computation Period is made as of May 20, 2026 (the “Annual Computation Date”).

Hammock Oaks Community Development District
Annual Arbitrage Report
Page Four

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, the computations presented in the accompanying Annual Arbitrage Report and are presented below:

1. The Sources and Uses of Funds Upon Issuance of the Series of 2024 Bonds are shown on Page A-1.
2. The yield on the Series of 2024 Bonds is 6.01559764% (the “Series of 2024 Bonds Yield”), as calculated on Pages B-1, B-2 and B-3.
3. The District earned \$22,602.47 less on its investments of proceeds of the Series of 2024 Bonds during the Annual Computation Period than it would have earned had such proceeds been invested at the Series of 2024 Bonds Yield and therefore **did not incur an arbitrage liability on the Series 2024 Bonds** during the Annual Computation Period, as calculated on Page C-1
4. Our examination of the Series 2024 Sinking Fund showed that such fund constituted a “bona fide debt service fund” the Bond Year and therefore was not subject to arbitrage rebate during such period.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Annual Arbitrage Report
For the Period May 20, 2025 to May 20, 2026

June 17, 2026

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Sources and Uses of Funds Upon Issuance of the Series of 2024 Bonds (1)

Sources:

| | |
|------------------------------------|------------------------|
| Par Amount of Series of 2023 Bonds | \$16,000,000.00 |
| Plus: Original Issue Discount | <u>0.00</u> |
| Total Sources | <u>\$16,000,000.00</u> |

Uses:

| | |
|--|------------------------|
| Deposit to Series 2024 Acquisition and Construction Account | \$13,907,051.64 |
| Deposit to Series 2023 Interest Account | 423,613.36 |
| Deposit to Series 2023 Reserve Account | 1,154,835.00 |
| Costs of Issuance, including Underwriter's Discount | <u>514,500.00</u> |
| Total Uses | <u>\$16,000,000.00</u> |

Note:

(1) Source: Official Statement for the 2024 Bonds, dated April 30, 2024.

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Series of 2024 Bonds - Pricing Report

Dated Date: 5/20/2024
Issuance Date: 5/20/2024

| Date | Principal Amount | Interest Rate | Yield | Bond Years | Price | Original Issue Discount (-) / Premium (+) | Production |
|----------------------------------|------------------------|---------------|--------|-------------------|----------|---|------------------------|
| 5/1/2025 | \$210,000.00 | 5.000% | 5.000% | 198.92 | 100.000% | \$0.00 | \$210,000.00 |
| 5/1/2026 | 220,000.00 | 5.000% | 5.000% | 428.39 | 100.000% | 0.00 | 220,000.00 |
| 5/1/2027 | 235,000.00 | 5.000% | 5.000% | 692.60 | 100.000% | 0.00 | 235,000.00 |
| 5/1/2028 | 245,000.00 | 5.000% | 5.000% | 967.07 | 100.000% | 0.00 | 245,000.00 |
| 5/1/2029 | 255,000.00 | 5.000% | 5.000% | 1,261.54 | 100.000% | 0.00 | 255,000.00 |
| 5/1/2030 | 270,000.00 | 5.000% | 5.000% | 1,605.75 | 100.000% | 0.00 | 270,000.00 |
| 5/1/2031 | 285,000.00 | 5.000% | 5.000% | 1,979.96 | 100.000% | 0.00 | 285,000.00 |
| 5/1/2032 | 300,000.00 | 5.850% | 5.850% | 2,384.17 | 100.000% | 0.00 | 300,000.00 |
| 5/1/2033 | 320,000.00 | 5.850% | 5.850% | 2,863.11 | 100.000% | 0.00 | 320,000.00 |
| 5/1/2034 | 335,000.00 | 5.850% | 5.850% | 3,332.32 | 100.000% | 0.00 | 335,000.00 |
| 5/1/2035 | 355,000.00 | 5.850% | 5.850% | 3,886.26 | 100.000% | 0.00 | 355,000.00 |
| 5/1/2036 | 380,000.00 | 5.850% | 5.850% | 4,539.94 | 100.000% | 0.00 | 380,000.00 |
| 5/1/2037 | 400,000.00 | 5.850% | 5.850% | 5,178.89 | 100.000% | 0.00 | 400,000.00 |
| 5/1/2038 | 425,000.00 | 5.850% | 5.850% | 5,927.57 | 100.000% | 0.00 | 425,000.00 |
| 5/1/2039 | 450,000.00 | 5.850% | 5.850% | 6,726.25 | 100.000% | 0.00 | 450,000.00 |
| 5/1/2040 | 480,000.00 | 5.850% | 5.850% | 7,654.67 | 100.000% | 0.00 | 480,000.00 |
| 5/1/2041 | 510,000.00 | 5.850% | 5.850% | 8,643.08 | 100.000% | 0.00 | 510,000.00 |
| 5/1/2042 | 540,000.00 | 5.850% | 5.850% | 9,691.50 | 100.000% | 0.00 | 540,000.00 |
| 5/1/2043 | 570,000.00 | 5.850% | 5.850% | 10,799.92 | 100.000% | 0.00 | 570,000.00 |
| 5/1/2044 | 605,000.00 | 5.850% | 5.850% | 12,068.07 | 100.000% | 0.00 | 605,000.00 |
| 5/1/2045 | 640,000.00 | 6.150% | 6.150% | 13,406.22 | 100.000% | 0.00 | 640,000.00 |
| 5/1/2046 | 685,000.00 | 6.150% | 6.150% | 15,033.85 | 100.000% | 0.00 | 685,000.00 |
| 5/1/2047 | 725,000.00 | 6.150% | 6.150% | 16,636.74 | 100.000% | 0.00 | 725,000.00 |
| 5/1/2048 | 775,000.00 | 6.150% | 6.150% | 18,559.10 | 100.000% | 0.00 | 775,000.00 |
| 5/1/2049 | 820,000.00 | 6.150% | 6.150% | 20,456.72 | 100.000% | 0.00 | 820,000.00 |
| 5/1/2050 | 875,000.00 | 6.150% | 6.150% | 22,703.82 | 100.000% | 0.00 | 875,000.00 |
| 5/1/2051 | 930,000.00 | 6.150% | 6.150% | 25,060.92 | 100.000% | 0.00 | 930,000.00 |
| 5/1/2052 | 990,000.00 | 6.150% | 6.150% | 27,667.75 | 100.000% | 0.00 | 990,000.00 |
| 5/1/2053 | 1,050,000.00 | 6.150% | 6.150% | 30,394.58 | 100.000% | 0.00 | 1,050,000.00 |
| 5/1/2054 | <u>1,120,000.00</u> | 6.150% | 6.150% | <u>33,540.89</u> | 100.000% | <u>0.00</u> | <u>1,120,000.00</u> |
| Total | <u>\$16,000,000.00</u> | | | <u>314,290.56</u> | | <u>\$0.00</u> | <u>\$16,000,000.00</u> |
| Principal Amount | \$16,000,000.00 | | | | | | |
| Plus: Original Issue Premium | <u>0.00</u> | | | | | | |
| | <u>\$16,000,000.00</u> | | | | | | |
| Gross Interest Cost | \$18,995,738.36 | | | | | | |
| Less: Net Original Issue Premium | <u>0.00</u> | | | | | | |
| | <u>\$18,995,738.36</u> | | | | | | |
| NIC % | 6.0440% | | | | | | |
| Bond Years | 314,290.56 | | | | | | |
| Average Coupon | 6.0440% | | | | | | |
| Average Life (Years) | 19.64 | | | | | | |

Note: (1) Source: Official Statement for the 2024 Bonds, dated April 30, 2024.

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Series of 2024 Bonds - Debt Service Payable

Dated Date: 5/20/2024
First Interest
Payment Date: 11/1/2023

| Date | Principal Amount | Interest Rate | Interest | Semiannual Debt Service | Annual Debt Service |
|-----------|------------------------|---------------|------------------------|-------------------------|------------------------|
| 11/1/2024 | | | \$423,613.36 | \$423,613.36 | \$423,613.36 |
| 5/1/2025 | \$210,000.00 | 5.000% | 473,605.00 | 683,605.00 | |
| 11/1/2025 | | | 468,355.00 | 468,355.00 | 1,151,960.00 |
| 5/1/2026 | 220,000.00 | 5.000% | 468,355.00 | 688,355.00 | |
| 11/1/2026 | | | 462,855.00 | 462,855.00 | 1,151,210.00 |
| 5/1/2027 | 235,000.00 | 5.000% | 462,855.00 | 697,855.00 | |
| 11/1/2027 | | | 456,980.00 | 456,980.00 | 1,154,835.00 |
| 5/1/2028 | 245,000.00 | 5.000% | 456,980.00 | 701,980.00 | |
| 11/1/2028 | | | 450,855.00 | 450,855.00 | 1,152,835.00 |
| 5/1/2029 | 255,000.00 | 5.000% | 450,855.00 | 705,855.00 | |
| 11/1/2029 | | | 444,480.00 | 444,480.00 | 1,150,335.00 |
| 5/1/2030 | 270,000.00 | 5.000% | 444,480.00 | 714,480.00 | |
| 11/1/2030 | | | 437,730.00 | 437,730.00 | 1,152,210.00 |
| 5/1/2031 | 285,000.00 | 5.000% | 437,730.00 | 722,730.00 | |
| 11/1/2031 | | | 430,605.00 | 430,605.00 | 1,153,335.00 |
| 5/1/2032 | 300,000.00 | 5.850% | 430,605.00 | 730,605.00 | |
| 11/1/2032 | | | 421,830.00 | 421,830.00 | 1,152,435.00 |
| 5/1/2033 | 320,000.00 | 5.850% | 421,830.00 | 741,830.00 | |
| 11/1/2033 | | | 412,470.00 | 412,470.00 | 1,154,300.00 |
| 5/1/2034 | 335,000.00 | 5.850% | 412,470.00 | 747,470.00 | |
| 11/1/2034 | | | 402,671.25 | 402,671.25 | 1,150,141.25 |
| 5/1/2035 | 355,000.00 | 5.850% | 402,671.25 | 757,671.25 | |
| 11/1/2035 | | | 392,287.50 | 392,287.50 | 1,149,958.75 |
| 5/1/2036 | 380,000.00 | 5.850% | 392,287.50 | 772,287.50 | |
| 11/1/2036 | | | 381,172.50 | 381,172.50 | 1,153,460.00 |
| 5/1/2037 | 400,000.00 | 5.850% | 381,172.50 | 781,172.50 | |
| 11/1/2037 | | | 369,472.50 | 369,472.50 | 1,150,645.00 |
| 5/1/2038 | 425,000.00 | 5.850% | 369,472.50 | 794,472.50 | |
| 11/1/2038 | | | 357,041.25 | 357,041.25 | 1,151,513.75 |
| 5/1/2039 | 450,000.00 | 5.850% | 357,041.25 | 807,041.25 | |
| 11/1/2039 | | | 343,878.75 | 343,878.75 | 1,150,920.00 |
| 5/1/2040 | 480,000.00 | 5.850% | 343,878.75 | 823,878.75 | |
| 11/1/2040 | | | 329,838.75 | 329,838.75 | 1,153,717.50 |
| 5/1/2041 | 510,000.00 | 5.850% | 329,838.75 | 839,838.75 | |
| 11/1/2041 | | | 314,921.25 | 314,921.25 | 1,154,760.00 |
| 5/1/2042 | 540,000.00 | 5.850% | 314,921.25 | 854,921.25 | |
| 11/1/2042 | | | 299,126.25 | 299,126.25 | 1,154,047.50 |
| 5/1/2043 | 570,000.00 | 5.850% | 299,126.25 | 869,126.25 | |
| 11/1/2043 | | | 282,453.75 | 282,453.75 | 1,151,580.00 |
| 5/1/2044 | 605,000.00 | 5.850% | 282,453.75 | 887,453.75 | |
| 11/1/2044 | | | 264,757.50 | 264,757.50 | 1,152,211.25 |
| 5/1/2045 | 640,000.00 | 6.150% | 264,757.50 | 904,757.50 | |
| 11/1/2045 | | | 245,077.50 | 245,077.50 | 1,149,835.00 |
| 5/1/2046 | 685,000.00 | 6.150% | 245,077.50 | 930,077.50 | |
| 11/1/2046 | | | 224,013.75 | 224,013.75 | 1,154,091.25 |
| 5/1/2047 | 725,000.00 | 6.150% | 224,013.75 | 949,013.75 | |
| 11/1/2047 | | | 201,720.00 | 201,720.00 | 1,150,733.75 |
| 5/1/2048 | 775,000.00 | 6.150% | 201,720.00 | 976,720.00 | |
| 11/1/2048 | | | 177,888.75 | 177,888.75 | 1,154,608.75 |
| 5/1/2049 | 820,000.00 | 6.150% | 177,888.75 | 997,888.75 | |
| 11/1/2049 | | | 152,673.75 | 152,673.75 | 1,150,562.50 |
| 5/1/2050 | 875,000.00 | 6.150% | 152,673.75 | 1,027,673.75 | |
| 11/1/2050 | | | 125,767.50 | 125,767.50 | 1,153,441.25 |
| 5/1/2051 | 930,000.00 | 6.150% | 125,767.50 | 1,055,767.50 | |
| 11/1/2051 | | | 97,170.00 | 97,170.00 | 1,152,937.50 |
| 5/1/2052 | 990,000.00 | 6.150% | 97,170.00 | 1,087,170.00 | |
| 11/1/2052 | | | 66,727.50 | 66,727.50 | 1,153,897.50 |
| 5/1/2053 | 1,050,000.00 | 6.150% | 66,727.50 | 1,116,727.50 | |
| 11/1/2053 | | | 34,440.00 | 34,440.00 | 1,151,167.50 |
| 5/1/2054 | <u>1,120,000.00</u> | 6.150% | <u>34,440.00</u> | <u>1,154,440.00</u> | <u>1,154,440.00</u> |
| | \$16,000,000.00 | | \$18,995,738.36 | \$34,995,738.36 | \$34,995,738.36 |

Note: (1) Source: Official Statement for the 2024 Bonds, dated April 30, 2024.

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Series of 2024 Bonds - Proof of Yield

P.V. Date: 5/20/2024
Series of 2024
Bond Yield: 6.01559764%

| <u>Date (1)</u> | <u>Semiannual Debt Service (1)</u> | <u>Muni Days To Computation Date</u> | <u>Present Value Factor</u> | <u>Present Value</u> |
|-----------------|------------------------------------|--------------------------------------|-----------------------------|----------------------------|
| 11/1/2024 | \$423,613.36 | 161 | 0.97384178 | \$412,532.39 |
| 5/1/2025 | 683,605.00 | 341 | 0.94540588 | 646,284.18 |
| 11/1/2025 | 468,355.00 | 521 | 0.91780029 | 429,856.36 |
| 5/1/2026 | 688,355.00 | 701 | 0.89100078 | 613,324.84 |
| 11/1/2026 | 462,855.00 | 881 | 0.86498381 | 400,362.08 |
| 5/1/2027 | 697,855.00 | 1061 | 0.83972652 | 586,007.35 |
| 11/1/2027 | 456,980.00 | 1241 | 0.81520674 | 372,533.18 |
| 5/1/2028 | 701,980.00 | 1421 | 0.79140294 | 555,549.03 |
| 11/1/2028 | 450,855.00 | 1601 | 0.76829419 | 346,389.28 |
| 5/1/2029 | 705,855.00 | 1781 | 0.74586022 | 526,469.16 |
| 11/1/2029 | 444,480.00 | 1961 | 0.72408131 | 321,839.66 |
| 5/1/2030 | 714,480.00 | 2141 | 0.70293834 | 502,235.38 |
| 11/1/2030 | 437,730.00 | 2321 | 0.68241274 | 298,712.53 |
| 5/1/2031 | 722,730.00 | 2501 | 0.66248647 | 478,798.85 |
| 11/1/2031 | 430,605.00 | 2681 | 0.64314206 | 276,940.18 |
| 5/1/2032 | 730,605.00 | 2861 | 0.62436249 | 456,162.36 |
| 11/1/2032 | 421,830.00 | 3041 | 0.60613128 | 255,684.36 |
| 5/1/2033 | 741,830.00 | 3221 | 0.58843242 | 436,516.82 |
| 11/1/2033 | 412,470.00 | 3401 | 0.57125035 | 235,623.63 |
| 5/1/2034 | 747,470.00 | 3581 | 0.55457000 | 414,524.44 |
| 11/1/2034 | 402,671.25 | 3761 | 0.53837672 | 216,788.82 |
| 5/1/2035 | 757,671.25 | 3941 | 0.52265627 | 396,001.63 |
| 11/1/2035 | 392,287.50 | 4121 | 0.50739485 | 199,044.66 |
| 5/1/2036 | 772,287.50 | 4301 | 0.49257906 | 380,412.65 |
| 11/1/2036 | 381,172.50 | 4481 | 0.47819589 | 182,275.12 |
| 5/1/2037 | 781,172.50 | 4661 | 0.46423271 | 362,645.82 |
| 11/1/2037 | 369,472.50 | 4841 | 0.45067724 | 166,512.85 |
| 5/1/2038 | 794,472.50 | 5021 | 0.43751759 | 347,595.70 |
| 11/1/2038 | 357,041.25 | 5201 | 0.42474220 | 151,650.49 |
| 5/1/2039 | 807,041.25 | 5381 | 0.41233985 | 332,775.27 |
| 11/1/2039 | 343,878.75 | 5561 | 0.40029964 | 137,654.54 |
| 5/1/2040 | 823,878.75 | 5741 | 0.38861100 | 320,168.35 |
| 11/1/2040 | 329,838.75 | 5921 | 0.37726367 | 124,436.18 |
| 5/1/2041 | 839,838.75 | 6101 | 0.36624768 | 307,588.99 |
| 11/1/2041 | 314,921.25 | 6281 | 0.35555335 | 111,971.31 |
| 5/1/2042 | 854,921.25 | 6461 | 0.34517129 | 295,094.27 |
| 11/1/2042 | 299,126.25 | 6641 | 0.33509239 | 100,234.93 |
| 5/1/2043 | 869,126.25 | 6821 | 0.32530778 | 282,733.53 |
| 11/1/2043 | 282,453.75 | 7001 | 0.31580889 | 89,201.40 |
| 5/1/2044 | 887,453.75 | 7181 | 0.30658736 | 272,082.10 |
| 11/1/2044 | 264,757.50 | 7361 | 0.29763509 | 78,801.12 |
| 5/1/2045 | 904,757.50 | 7541 | 0.28894423 | 261,424.46 |
| 11/1/2045 | 245,077.50 | 7721 | 0.28050714 | 68,745.99 |
| 5/1/2046 | 930,077.50 | 7901 | 0.27231641 | 253,275.37 |
| 11/1/2046 | 224,013.75 | 8081 | 0.26436485 | 59,221.36 |
| 5/1/2047 | 949,013.75 | 8261 | 0.25664547 | 243,560.08 |
| 11/1/2047 | 201,720.00 | 8441 | 0.24915149 | 50,258.84 |
| 5/1/2048 | 976,720.00 | 8621 | 0.24187634 | 236,245.46 |
| 11/1/2048 | 177,888.75 | 8801 | 0.23481362 | 41,770.70 |
| 5/1/2049 | 997,888.75 | 8981 | 0.22795713 | 227,475.85 |
| 11/1/2049 | 152,673.75 | 9161 | 0.22130084 | 33,786.83 |
| 5/1/2050 | 1,027,673.75 | 9341 | 0.21483892 | 220,784.32 |
| 11/1/2050 | 125,767.50 | 9521 | 0.20856568 | 26,230.78 |
| 5/1/2051 | 1,055,767.50 | 9701 | 0.20247562 | 213,767.18 |
| 11/1/2051 | 97,170.00 | 9881 | 0.19656339 | 19,100.06 |
| 5/1/2052 | 1,087,170.00 | 10061 | 0.19082380 | 207,457.91 |
| 11/1/2052 | 66,727.50 | 10241 | 0.18525179 | 12,361.39 |
| 5/1/2053 | 1,116,727.50 | 10421 | 0.17984249 | 200,835.06 |
| 11/1/2053 | 34,440.00 | 10601 | 0.17459114 | 6,012.92 |
| 5/1/2054 | <u>1,154,440.00</u> | 10781 | 0.16949313 | <u>195,669.65</u> |
| Total | \$34,995,738.36 | | | \$16,000,000.00 (2) |

Notes: (1) See Page B-2.
(2) Equal to \$16,000,000.00 Principal Amount of 2024 Series.

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$16,000,000
Special Assessment Bonds, Series 2024
(Assessment Area Two)

Series of 2024 Bonds - Arbitrage Credit - Annual Computation Period

| 5/20/2026 | Transaction Description (2) | Reserve Account Invested (-) / Disbursed (+) (2) | Interest (2) | Balance | Total | Muni Days To Computation Date | 2024 Bond Yield | Future Value | Investment Yield: | @ Investment Yield Future Value | |
|-----------|-------------------------------|--|--------------|----------------|------------------|-------------------------------|-----------------|------------------|-------------------|---------------------------------|----------------|
| | Prior Arbitrage Liability (3) | \$0.00 | \$0.00 | | (\$137,520.24) | 360 | 1.06106066 | (\$145,917.31) | | \$0.00 | |
| | Balance In | (\$1,162,710.55) | \$0.00 | \$1,162,710.55 | (\$1,162,710.55) | 360 | 1.06106066 | (\$1,233,706.43) | | (\$1,206,806.95) | |
| | Int. Earn. (+) / Reinvst (-) | (3,896.95) | 3,896.95 | 1,166,607.50 | 0.00 | 348 | 1.05896646 | 0.00 | | 0.00 | |
| | Int. Earn. (+) / Reinvst (-) | (3,770.81) | 3,770.81 | 1,170,378.31 | 0.00 | 319 | 1.05392253 | 0.00 | | 0.00 | |
| | Int. Earn. (+) / Reinvst (-) | (3,917.86) | 3,917.86 | 1,174,296.17 | 0.00 | 289 | 1.04872995 | 0.00 | | 0.00 | |
| | Int. Earn. (+) / Reinvst (-) | (3,912.97) | 3,912.97 | 1,178,209.14 | 0.00 | 258 | 1.04339116 | 0.00 | | 0.00 | |
| | Int. Earn. (+) / Reinvst (-) | (3,731.41) | 3,731.41 | 1,181,940.55 | 0.00 | 229 | 1.03842142 | 0.00 | | 0.00 | |
| | Trf Out - Prepayment Fd | 102,006.78 | 0.00 | 1,079,933.77 | 102,006.78 | 227 | 1.03807955 | 105,891.15 | | 104,429.38 | |
| | Int. Earn. (+) / Reinvst (-) | (3,504.65) | 3,504.65 | 1,083,438.42 | 0.00 | 197 | 1.03296502 | 0.00 | | 0.00 | |
| | Trf In - Interest Acct. | 261,721.24 | 0.00 | 821,717.18 | 261,721.24 | 197 | 1.03296502 | 270,348.89 | | 267,107.12 | |
| | Trf Out - DSR Excess | 20,575.94 | 0.00 | 801,141.24 | 20,575.94 | 194 | 1.03245496 | 21,243.73 | | 20,992.85 | |
| | Int. Earn. (+) / Reinvst (-) | (2,458.04) | 2,458.04 | 803,599.28 | 0.00 | 169 | 1.02821421 | 0.00 | | 0.00 | |
| | Pay Debt Service | (0.48) | 0.48 | 803,599.76 | 0.00 | 147 | 1.02449676 | 0.00 | | 0.00 | |
| | Int. Earn. (+) / Reinvst (-) | (2,368.27) | 2,368.27 | 805,968.03 | 0.00 | 138 | 1.02297986 | 0.00 | | 0.00 | |
| | Int. Earn. (+) / Reinvst (-) | (2,303.60) | 2,303.60 | 808,271.63 | 0.00 | 108 | 1.01793973 | 0.00 | | 0.00 | |
| | Int. Earn. (+) / Reinvst (-) | (2,066.27) | 2,066.27 | 810,337.90 | 0.00 | 50 | 1.00826578 | 0.00 | | 0.00 | |
| | Int. Earn. (+) / Reinvst (-) | (2,278.81) | 2,278.81 | 812,616.71 | 0.00 | 49 | 1.00809980 | 0.00 | | 0.00 | |
| | Trf In - Revenue Fund | (261,721.24) | 0.00 | 1,074,337.95 | (261,721.24) | 44 | 1.00727029 | (263,624.03) | | (262,914.68) | |
| | Trf Out - Acq & Constr. Acct. | 15,522.28 | 0.00 | 1,058,815.67 | 15,522.28 | 29 | 1.00478587 | 15,596.57 | | 15,568.89 | |
| | Trf Out - Prepayment Acct. | 13,611.83 | 0.00 | 1,045,203.84 | 13,611.83 | 29 | 1.00478587 | 13,676.97 | | 13,652.71 | |
| | Int. Earn. (+) / Reinvst (-) | (2,766.83) | 2,766.83 | 1,047,970.67 | 0.00 | 19 | 1.00313299 | 0.00 | | 0.00 | |
| | Balance | 1,047,970.67 | 0.00 | 0.00 | 1,047,970.67 | 0 | 1.00000000 | 1,047,970.67 | | 1,047,970.67 | |
| | Total | \$0.00 | \$36,976.95 | \$36,976.95 | \$36,976.95 | | | | | \$0.00 | |
| | | | | | | | | | Arbitrage Credit | (\$22,602.47) | |
| | | | | | | | | | | Cumulative Arbitrage Credit | (\$168,519.79) |

(1) See Page B-3.
(2) Source: Regions Bank.

Tab 13

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

May 12, 2026

Board of Supervisors
Hammock Oaks Community Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$17,700,000 Special Assessment Bonds, Series 2025
(Assessment Area Three) ("Series 2025")
Annual Arbitrage Report for the period April 8, 2025 to April 8, 2026

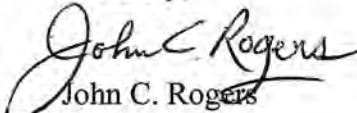
Dear Hammock Oaks Community Development District Board of Supervisors:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2025.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2025 during the annual period April 8, 2025 to April 8, 2026, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2025 is due April 8, 2027.

Sincerely,


John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

May 12, 2026

Board of Supervisors
Hammock Oaks Community Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$17,700,000 Special Assessment Bonds, Series 2025
(Assessment Area Three)
Annual Arbitrage Report for the period April 8, 2025 to April 8, 2026

Dear Hammock Oaks Community Development District Board of Supervisors:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for Hammock Oaks Community Development District (Town of Lady Lake, Florida) (the "District"), \$17,700,000 Special Assessment Bonds, Series 2025 (Assessment Area Three) ("Series 2025") for the annual period April 8, 2025 to April 8, 2026 (the "Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report (the "Annual Arbitrage Report").

The scope of our engagement was limited to preparing a computation of annual arbitrage liability, if any, for Series 2025, based upon the following information from the referenced sources:

Trust fund and account statements for Series 2025 for the period April 8, 2025 to April 8, 2026

Source: Regions Bank, Birmingham, Alabama

Closing Documents for Series 2025, including Official Statement, Arbitrage and Tax Certificate and I.R.S. Form "8038-G"

Source: Rizzetta & Company, Tampa, Florida

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Our Understanding of the Financing

According to the Official Statement, proceeds of Series 2025 were used to provide funds for (i) the costs of acquiring and/or constructing a portion of public infrastructure improvements associated with Assessment Area Three (as defined in the Official Statement), (ii) funding interest on Series 2025 through at least November 1, 2025, (iii) the funding of the Series 2025 Reserve Account, and (iv) the payment of the costs of issuance of Series 2025.

Factors Entering Our Computations

- a) Our examination of the trust funds and accounts established with respect to Series 2025 included the Series 2025 Costs of Issuance Account, the Series 2025 Acquisition and Construction Account, the Series 2025 Interest Account, the Series 2021 Reserve Account, the Series 2021 Sinking Fund Account, and the Series of 2021 Prepayment Account.
- b) According to the Code, proceeds of Series 2025 deposited to the Series 2025 Costs of Issuance Account could be invested at a yield greater than the yield on Series 2025 during the three-year period April 8, 2025 to April 8, 2028 (the “three-year temporary period”), but were subject to arbitrage rebate.
- c) According to the Code, proceeds of Series 2025 deposited to the Series 2025 Acquisition and Construction Account could be invested at a yield greater than the yield on Series 2025 during the three-year temporary period, but were subject to arbitrage rebate.

According to the Code, proceeds remaining in the Series 2025 Acquisition and Construction Account after the expiration of the three-year period were restricted to the yield on Series 2025.

- d) According to the Code, proceeds of Series 2025 Bonds deposited to the Series 2025 Interest Account could be invested at a yield greater than the yield on Series 2025 during the three-year temporary period, but were subject to arbitrage rebate.
- e) According to the Code, proceeds of the Series 2025 Bonds deposited to the Series 2025 Reserve Account could be invested at an unrestricted yield in perpetuity, but were subject to arbitrage rebate.

- f) The Series 2025 Sinking Fund constituted a “bona fide debt service fund” as defined in the Code during the Annual Computation Period if (1) such fund were used primarily to achieve a proper matching of revenues and debt service payable on Series 2025, (2) monies deposited therein were spent within a thirteen-month period from the date of receipt thereof, and (3) such funds were exhausted in each Bond Year (as defined in paragraph “h” below), except for a reasonable carryover amount not to exceed the greater of one year’s earnings in such funds or one-twelfth of annual debt service.

In accordance with the Code, a “bona fide debt service fund” is “unrestricted” as to yield, and not subject to arbitrage rebate.

- g) Proceeds of Series 2025 were not on deposit in the 2025 Prepayment Account during the Annual Computation Period.
- h) “Bond Year” is defined, in accordance with the Code, as the one-year period beginning on April 8, 2025 and ending on April 8, 2026.
- i) According to the Arbitrage and Tax Certificate, the District did not use any proceeds of Series 2025 to reimburse costs incurred by the District prior to April 8, 2025.
- j) According to the Arbitrage and Tax Certificate, the District did not enter into any hedging transaction with respect to Series 2025.
- k) All amounts withdrawn from the trust funds and accounts were assumed to be spent on the day they were withdrawn.
- l) Computations of yield are based on a 360-day year and semiannual compounding.
- m) No investment acquired (or sold) by the District was acquired (or sold) for an amount that was more (or less) than the fair market value of such investment during the Annual Computation Period.
- n) The calculation of arbitrage rebate liability for the Annual Computation Period is made as of April 8, 2026 (the “Annual Computation Date”).

Hammock Oaks Community Development District
Annual Arbitrage Report
Page Four

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, the computations presented in the accompanying Annual Arbitrage Report and are presented below:

1. The Sources and Uses of Funds Upon Issuance of Series 2025 are shown on Page A-1.
2. The yield on Series 2025 is 5.63885713% (the "Series 2025 Yield"), as calculated on Pages B-1, B-2 and B-3.
3. The District earned \$294,377,454 less on its unrestricted investments of Series 2025 proceeds during the Annual Computation Period than it would have earned had such proceeds been invested at the Series 2025 Yield and therefore **did not incur an arbitrage liability** on Series 2025 during the Annual Computation Period as calculated on Page C-1.
4. Our examination of the Series 2025 Sinking Fund showed that such fund constituted a "bona fide debt service fund" during the Bond Year and therefore was not subject to arbitrage rebate during such period.

ARBITRAGE REBATE COUNSELORS, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
\$17,700,000
Special Assessment Bonds, Series 2025
(Assessment Area Three)

Annual Arbitrage Report
For the Period April 8, 2025 to April 8, 2026

May 12, 2026

\$17,700,000
Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
Special Assessment Bonds, Series 2025
(Assessment Area Three)

Sources and Uses of Funds Upon Issuance of the Series 2025 (1)

Sources:

| | |
|---------------------------|------------------------|
| Par Amount of Series 2025 | <u>\$17,700,000.00</u> |
|---------------------------|------------------------|

Uses:

| | |
|--|------------------------|
| Deposit to Series 2025 Acquisition and Construction Account | \$15,371,346.26 |
| Deposit to Series 2025 Interest Account | 552,534.99 |
| Deposit to Series 2025 Reserve Account | 1,226,368.75 |
| Costs of Issuance, including Underwriter's Discount | <u>549,750.00</u> |
| Total Uses | <u>\$17,700,000.00</u> |

Note:

(1) Source: Official Statement for Series 2025, dated March 25, 2025.

\$17,700,000
Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
Special Assessment Bonds, Series 2025
(Assessment Area Three)

Series 2025 - Pricing Report

Dated Date: 4/8/2025
Issuance Date: 4/8/2025

| Date | Principal Amount | Interest Rate | Yield | Bond Years | Price | Original Issue Discount (-) / Premium (+) | Production |
|--------------|-------------------------------|---------------|--------|--------------------------|----------|---|-------------------------------|
| 5/1/2026 | \$250,000.00 | 4.500% | 4.300% | 265.97 | 100.000% | \$0.00 | \$250,000.00 |
| 5/1/2027 | 260,000.00 | 4.500% | 4.300% | 536.61 | 100.000% | 0.00 | 260,000.00 |
| 5/1/2028 | 275,000.00 | 4.500% | 4.300% | 842.57 | 100.000% | 0.00 | 275,000.00 |
| 5/1/2029 | 285,000.00 | 4.500% | 4.300% | 1,158.21 | 100.000% | 0.00 | 285,000.00 |
| 5/1/2030 | 300,000.00 | 4.500% | 4.300% | 1,519.17 | 100.000% | 0.00 | 300,000.00 |
| 5/1/2031 | 315,000.00 | 4.500% | 4.564% | 1,910.13 | 100.000% | 0.00 | 315,000.00 |
| 5/1/2032 | 325,000.00 | 4.500% | 4.564% | 2,295.76 | 100.000% | 0.00 | 325,000.00 |
| 5/1/2033 | 345,000.00 | 5.550% | 4.564% | 2,782.04 | 100.000% | 0.00 | 345,000.00 |
| 5/1/2034 | 365,000.00 | 5.550% | 4.564% | 3,308.32 | 100.000% | 0.00 | 365,000.00 |
| 5/1/2035 | 385,000.00 | 5.550% | 4.564% | 3,874.60 | 100.000% | 0.00 | 385,000.00 |
| 5/1/2036 | 405,000.00 | 5.550% | 5.125% | 4,480.88 | 100.000% | 0.00 | 405,000.00 |
| 5/1/2037 | 430,000.00 | 5.550% | 5.125% | 5,187.47 | 100.000% | 0.00 | 430,000.00 |
| 5/1/2038 | 455,000.00 | 5.550% | 5.125% | 5,944.07 | 100.000% | 0.00 | 455,000.00 |
| 5/1/2039 | 480,000.00 | 5.550% | 5.125% | 6,750.67 | 100.000% | 0.00 | 480,000.00 |
| 5/1/2040 | 510,000.00 | 5.550% | 5.125% | 7,682.58 | 100.000% | 0.00 | 510,000.00 |
| 5/1/2041 | 535,000.00 | 5.550% | 5.125% | 8,594.18 | 100.000% | 0.00 | 535,000.00 |
| 5/1/2042 | 565,000.00 | 5.550% | 5.125% | 9,641.10 | 100.000% | 0.00 | 565,000.00 |
| 5/1/2043 | 600,000.00 | 5.550% | 5.125% | 10,838.33 | 100.000% | 0.00 | 600,000.00 |
| 5/1/2044 | 635,000.00 | 5.550% | 5.125% | 12,105.57 | 100.000% | 0.00 | 635,000.00 |
| 5/1/2045 | 670,000.00 | 5.550% | 5.125% | 13,442.81 | 100.000% | 0.00 | 670,000.00 |
| 5/1/2046 | 710,000.00 | 5.750% | 5.250% | 14,955.36 | 100.000% | 0.00 | 710,000.00 |
| 5/1/2047 | 750,000.00 | 5.750% | 5.250% | 16,547.92 | 100.000% | 0.00 | 750,000.00 |
| 5/1/2048 | 795,000.00 | 5.750% | 5.250% | 18,335.79 | 100.000% | 0.00 | 795,000.00 |
| 5/1/2049 | 845,000.00 | 5.750% | 5.250% | 20,333.99 | 100.000% | 0.00 | 845,000.00 |
| 5/1/2050 | 890,000.00 | 5.750% | 5.250% | 22,306.86 | 100.000% | 0.00 | 890,000.00 |
| 5/1/2051 | 945,000.00 | 5.750% | 5.250% | 24,630.38 | 100.000% | 0.00 | 945,000.00 |
| 5/1/2052 | 1,000,000.00 | 5.750% | 5.250% | 27,063.89 | 100.000% | 0.00 | 1,000,000.00 |
| 5/1/2053 | 1,060,000.00 | 5.750% | 5.250% | 29,747.72 | 100.000% | 0.00 | 1,060,000.00 |
| 5/1/2054 | 1,125,000.00 | 5.750% | 5.250% | 32,696.88 | 100.000% | 0.00 | 1,125,000.00 |
| 5/1/2055 | <u>1,190,000.00</u> | 5.750% | 5.250% | <u>35,776.03</u> | 100.000% | <u>0.00</u> | <u>1,190,000.00</u> |
| Total | <u>\$17,700,000.00</u> | | | <u>345,555.83</u> | | <u>\$0.00</u> | <u>\$17,700,000.00</u> |

Principal Amount \$17,700,000.00
OIP (+) / OID (-) 0.00
\$17,700,000.00

Gross Interest Cost \$19,573,589.99
OIP (-) / OID (+) 0.00
19,573,589.99

NIC % 5.6644%

Bond Years 345,555.83
Average Coupon 5.6644%
Average Life (Years) 19.52

Note: (1) Source: Official Statement for Series 2025, dated March 25, 2025.

\$17,700,000
Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
Special Assessment Bonds, Series 2025
(Assessment Area Three)

Series 2025 - Debt Service Payable

Dated Date: 4/8/2025
First Interest Payment Date: 11/1/2025

| Date | Principal Amount | Interest Rate | Interest | Semiannual Debt Service | Annual Debt Service |
|-----------|------------------------|---------------|------------------------|-------------------------|------------------------|
| 11/1/2025 | | | \$552,534.99 | \$552,534.99 | \$552,534.99 |
| 5/1/2026 | \$250,000.00 | 4.500% | 489,932.50 | 739,932.50 | |
| 11/1/2026 | | | 484,307.50 | 484,307.50 | 1,224,240.00 |
| 5/1/2027 | 260,000.00 | 4.500% | 484,307.50 | 744,307.50 | |
| 11/1/2027 | | | 478,457.50 | 478,457.50 | 1,222,765.00 |
| 5/1/2028 | 275,000.00 | 4.500% | 478,457.50 | 753,457.50 | |
| 11/1/2028 | | | 472,270.00 | 472,270.00 | 1,225,727.50 |
| 5/1/2029 | 285,000.00 | 4.500% | 472,270.00 | 757,270.00 | |
| 11/1/2029 | | | 465,857.50 | 465,857.50 | 1,223,127.50 |
| 5/1/2030 | 300,000.00 | 4.500% | 465,857.50 | 765,857.50 | |
| 11/1/2030 | | | 459,107.50 | 459,107.50 | 1,224,965.00 |
| 5/1/2031 | 315,000.00 | 4.500% | 459,107.50 | 774,107.50 | |
| 11/1/2031 | | | 452,020.00 | 452,020.00 | 1,226,127.50 |
| 5/1/2032 | 325,000.00 | 4.500% | 452,020.00 | 777,020.00 | |
| 11/1/2032 | | | 444,707.50 | 444,707.50 | 1,221,727.50 |
| 5/1/2033 | 345,000.00 | 5.550% | 444,707.50 | 789,707.50 | |
| 11/1/2033 | | | 435,133.75 | 435,133.75 | 1,224,841.25 |
| 5/1/2034 | 365,000.00 | 5.550% | 435,133.75 | 800,133.75 | |
| 11/1/2034 | | | 425,005.00 | 425,005.00 | 1,225,138.75 |
| 5/1/2035 | 385,000.00 | 5.550% | 425,005.00 | 810,005.00 | |
| 11/1/2035 | | | 414,321.25 | 414,321.25 | 1,224,326.25 |
| 5/1/2036 | 405,000.00 | 5.550% | 414,321.25 | 819,321.25 | |
| 11/1/2036 | | | 403,082.50 | 403,082.50 | 1,222,403.75 |
| 5/1/2037 | 430,000.00 | 5.550% | 403,082.50 | 833,082.50 | |
| 11/1/2037 | | | 391,150.00 | 391,150.00 | 1,224,232.50 |
| 5/1/2038 | 455,000.00 | 5.550% | 391,150.00 | 846,150.00 | |
| 11/1/2038 | | | 378,523.75 | 378,523.75 | 1,224,673.75 |
| 5/1/2039 | 480,000.00 | 5.550% | 378,523.75 | 858,523.75 | |
| 11/1/2039 | | | 365,203.75 | 365,203.75 | 1,223,727.50 |
| 5/1/2040 | 510,000.00 | 5.550% | 365,203.75 | 875,203.75 | |
| 11/1/2040 | | | 351,051.25 | 351,051.25 | 1,226,255.00 |
| 5/1/2041 | 535,000.00 | 5.550% | 351,051.25 | 886,051.25 | |
| 11/1/2041 | | | 336,205.00 | 336,205.00 | 1,222,256.25 |
| 5/1/2042 | 565,000.00 | 5.550% | 336,205.00 | 901,205.00 | |
| 11/1/2042 | | | 320,526.25 | 320,526.25 | 1,221,731.25 |
| 5/1/2043 | 600,000.00 | 5.550% | 320,526.25 | 920,526.25 | |
| 11/1/2043 | | | 303,876.25 | 303,876.25 | 1,224,402.50 |
| 5/1/2044 | 635,000.00 | 5.550% | 303,876.25 | 938,876.25 | |
| 11/1/2044 | | | 286,255.00 | 286,255.00 | 1,225,131.25 |
| 5/1/2045 | 670,000.00 | 5.550% | 286,255.00 | 956,255.00 | |
| 11/1/2045 | | | 267,662.50 | 267,662.50 | 1,223,917.50 |
| 5/1/2046 | 710,000.00 | 5.750% | 267,662.50 | 977,662.50 | |
| 11/1/2046 | | | 247,250.00 | 247,250.00 | 1,224,912.50 |
| 5/1/2047 | 750,000.00 | 5.750% | 247,250.00 | 997,250.00 | |
| 11/1/2047 | | | 225,687.50 | 225,687.50 | 1,222,937.50 |
| 5/1/2048 | 795,000.00 | 5.750% | 225,687.50 | 1,020,687.50 | |
| 11/1/2048 | | | 202,831.25 | 202,831.25 | 1,223,518.75 |
| 5/1/2049 | 845,000.00 | 5.750% | 202,831.25 | 1,047,831.25 | |
| 11/1/2049 | | | 178,537.50 | 178,537.50 | 1,226,368.75 |
| 5/1/2050 | 890,000.00 | 5.750% | 178,537.50 | 1,068,537.50 | |
| 11/1/2050 | | | 152,950.00 | 152,950.00 | 1,221,487.50 |
| 5/1/2051 | 945,000.00 | 5.750% | 152,950.00 | 1,097,950.00 | |
| 11/1/2051 | | | 125,781.25 | 125,781.25 | 1,223,731.25 |
| 5/1/2052 | 1,000,000.00 | 5.750% | 125,781.25 | 1,125,781.25 | |
| 11/1/2052 | | | 97,031.25 | 97,031.25 | 1,222,812.50 |
| 5/1/2053 | 1,060,000.00 | 5.750% | 97,031.25 | 1,157,031.25 | |
| 11/1/2053 | | | 66,556.25 | 66,556.25 | 1,223,587.50 |
| 5/1/2054 | 1,125,000.00 | 5.750% | 66,556.25 | 1,191,556.25 | |
| 11/1/2054 | | | 34,212.50 | 34,212.50 | 1,225,768.75 |
| 5/1/2055 | 1,190,000.00 | 5.750% | 34,212.50 | 1,224,212.50 | 1,224,212.50 |
| | <u>\$17,700,000.00</u> | | <u>\$19,573,589.99</u> | <u>\$37,273,589.99</u> | <u>\$37,273,589.99</u> |

Note: (1) Source: Official Statement for Series 2025, dated March 25, 2025.

\$17,700,000
Hammock Oaks Community Development District
(Town of Lady Lake, Florida)
Special Assessment Bonds, Series 2025
(Assessment Area Three)

Series 2025 - Proof of Yield

P.V. Date: 4/8/2025
Series 2025
Yield: 5.63885713%

| Date (1) | Semiannual Debt Service (1) | Muni Days To Computation Date | Present Value Factor | Present Value |
|--------------|-----------------------------|-------------------------------|----------------------|----------------------------|
| 11/1/2025 | \$552,534.99 | 203 | 0.96912963 | \$535,478.03 |
| 5/1/2026 | 739,932.50 | 383 | 0.94255497 | 697,427.06 |
| 11/1/2026 | 484,307.50 | 563 | 0.91670901 | 443,969.05 |
| 5/1/2027 | 744,307.50 | 743 | 0.89157178 | 663,603.57 |
| 11/1/2027 | 478,457.50 | 923 | 0.86712385 | 414,881.91 |
| 5/1/2028 | 753,457.50 | 1103 | 0.84334630 | 635,425.60 |
| 11/1/2028 | 472,270.00 | 1283 | 0.82022076 | 387,365.66 |
| 5/1/2029 | 757,270.00 | 1463 | 0.79772935 | 604,096.51 |
| 11/1/2029 | 465,857.50 | 1643 | 0.77585468 | 361,437.72 |
| 5/1/2030 | 765,857.50 | 1823 | 0.75457984 | 577,900.63 |
| 11/1/2030 | 459,107.50 | 2003 | 0.73388839 | 336,933.66 |
| 5/1/2031 | 774,107.50 | 2183 | 0.71376431 | 552,530.31 |
| 11/1/2031 | 452,020.00 | 2363 | 0.69419206 | 313,788.70 |
| 5/1/2032 | 777,020.00 | 2543 | 0.67515651 | 524,610.11 |
| 11/1/2032 | 444,707.50 | 2723 | 0.65664293 | 292,014.04 |
| 5/1/2033 | 789,707.50 | 2903 | 0.63863701 | 504,336.44 |
| 11/1/2033 | 435,133.75 | 3083 | 0.62112484 | 270,272.38 |
| 5/1/2034 | 800,133.75 | 3263 | 0.60409288 | 483,355.10 |
| 11/1/2034 | 425,005.00 | 3443 | 0.58752795 | 249,702.31 |
| 5/1/2035 | 810,005.00 | 3623 | 0.57141724 | 462,850.82 |
| 11/1/2035 | 414,321.25 | 3803 | 0.55574832 | 230,258.34 |
| 5/1/2036 | 819,321.25 | 3983 | 0.54050905 | 442,850.55 |
| 11/1/2036 | 403,082.50 | 4163 | 0.52568766 | 211,895.50 |
| 5/1/2037 | 833,082.50 | 4343 | 0.51127269 | 425,932.33 |
| 11/1/2037 | 391,150.00 | 4523 | 0.49725300 | 194,500.51 |
| 5/1/2038 | 846,150.00 | 4703 | 0.48361774 | 409,213.15 |
| 11/1/2038 | 378,523.75 | 4883 | 0.47035638 | 178,041.06 |
| 5/1/2039 | 858,523.75 | 5063 | 0.45745866 | 392,739.13 |
| 11/1/2039 | 365,203.75 | 5243 | 0.44491461 | 162,484.48 |
| 5/1/2040 | 875,203.75 | 5423 | 0.43271454 | 378,713.38 |
| 11/1/2040 | 351,051.25 | 5603 | 0.42084900 | 147,739.57 |
| 5/1/2041 | 886,051.25 | 5783 | 0.40930883 | 362,668.60 |
| 11/1/2041 | 336,205.00 | 5963 | 0.39808510 | 133,838.20 |
| 5/1/2042 | 901,205.00 | 6143 | 0.38716915 | 348,918.77 |
| 11/1/2042 | 320,526.25 | 6323 | 0.37655252 | 120,694.97 |
| 5/1/2043 | 920,526.25 | 6503 | 0.36622701 | 337,121.57 |
| 11/1/2043 | 303,876.25 | 6683 | 0.35618464 | 108,236.05 |
| 5/1/2044 | 938,876.25 | 6863 | 0.34641764 | 325,243.29 |
| 11/1/2044 | 286,255.00 | 7043 | 0.33691846 | 96,444.59 |
| 5/1/2045 | 956,255.00 | 7223 | 0.32767977 | 313,345.41 |
| 11/1/2045 | 267,662.50 | 7403 | 0.31869440 | 85,302.54 |
| 5/1/2046 | 977,662.50 | 7583 | 0.30995543 | 303,031.80 |
| 11/1/2046 | 247,250.00 | 7763 | 0.30145609 | 74,535.02 |
| 5/1/2047 | 997,250.00 | 7943 | 0.29318982 | 292,383.54 |
| 11/1/2047 | 225,687.50 | 8123 | 0.28515021 | 64,354.84 |
| 5/1/2048 | 1,020,687.50 | 8303 | 0.27733106 | 283,068.35 |
| 11/1/2048 | 202,831.25 | 8483 | 0.26972632 | 54,708.93 |
| 5/1/2049 | 1,047,831.25 | 8663 | 0.26233011 | 274,877.68 |
| 11/1/2049 | 179,537.50 | 8843 | 0.25513671 | 45,551.47 |
| 5/1/2050 | 1,068,537.50 | 9023 | 0.24814056 | 265,147.50 |
| 11/1/2050 | 152,950.00 | 9203 | 0.24133626 | 36,912.38 |
| 5/1/2051 | 1,097,950.00 | 9383 | 0.23471854 | 257,709.22 |
| 11/1/2051 | 125,781.25 | 9563 | 0.22828228 | 28,713.63 |
| 5/1/2052 | 1,125,781.25 | 9743 | 0.22202252 | 249,948.79 |
| 11/1/2052 | 97,031.25 | 9923 | 0.21593440 | 20,952.38 |
| 5/1/2053 | 1,157,031.25 | 10103 | 0.21001323 | 242,991.87 |
| 11/1/2053 | 66,556.25 | 10283 | 0.20425442 | 13,594.41 |
| 5/1/2054 | 1,191,556.25 | 10463 | 0.19865353 | 236,706.85 |
| 11/1/2054 | 34,212.50 | 10643 | 0.19320622 | 6,610.07 |
| 5/1/2055 | 1,224,212.50 | 10823 | 0.18790828 | 230,039.66 |
| Total | \$37,273,589.99 | | | \$17,700,000.00 (2) |

Notes: (1) See Page B-2.
(2) Equal to \$17,700,000.00 Principal Amount of Series 2025.

317,300.00
 Hammock Oaks Community Development District
 (Town of Lady Lake, Florida)
 Special Assessment Bonds, Series 2025
 (Assessment Year Three)

Series 2025 - Arbitrage Credit - Annual Computation Page 3

Annual
 Computation Date:
 Series 2025 Yield:

4/9/2025
 5.0858713%

Investment
 Yield:
 3.7035679%

| Date | Transaction Description | Credit of Interest Account | | Debit of Interest Account | | Arbitrage Credit | | Days To Maturity | Yield | Future Value | Investment Yield |
|-----------|-----------------------------|--------------------------------|--------------|---------------------------|--------------------------------|------------------|-------------|------------------|-----------|-------------------|------------------|
| | | Invested (1) / Disbursed (1,2) | Interest (2) | Balance (2) | Invested (1) / Disbursed (1,2) | Interest (2) | Balance (2) | | | | |
| 4/9/2025 | Balance | \$195,750.00 | \$0.00 | \$195,750.00 | \$0.00 | \$195,750.00 | \$0.00 | 361 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 4/9/2025 | Disbursement | 350,000.00 | 0.00 | 19,906,625.38 | 0.00 | 552,548.99 | 50.00 | 361 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 4/9/2025 | Int Earn (1) / Interest (1) | 5,150.00 | 11.37 | 18,956.67 | 34.21 | 553,002.67 | 3,075.55 | 337 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 6/2/2025 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 14,974,812.90 | 3,845.00 | 553,926.67 | 0.00 | 337 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 6/2/2025 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 15,025,028.99 | 1,856.73 | 555,777.40 | 4,121.06 | 306 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 7/4/2025 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 15,075,598.67 | 1,796.63 | 557,574.03 | 3,987.68 | 277 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 8/7/2025 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 15,124,571.84 | 1,866.49 | 559,440.52 | 4,142.73 | 247 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 8/7/2025 | Disbursement | 11.88 | 0.00 | 12,940,076.40 | 0.00 | 559,440.52 | 0.00 | 219 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 9/2/2025 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 12,988,788.11 | 1,864.77 | 561,305.29 | 4,138.91 | 187 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 10/7/2025 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,039,930.46 | 1,771.86 | 563,081.15 | 3,946.01 | 157 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 11/2/2025 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,092,453.83 | 1,316.66 | 564,843.15 | 4,050.00 | 127 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 11/2/2025 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,146,369.00 | 1,316.66 | 566,598.15 | 4,050.00 | 97 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 12/2/2025 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,201,688.00 | 1,482.00 | 568,344.62 | 3,980.21 | 67 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 12/2/2025 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,258,169.81 | 1,482.00 | 570,084.14 | 3,980.21 | 37 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 1/2/2026 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,315,903.69 | 0.00 | 571,817.48 | 0.00 | 7 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 1/2/2026 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,373,887.00 | 0.00 | 573,544.51 | 0.74 | 0 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 2/2/2026 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,432,022.00 | 36.92 | 575,266.81 | 3,654.91 | 0 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 2/2/2026 | Disbursement | 0.00 | 0.00 | 13,490,314.00 | 35.92 | 576,983.33 | 3,654.91 | 0 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 3/2/2026 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,548,756.00 | 0.00 | 578,693.33 | 0.00 | 0 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 3/2/2026 | Disbursement | 0.00 | 0.00 | 13,607,342.00 | 0.00 | 580,393.32 | 3,483.60 | 0 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 4/2/2026 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,666,084.00 | 0.00 | 582,084.44 | 0.00 | 0 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 4/2/2026 | Int Earn (1) / Interest (1) | 0.00 | 0.00 | 13,724,976.00 | 0.00 | 583,769.35 | 3.52 | 0 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| 4/2/2026 | Balance | 0.00 | 0.00 | 13,783,916.00 | 0.00 | 585,448.00 | 0.00 | 0 | 1.6791886 | (\$18,137,004.86) | 3.7035679% |
| | Total | \$0.00 | \$14.06 | \$507,693.02 | \$0.00 | \$12,668.02 | \$0.00 | | | \$11,503,258.60 | \$0.00 |

Notes: (1) See Page B-3.
 (2) Source: Regions Bank.

Tab 14

Hammock Oaks Community Development District
Board of Supervisors

To Whom It May Concern:

I, Owen Budorick, do hereby resign from the Board of Supervisors of the Hammock Oaks Community Development District, effective as of July 13, 2026.

Owen L Budorick

Digitally signed by Owen L Budorick
DN: C=US, E=obudorick@kolter.com,
O=St. Land Development Manager,
OU=Kolter Land, CN=Owen L Budorick
Date: 2026.06.30 15:31:36-04'00'

Signature

Owen Budorick

Print Name

Date: _____

Tab 15



April 29, 2026

RE: Letter of Interest for CDD Board Appointment(s)

Dear Board Members:

Please accept this letter as my expression of interest in serving as a Supervisor for the Winding Oaks, Twisted Oaks, Hammock Oaks, and Grace Groves Community Development Districts, as applicable.

I am a professional planner and Certified Floodplain Manager with experience in land use, infrastructure planning, development review, and local government administration. My background includes supporting public board and committee processes, as well as regularly appearing before public boards in support of project approvals. These experiences have given me a strong appreciation for sound governance and the role community services play in supporting quality growth.

My experience includes reviewing development projects, interpreting regulations, coordinating with engineers, attorneys, and public agencies, and supporting decision-making related to infrastructure, utilities, capital improvements, and community development. I believe this background would allow me to contribute thoughtful oversight and practical perspective to the Boards as they consider matters involving district operations, assessments, maintenance, and ongoing improvements.

I am particularly interested in the opportunity to serve in a governance role that supports responsible district management and protects the long-term interests of residents and property owners. I would be honored to contribute my professional experience in service to these districts and to support informed, balanced decision-making as a Board Supervisor.

Thank you for your consideration. I appreciate the opportunity to be considered for appointment.

Sincerely,

Kelly Turner, AICP, CFM
President, KCT Consulting Services
Phone: (352) 366-9520
Email: kctconsultingservices@gmail.com

Professional Summary

Planning professional leveraging expertise in zoning, land use, and floodplain management to improve regulatory clarity, support defensible decision-making, and advance community development outcomes.

Specialized Skills

- Plan and Policy Development
- Land Development Code Interpretation and Enforcement
- Comprehensive Plan Consistency Analysis
- Floodplain Management and Community Rating System Compliance
- Development Review and Entitlement Processing
- Expert Witness Analysis and Testimony
- Annexations, Rezoning, and Planned Unit Developments
- Utility Capacity and Impact Fee Analysis
- Public Engagement Coordination
- Public Board and Quasi-Judicial Process Support
- Community Redevelopment Area planning pursuant to F.S. Chapter 163 Part III

Professional Experience

KCT Consulting Services | PO Box 294, Fruitland Park, FL 34731 | 352-366-9520

Community Development Consultant | Floodplain Management Specialist | September 2018 to present

- Enhanced municipal capacity by providing planning, zoning, and floodplain management services to multiple jurisdictions, reducing reliance on in-house staffing
- Strengthened regulatory compliance by interpreting and enforcing land development and floodplain regulations, ensuring consistent and defensible permitting decisions
- Delivered entitlement services including annexations, rezonings, site plans, and subdivisions, advancing projects efficiently through approval processes
- Built cross-sector relationships with agencies, engineers, surveyors, and developers to align expectations and streamline project delivery
- Led community engagement efforts including stakeholder outreach, public meetings, and survey development to gather input and inform planning initiatives and regulatory updates

LPG Urban and Regional Planners, Inc. | 2050 Classique Ln, Tavares, FL 32778 | 352-385-1940

Land Planning Consultant | February 2021 to present

- Advanced development projects from concept to submittal by translating land development regulations and comprehensive plan policies into compliant application packages
- Produced technical analyses and reports including feasibility studies, impact fee analyses, concurrency analyses, and development impact summaries
- Provided expert witness analysis and testimony for land use and entitlement cases, preparing defensible findings related to Comprehensive Plan consistency and Land Development Code compliance
- Supported a range of entitlements including rezonings, comprehensive plan amendments, PUDs, plats, and site development plans
- Contributed to plan and policy development, including Community Redevelopment Area (CRA) planning pursuant to F.S. Chapter 163, Part III, Land Development Code amendments, and Comprehensive Plan updates

Alpha, Willdan Engineering Company | 200 S Orange Ave, Ste 1550, Orlando, FL 32801 | 407-319-2482

Floodplain Manager and Zoning Administrator | September 2018 (under Alpha Inspections) to Present

- Played a key role in implementing successful floodplain management programs for multiple municipalities, establishing processes that meet NFIP requirements and improve permitting consistency
- Streamlined floodplain and zoning review processes, improving efficiency and reducing delays in permit approvals
- Reduced community risk exposure by ensuring compliance with flood damage prevention standards
- Provided technical review of Elevation Certificates, LOMCs, and floodproofing documentation to reduce errors and compliance issues
- Conducted zoning review of building permit site plans for compliance with land development regulations, issuing approvals or deficiency comments
- Trained municipal staff to support long-term program sustainability

City of Fruitland Park, 506 W Berckman St, Fruitland Park, FL 34731 | 352-360-6727

January 2015 to December 2020

Administrative Assistant to the Community Development Director | April 2018 to December 2020

Floodplain Administrator | January 2016 to December 2020

Permit Technician | January 2015 to April 2018

- Administered the City's floodplain management program, ensuring compliance with federal, state, and local regulations while reducing flood risk exposure
- Improved permitting efficiency by developing tracking systems, internal checklists, and coordination tools that allowed staff to seamlessly manage applications and maintain continuity across reviewers
- Served as primary zoning reviewer, ensuring development proposals met land development regulations prior to permit issuance
- Conducted a comprehensive review of the Land Development Code, preparing redlined revisions to support updates and improve clarity and usability
- Coordinated Technical Review Committee and Planning and Zoning Board processes, including agenda preparation, public notice compliance, and meeting documentation
- Served as project manager for development applications, coordinating between the City, applicants, and the public to ensure clear communication and access to regulatory requirements

Certifications and Professional Affiliations

- AICP Certified Planner (AICP) | American Institute of Certified Planners
- Certified Floodplain Manager (CFM) | ASFPM
- Florida Notary Public | National Notary Association (NNA)

Collaborative in approach. Practical in problem-solving. Committed to sound public service.

Tab 16

RESOLUTION 2026-11

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

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

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

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Lynn Hayes _____ is appointed Assistant Secretary.

Matthew Huber _____ is appointed Assistant Secretary.

Scott Brizendine _____ is appointed Secretary.

Susan Garcia _____ is appointed Assistant Treasurer.

Scott Brizendine _____ is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13TH DAY OF JULY, 2026.

**HAMMOCK OAKS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY

Tab 17

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

ACCESS GATE SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into as of this 9th day of June 2026, by and between:

HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Lake County, Florida, whose address is c/o Wrathell, Hunt and Associates, LLC, 3434 Colwell Ave, Suite 200, Tampa, FL 33614 (“**District**”), and

ACTION SECURITY, INC., a Florida corporation, whose address is 1505 Manor Road, Englewood, Florida 34223 (“**Contractor**,” and together with the District, “**Parties**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District owns, operates, and maintains an amenity center, common areas, and other recreational facilities (“**Facilities**”); and

WHEREAS, the District desires to retain an independent contractor to provide access gate services as described herein and in the attached **Exhibit A**, incorporated herein by this reference (“**Services**”) to the Facilities; and

WHEREAS, Contractor represents that it is qualified, willing, and able to provide the Services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

A. Contractor agrees to provide the labor and other related services necessary for the provision of the Services around the Facilities as described herein and in the attached **Exhibit A**. Contractor agrees that the Services provided under this Agreement shall be in conformity with practices which are current in the access control and gate systems industry. Contractor shall promptly provide a written report via e-mail to the District's Amenity Services Manager and the District Manager of all accidents or claims for damage relating to the Facilities, including any damage or destruction of property, and shall make any and all reports necessary to document or otherwise required by any insurance company, law enforcement agency, and/or the District in connection therewith, on the day of such incident. Contractor shall additionally assist the District in establishing additional specifications, policies, and procedures related to the access gate systems as they may be necessary. Upon request of the District, Contractor shall attend District meetings of its Board of Supervisors.

B. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the Parties and upon the written authorization of the District.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provision of the Services.

D. Contractor shall report directly to the District's Designee who shall be the District's Manager. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage and shall be responsible for the Services set forth herein and the attached Exhibits. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours but only to the extent that any loss, liability, or expense is caused by the negligence, misconduct, or other fault of Contractor, its agents, or employees.

SECTION 3. COMPENSATION; TERM.

A. As compensation for the Services provided, the District agrees to pay Contractor rates described in **Exhibit A**.

B. The term of this Agreement shall commence on _____, 2026 through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of Section 18 of this Agreement. The Agreement shall be automatically renewed for additional one (1) year terms unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

C. If the District should desire additional work or services not provided herein or in **Exhibit A**, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement.

D. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render an invoice to the District, in writing, which shall be promptly delivered or mailed to the District. This invoice is due and payable within forty-five (45) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require Contractor to provide.

SECTION 4. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. Contractor shall take such action as is necessary to comply promptly with any and all orders or requirements affecting the access gate systems at the Facilities placed thereon by any governmental authority having jurisdiction. Contractor shall promptly, and in no event less than forty-eight (48) hours, notify the District in writing of all such orders or requirements. If Contractor fails to so notify the District or fails to comply with any such notice or requirement within five (5) days after receipt thereof, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 5. INSURANCE.

A. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

| | |
|--|-------------|
| Workers Compensation | Statutory |
| General Liability | |
| <i>Bodily Injury (including contractual)</i> | \$1,000,000 |
| <i>Property Damage (including contractual)</i> | \$1,000,000 |
| Automobile Liability (if applicable) | |
| <i>Bodily Injury and Property Damage</i> | \$1,000,000 |

B. The District, its staff, consultants, and supervisors shall be named as additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

C. If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor 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.

SECTION 6. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor’s employees, agents, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor’s supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor’s payments; ii) make state or federal unemployment insurance contributions on Contractor’s behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers’ compensation insurance on behalf of Contractor.

SECTION 7. NOTICES. All notices, requests, consents, and other communications hereunder (“Notice” or “Notices”) shall be in writing and shall be hand-delivered, mailed by Federal Express or First-Class Mail, postage prepaid, or delivered via e-mail with confirmation by the recipient, to the Parties, as follows:

If to Contractor: Action Security, Inc.
1505 Manor Road
Englewood, Florida 33614
Attn: _____

If to District: Hammock Oaks Community
Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue

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PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, 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 Agreement 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 Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be 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.

SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 9. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 10. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

SECTION 11. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. Both Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both

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Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or Contractor.

SECTION 13. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

SECTION 14. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be void.

SECTION 15. APPLICABLE LAW AND VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue shall be in Lake County, Florida.

SECTION 16. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of any negligence, gross negligence, illegal acts or willful misconduct in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

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

SECTION 17. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this

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Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 18. TERMINATION. The District agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor as the sole means of recovery for termination.

SECTION 19. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 20. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Lynn Hayes ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, LHAYES@RIZZETTA.COM, 3434 COLWELL AVE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 23. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 24. E-VERIFY REQUIREMENTS. The contractor shall comply with and perform all applicable provisions of section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statutes, contractor shall register with and use the United States Department of Homeland Security’s e-verify system to verify the work authorization status of all newly hired employees. The district may terminate this agreement immediately for cause if there is a good faith belief that the contractor has knowingly violated section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has

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a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

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

SECTION 25. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

ATTEST:

**HAMMOCK OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Lynn Hayes
Secretary / Assistant Secretary

Signed by:

21AA6D633FB74D4
Chairperson, Board of Supervisors

WITNESS:

ACTION SECURITY INC.

Bobbie Edens
Witness

Randy Ruberg
By: Randy Ruberg
Its: President

Bobby J. [Signature]

Exhibit A: Scope of Services

**CONFIDENTIAL AND EXEMPT SECURITY DOCUMENT
PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE**

**Exhibit A
Scope of Services**

ACTION SECURITY, INC.

Schedule of Services & Rates

- Database Management:** Email us at updates@actionsecurityfl.com for any database modifications and we will have the system up to date later that night. If you ever need a change pushed through faster than that, follow up with a phone call to 941-475-0460. With this agreement you can make an UNLIMITED number of requests per month.
- Response Time:** Within 24 hours of a properly placed service call by an authorized representative. Often, we are able to respond the same day for our customers with a service agreement. Priority response. The customer is placed at the beginning of the service request log ahead of all non-service contract customers.
- Rates(subject to change):** \$160 per hour & \$60 trip charge
- Availability:** Monday to Friday, 8:00 a.m. to 5:00 p.m., included in this plan. Outside of these normal business hours service is available as an emergency service call.
- Emergencies:** All nights, weekends, and holidays are considered an Emergency Service Call which all rates are double with a 2 hour minimum. These services are available upon request 24 hours per day, 365 days per year. Please call the main service line 941-475-0460 to receive the most prompt response.
- Replacement Parts:** If equipment is deemed unrepairable additional charges may apply for replacement parts.

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ACTION SECURITY, INC.

**Service Agreement
*Cost and Acceptance***

Equipment Location:

Service Agreement Includes:

- **DATABASE MANAGEMENT (unlimited)**
- **PRIORITY RAPID RESPONSE GATE SERVICE**

Term Of Contract: ONE YEAR. Automatic Renewal annually unless notified in writing 45 days prior to expiration. Renewal date is one year from the date the customer signs original agreement. Annual Increases may occur but shall not exceed 5%, unless additional equipment has been added to the agreement.

Amount Per Month: \$225.00

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PURSUANT TO SECTION 119.071(3), FLA. STAT. – DO NOT DISCLOSE***

**Exhibit B
Certificate of Insurance**



CERTIFICATE OF LIABILITY INSURANCE

| |
|-------------------------------|
| DATE (MM/DD/YYYY) 6/4/2026 |
|-------------------------------|

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

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

| PRODUCER Acrisure Southeast Partners Insurance Services, LLC 1317 Citizens Blvd Leesburg FL 34748 License#: BR-1796553 ACTISEC-03 | CONTACT NAME: Sethlyn Harville PHONE (A/C No. Ext): 800-845-8437 FAX (A/C, No): E-MAIL ADDRESS: seharville@acrisure.com <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A : Southern-Owners Insurance Company</td> <td style="text-align: center;">10190</td> </tr> <tr> <td>INSURER B : Auto-Owners Insurance Company</td> <td style="text-align: center;">18988</td> </tr> <tr> <td>INSURER C : The Travelers Indemnity Company of America</td> <td style="text-align: center;">25666</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A : Southern-Owners Insurance Company | 10190 | INSURER B : Auto-Owners Insurance Company | 18988 | INSURER C : The Travelers Indemnity Company of America | 25666 | INSURER D : | | INSURER E : | | INSURER F : | |
|---|---|-------------------------------|--------|---|-------|---|-------|--|-------|-------------|--|-------------|--|-------------|--|
| INSURER(S) AFFORDING COVERAGE | NAIC # | | | | | | | | | | | | | | |
| INSURER A : Southern-Owners Insurance Company | 10190 | | | | | | | | | | | | | | |
| INSURER B : Auto-Owners Insurance Company | 18988 | | | | | | | | | | | | | | |
| INSURER C : The Travelers Indemnity Company of America | 25666 | | | | | | | | | | | | | | |
| INSURER D : | | | | | | | | | | | | | | | |
| INSURER E : | | | | | | | | | | | | | | | |
| INSURER F : | | | | | | | | | | | | | | | |
| INSURED Action Security, Inc. 1505 Manor Road Englewood FL 34223-4927 | | | | | | | | | | | | | | | |

COVERAGES **CERTIFICATE NUMBER: 121279731** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|--|----------|---------------|-------------------------|-------------------------|---|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: agg per endt | | | 20957799 | 8/1/2025 | 8/1/2026 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ |
| B | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | 5395779900 | 8/1/2025 | 8/1/2026 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000 |
| A | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 | | | 5395779901 | 8/1/2025 | 8/1/2026 | EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ |
| C | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N <input checked="" type="checkbox"/> N | N/A | UBB6278534 | 8/1/2025 | 8/1/2026 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The attached page(s) noting additional terms, conditions, coverage and/or comments applies. All supporting endorsement(s) and policy form(s) attached, if any, comprise the Certificate of Liability Insurance in its entirety. Please review these endorsement(s) and policy form(s) as certain coverage provided by them may only apply when a written contract or agreement between the parties requires such coverage be provided.

The certificate holder is included as additional insured, on a primary and non-contributory basis, under the terms and conditions of the endorsement forms and General Liability and Auto Liability policies, when additional insured status is required by written contract.
 See Attached...

| | |
|--|---|
| CERTIFICATE HOLDER Hammock Oaks Community Hammock Oaks Community Development District 3434 Colwell Avenue, Suite 200 Tampa FL 33614 | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Jimmy Irwin |
|--|---|



ADDITIONAL REMARKS SCHEDULE

| | | | |
|---|-----------|--|--|
| AGENCY Acrisure Southeast Partners Insurance Services, LLC | | NAMED INSURED Action Security, Inc. 1505 Manor Road Englewood FL 34223-4927 | |
| POLICY NUMBER | | EFFECTIVE DATE: | |
| CARRIER | NAIC CODE | | |

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Waivers of Subrogation are included as part of the General Liability, Auto Liability and Workers Compensation policies and apply when required by written contract, provided the contract is executed prior to any loss.

The Auto liability, General liability and Employers Liability are scheduled as underlying policies on the umbrella policy which is follow form per policy terms and conditions and attached policy endorsements.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF LOCATION AND PROJECT AGGREGATE LIMITS OF INSURANCE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

1. The General Aggregate Limit under LIMITS OF INSURANCE (Section III) applies separately to each of your "locations" owned by or rented to you.

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

2. The General Aggregate Limit under LIMITS OF INSURANCE (SECTION III) applies separately to each of your projects away from premises owned by or rented to you.

58504 (1-15)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE - BLANKET COVERAGE

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTO POLICY

SECTION II - COVERED AUTOS LIABILITY COVERAGE is amended. The following provision is added. Any person or organization is an **insured** for Covered Autos Liability Coverage, but only to the extent that

person or organization qualifies as an **insured** under **SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. COVERAGE, 1. Who Is An Insured.**

All other policy terms and conditions apply.

58504 (1-15)

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Page 1 of 1

58583 (1-15)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER PAYMENTS (WAIVER OF SUBROGATION) - BLANKET

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTO POLICY

SECTION V CONDITIONS, A. LOSS CONDITIONS is amended. **5. Our Right to Recover Payments** is deleted and replaced by the following condition.

5. Our Right to Recover Payments

If **we** make a payment under this policy and the person to or for whom payment is made has a right to recover damages from another, **we** will be entitled to that right. That person shall do everything necessary to transfer that right to **us** and do nothing to prejudice it.

However, **we** waive **our** right to recover payments made for **bodily injury** or **property damage**:

- a. Covered by the policy; and
- b. Arising out of the operation of **autos** covered by the policy, in accordance with the terms and conditions of a written contract between **you** and such person or entity

only if such rights have been waived by the written contract prior to the **accident** or **loss** which caused the **bodily injury** or **property damage**.

All other policy terms and conditions apply.

58583 (1-15)

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Page 1 of 1

58524 (1-15)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF DEFINITIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTO POLICY

SECTION VI - DEFINITIONS is amended.

1. **B.** is deleted and replaced by the following definition.

B. Auto means:

1. A land motor vehicle;
2. A **trailer**; or
3. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged.

However, **auto** does not include **mobile equipment**. As it applies to this endorsement only,

mobile equipment does not include a snowmobile.

2. **U.** is deleted and replaced by the following definition.

U. Trailer means a vehicle which is designed to be connected to and towed by a power unit. **Trailer** does not include non-motorized farm machinery or farm wagons. A **trailer** is not **equipment or custom furnishings**.

All other policy terms and conditions apply.

58524 (1-15)

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Page 1 of 1

58540 (12-19)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - BLANKET COVERAGE

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTO POLICY

SECTION V - CONDITIONS, B. GENERAL CONDITIONS, 2. Other Insurance is amended. The following provision is added as it applies to this endorsement only. When this insurance is primary and there is other insurance for any person or organization, other than a Named Insured, which covers liability for **your** operations, contribution from such other insurance shall not be sought by **us** when:

- (1) There is a written agreement between **you** and such person or organization that this insurance shall be primary and without the right of contribution; and
- (2) Such written agreement was in force prior to any **bodily injury or property damage**.

All other policy terms and conditions apply.

58540 (12-19)

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Page 1 of 1

55373 (5-17)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Under SECTION II - WHO IS AN INSURED is amended. The following provision is added. A person or organization is an Additional Insured, only with respect to liability caused, in whole or in part, by "your work" for that Additional Insured by or for you:

1. If required in a written contract or agreement; or
2. If required by an oral contract or agreement only if a Certificate of Insurance was issued prior to the loss indicating that the person or organization was an Additional Insured.

B. SECTION III - LIMITS OF INSURANCE is amended. The following provision is added. The limits of liability for the Additional Insured are those specified in the written contract or agreement between the insured and the owner, lessee or contractor or those specified in the Certificate of Insurance, if an oral contract or agreement, not to exceed the limits provided in this policy. These limits are inclusive of and not in addition to the limits of insurance shown in the Declarations.

C. SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS is amended.

1. The following condition is added to **4. Other Insurance**.
This insurance is primary for the Additional Insured, but only with respect to liability caused,

in whole or in part, by "your work" for that Additional Insured by or for you. Other insurance available to the Additional Insured will apply as excess insurance and not contribute as primary insurance to the insurance provided by this endorsement.

2. The following condition is added.

Other Additional Insured Coverage Issued By Us

If this policy provides coverage for the same loss to any Additional Insured specifically shown as an Additional Insured in another endorsement to this policy, our maximum limit of insurance under this endorsement and any other endorsement shall not exceed the limit of insurance in the written contract or agreement between the insured and the owner, lessee or contractor, or the limits provided in this policy, whichever is less. Our maximum limit of insurance arising out of an "occurrence", shall not exceed the limit of insurance shown in the Declarations, regardless of the number of insureds or Additional Insureds.

All other policy terms and conditions apply.

COMMERCIAL GENERAL LIABILITY
CG 20 01 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

7. DAMAGE TO PREMISES RENTED TO YOU**a. SECTION I - COVERAGES, COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions** is amended.

(1) The last paragraph is deleted and replaced by the following paragraph.

Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke or water damage to premises rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to this coverage as described in **7. DAMAGE TO PREMISES RENTED TO YOU, b. Limits of Insurance.**

(2) The following additional exclusions apply to "property damage" arising out of water damage to premises rented to you or temporarily occupied by you with permission of the owner.

(a) "Property damage" to:

- 1) The interior of the premises caused by or resulting from rain or snow, whether driven by wind or not; or
- 2) Heating, air conditioning, plumbing or fire protection systems, or other equipment or appliances.

(b) "Property damage" caused by or resulting from any of the following:

- 1) Mechanical breakdown, including bursting or rupture caused by centrifugal force;
- 2) Cracking, settling, expansion or shrinking;
- 3) Smoke or smog;
- 4) Birds, insects, rodents or other animals;
- 5) Wear and tear;
- 6) Corrosion, rust, decay, fungus, deterioration, hidden or latent defect or any quality in property that causes such property to destroy or damage itself; or
- 7) Water that flows or leaks from any heating, air conditioning, plumbing or fire protection system caused by or resulting from freezing, unless:
 - a) You make a reasonable effort to maintain heat in the building or structure; or
 - b) You drain the equipment and shut off the water supply if the heat is not maintained.

(c) "Property damage" caused directly or indirectly by any of the following:

- 1) Water that backs up from a drain or sewer;

- 2) Mud flow or mudslide;
- 3) Volcanic eruption, explosion or effusion;
- 4) Any earth movement, such as earthquake, landslide, mine subsidence, earth sinking, earth rising or earth shifting;
- 5) Regardless of the cause, flood, surface water, waves, tides, tidal waves, storm surge, overflow of any body of water, or their spray, all whether wind driven or not; or
- 6) Water under the ground surface pressing on, or seeping or flowing through:
 - a) Walls, foundations, floors or paved surfaces;
 - b) Basements, whether paved or not; or
 - c) Doors, windows or other openings.

(d) "Property damage" for which the insured is obligated to pay as damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the insured would have in the absence of this contract or agreement.

b. Limits of Insurance

SECTION III - LIMITS OF INSURANCE is amended. Paragraph **6.** is deleted and replaced by the following paragraph.

6. The most we will pay under Coverage **A** for damages because of "property damage" to premises rented to you or temporarily occupied by you with permission of the owner arising out of or caused by fire, lightning, explosion, smoke and water damage is the amount shown in the Declarations under Damage to Premises Rented to You.

c. SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS, 4. Other Insurance,

Paragraph **b.** is amended. The word fire is amended to include fire, lightning, explosion, smoke or water damage.

8. BLANKET ADDITIONAL INSURED - LESSOR OF LEASED EQUIPMENT

a. (1) SECTION II - WHO IS AN INSURED is amended to include as an additional insured any person or organization with whom you have agreed:

- (a) In a written contract or agreement, executed prior to loss, to name as an additional insured; or

- (b) In an oral contract or agreement, executed prior to loss, to name as an additional insured only if a Certificate of Insurance was issued prior to loss indicating that the person or organization was an additional insured.
- (2) This provision applies only with respect to liability for:
- (a) "Bodily injury";
- (b) "Property damage"; or
- (c) "Personal and advertising injury" caused in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.
- b. With respect to the insurance afforded to an additional insured, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.
- c. **SECTION III - LIMITS OF INSURANCE** is amended. The following provision is added for purposes of this endorsement only. The Limits of Insurance for the additional insured are those specified in the written contract or agreement between the insured and the lessor, not to exceed the limits provided in this policy. These limits are inclusive of and not in addition to the Limits of Insurance shown in the Declarations.
- 9. BLANKET ADDITIONAL INSURED - MANAGERS OR LESSORS OF PREMISES**
- a. **SECTION II - WHO IS AN INSURED** is amended to include as an additional insured any person or organization with whom you have agreed:
- (1) In a written contract or agreement, executed prior to loss, to name as an additional insured; or
- (2) In an oral contract or agreement, executed prior to loss, to name as an additional insured only if a Certificate of Insurance was issued prior to loss indicating that the person or organization was an additional insured but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you.
- b. This provision is subject to the following additional exclusions.
- (1) Any "occurrence" which takes place after you cease to be a tenant in that premises.
- (2) Structural alterations, new construction or demolition operations performed by or on behalf of the additional insured.

- c. **SECTION III - LIMITS OF INSURANCE** is amended. The following provision is added for purposes of this endorsement only. The Limits of Insurance for the additional insured are those specified in the written contract or agreement between the insured and the manager or lessor of the premises, not to exceed the limits provided in this policy. These limits are inclusive of and not in addition to the Limits of Insurance shown in the Declarations.
- 10. NEWLY FORMED OR ACQUIRED ORGANIZATIONS**
- SECTION II - WHO IS AN INSURED** is amended. Paragraph 3. is deleted and replaced by the following paragraph.
3. Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:
- a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier;
- b. Coverage A does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and
- c. Coverage B does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.
- No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.
- 11. BLANKET WAIVER OF SUBROGATION**
- SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended. The following provision is added to **8. Transfer Of Rights Of Recovery Against Others To Us**. When you have agreed to waive your right of subrogation in a written contract, executed prior to loss, with any person or organization, we waive any right of recovery we may have against such person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard".

All other policy terms and conditions apply.

SOUTHERN-OWNERS INS. CO.

Issued 06-16-2025

AGENCY ACRISURE SOUTHEAST PARTNERS INSURANCE
12-0606-00 MKT TERR 068

Company
Bill

POLICY NUMBER
Company Use

53-957-799-01
20-21-FL-2208

INSURED ACTION SECURITY INC

Term 08-01-2025 to 08-01-2026

SCHEDULE OF UNDERLYING INSURANCE

| NAME OF INSURER | TYPE OF POLICY | YOU HAVE AGREED TO MAINTAIN LIMITS AS FOLLOWS: | |
|--------------------------------------|--|---|--|
| SOUTHERN-OWNERS INSURANCE COMPANY | COMMERCIAL GENERAL LIABILITY General Aggregate Products and Completed Operations Aggregate Occurrence Personal/Advertising Injury | COMBINED SINGLE LIMITS \$2,000,000 \$1,000,000 \$1,000,000 \$1,000,000 | |
| AUTO-OWNERS INSURANCE COMPANY | AUTOMOBILE LIABILITY All Owned Automobile Liability Hired/Non-Ownership Automobile Liability | COMBINED SINGLE LIMITS \$1,000,000 Included | |
| RETAILFIRST | EMPLOYER'S LIABILITY Bodily Injury by Accident Bodily Injury by Disease Bodily Injury by Disease | Per Accident Per Employee Policy Limit | LIMIT \$1,000,000 \$1,000,000 \$1,000,000 |

**PRODUCTS-COMPLETED OPERATIONS HAZARD DEFINITION
AMENDATORY - FOLLOWING FORM
Commercial Umbrella Policy**

It is agreed:

Under **DEFINITIONS, O. Products-completed operations hazard** is deleted and replaced by the following definition.

O. Products-completed operations hazard includes all **bodily injury** and **property damage** occurring away from premises **you** own or rent and arising out of **your product** or **your work** except:

1. Products that are still in your physical possession; or
2. Work that has not yet been completed or abandoned. However, **your work** will be deemed completed at the earliest of the following times:
 - a. When all of the work called for in **your** contract has been completed.
 - b. When all of the work to be done at the job site has been completed if **your** contract calls for work at more than one job site.
 - c. When that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.

Work that may need service, maintenance, correction, repair or replacement, but which is otherwise complete, will be treated as completed.

The **products-completed operations hazard** does not include **bodily injury** or **property damage** arising out of:

1. The transportation of property, unless the injury or damage arises out of a condition in or on a vehicle not owned or operated by **you**, and that condition was created by the "loading or unloading" of that vehicle by any **insured**; or
2. The existence of tools, uninstalled equipment or abandoned or unused materials.

Except when otherwise excluded by this policy, this definition does not apply if any **scheduled underlying insurance** shown in the Declarations under the Schedule of Underlying Insurance provides such coverage and is maintained:

1. At the agreed liability limits shown in the Schedule of Underlying Insurance; and
2. In accordance with the **Maintenance of Underlying Insurance** condition.

All other policy terms and conditions apply.

Florida
INSUFFICIENT FUNDS FEE AMENDATORY
Commercial Umbrella Policy

It is agreed:

CONDITIONS is amended. The following condition is added.

INSUFFICIENT FUNDS FEE

We may impose an insufficient funds fee of up to \$15 per occurrence, if, because of insufficient funds, **your** payment of premium by debit card, credit card, electronic funds transfer or electronic check is returned,

declined or cannot be processed. However, **we** may not charge **you** an insufficient funds fee if the failure in payment resulted from fraud or misuse on **your** account from which the payment was made and such fraud or misuse was not attributed to **you**.

All other policy terms and conditions apply.

PROPERTY DAMAGE TO YOUR WORK - FOLLOWING FORM
Commercial Umbrella Policy

It is agreed:

EXCLUSIONS is amended. Exclusion **AA.** is deleted and replaced by the following.

AA. Property damage to your work arising out of it or any part of it and included in the **products-completed operations hazard.**

This exclusion does not apply if the damaged work or the work out of which the damage arises was performed on **your** behalf by a subcontractor; and only if any **scheduled underlying insurance** shown

in the Declarations under the Schedule of Underlying Insurance provides such coverage and is maintained:

1. At the agreed liability limits shown in the Schedule of Underlying Insurance; and
2. In accordance with the **Maintenance of Underlying Insurance** condition.

All other policy terms and conditions apply.

NEGLIGENT HIRING AND SUPERVISION – FOLLOWING FORM Commercial Umbrella Policy

It is agreed:

EXCLUSIONS is amended. The following exclusion is added.

Bodily injury, property damage, personal injury or advertising injury for which any **insured** may be held liable because of the actual or alleged negligent:

1. Hiring;
2. Supervision;
3. Retention;
4. Employment;
5. Training;
6. Reporting to the proper authorities, or failure to so report; or
7. Investigation

of **your** employee, volunteer worker, officer or director. Except when otherwise excluded by this policy, this exclusion does not apply if any **scheduled underlying insurance** shown in the Declarations under the Schedule of Underlying Insurance provides such coverage and is maintained:

1. At the agreed liability limits shown in the Schedule of Underlying Insurance; and
2. In accordance with the **Maintenance of Underlying Insurance** condition.

All other policy terms and conditions apply.

PRODUCTS-COMPLETED OPERATIONS HAZARD LIABILITY - FOLLOWING FORM

Commercial Umbrella Policy

It is agreed:

The following exclusion is added to the **EXCLUSIONS** section of the policy:

Bodily injury or property damage arising out of the **products-completed operations hazard**. Except when otherwise excluded by this policy, this exclusion does not apply if any **scheduled underlying insurance** shown in the Declarations under the Schedule of Underlying Insurance provides such coverage and is maintained:

1. At the agreed liability limits shown in the Schedule of Underlying Insurance; and
2. In accordance with the **Maintenance of Underlying Insurance** condition.

All other policy terms and conditions apply.

PERSONAL INJURY LIABILITY - FOLLOWING FORM

Commercial Umbrella Policy

It is agreed:

The following exclusion is added to the **EXCLUSIONS** section of the policy:

Personal injury. Except when otherwise excluded by this policy, this exclusion does not apply if any **scheduled underlying insurance** shown in the Declarations under the Schedule of Underlying Insurance provides such coverage and is maintained:

1. At the agreed liability limits shown in the Schedule of Underlying Insurance; and
2. In accordance with the **Maintenance of Underlying Insurance** condition.

All other policy terms and conditions apply.

ASBESTOS EXCLUSION

Commercial Umbrella Policy

It is agreed:

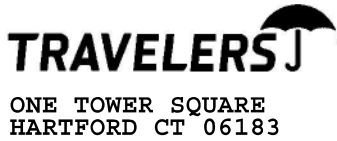
EXCLUSIONS is amended. **F.** is deleted and replaced by the following exclusion.

- F. 1. Bodily injury** arising, in whole or in part, out of the actual, alleged, threatened or suspected inhalation of, or ingestion of, asbestos or asbestos related particles, dust, irritants, contaminants, **pollutants**, toxic elements or materials.
- 2. Property damage** arising, in whole or in part, out of the actual, alleged, threatened or suspected contact with, exposure to, existence of, or presence of, asbestos or asbestos related particles, dust, irritants, contaminants, **pollutants**, toxic elements or materials.
- 3. Personal injury** or **advertising injury** arising, in whole or in part, out of the actual, alleged,

threatened or suspected inhalation of, ingestion of, contact with, exposure to, existence of, or presence of, asbestos or asbestos related particles, dust, irritants, contaminants, **pollutants**, toxic elements or materials.

- 4.** Any loss, cost or expense arising, in whole or in part, out of the abating, testing for, monitoring, cleaning up, removing, containing, treating detoxifying, neutralizing, remediating or disposing of, or in any way responding to or assessing the effects of, asbestos or asbestos related particles, dust, irritants, contaminants, **pollutants**, toxic elements or materials, by any insured or any other person or entity.

All other policy terms and conditions apply.



**WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY**

ENDORSEMENT WC 00 03 13 (00) - 001

POLICY NUMBER: **UB-B6278534-25-42-G**

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

DESIGNATED ORGANIZATION:

**ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED
BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS
WAIVER.**

Tab 18



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** August 10, 2026 @ 1:00 PM
- **Landowner Election:** The Hammock Oaks CDD 4th Year Landowner Election for Seats 1,2,5 will be held on the 1st Tuesday on 11/3/2026 at 1:00 p.m.

District
Manager's
Report

July 13

2026

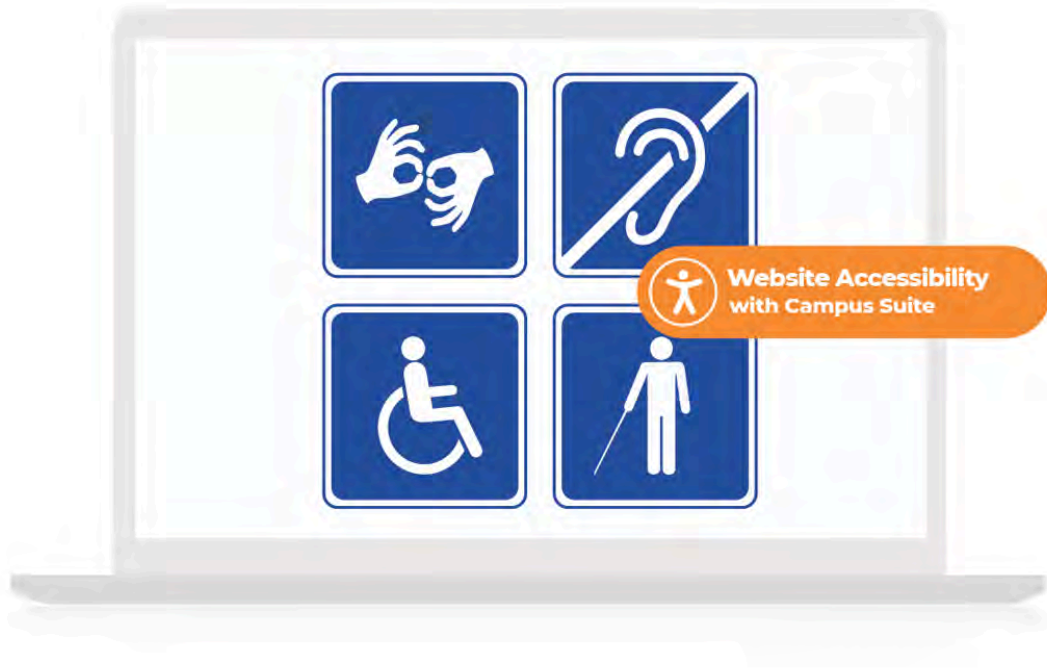
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| <u>FINANCIAL SUMMARY</u> | <u>4/30/2026</u> |
|---|---------------------|
| General Fund Cash & Investment Balance: | \$135,421 |
| Reserve Fund Cash & Investment Balance: | \$0 |
| Debt Service Fund Investment Balance: | \$4,594,113 |
| Total Cash and Investment Balances: | \$4,729,534 |
| General Fund Expense Variance: \$229,774 | Under Budget |

Tab 19



Quarterly Compliance Audit Report

Hammock Oaks

Date: June 2026 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Audit results

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Helpful information:

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

| Passed | Description |
|--------|---|
| Passed | Website errors* 0 WCAG 2.1 errors appear on website pages causing issues** |
| Passed | Keyboard navigation The ability to navigate website without using a mouse |
| Passed | Website accessibility policy A published policy and a vehicle to submit issues and resolve issues |
| Passed | Color contrast Colors provide enough contrast between elements |
| Passed | Video captioning Closed-captioning and detailed descriptions |
| Passed | PDF accessibility Formatting PDFs including embedded images and non-text elements |
| Passed | Site map Alternate methods of navigating the website |

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

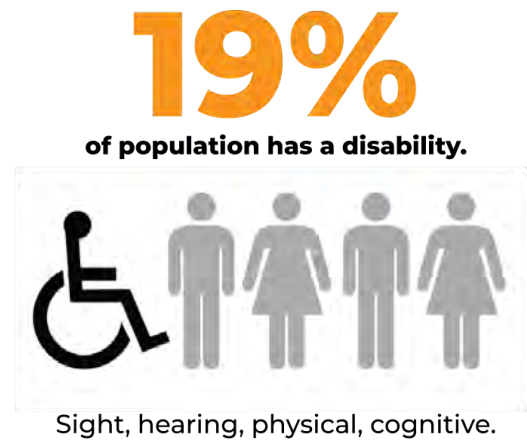
Compliance Criteria

| Passed | Description |
|--------|---|
| Passed | Full Name and primary contact specified |
| Passed | Public Purpose |
| Passed | Governing body Information |
| Passed | Fiscal Year |
| Passed | Full Charter (Ordinance and Establishment) Information |
| Passed | CDD Complete Contact Information |
| Passed | District Boundary map |
| Passed | Listing of taxes, fees, assessments imposed by CDD |
| Passed | Link to Florida Commission on Ethics |
| Passed | District Budgets (Last two years) |
| Passed | Complete Financial Audit Report |
| Passed | Listing of Board Meetings |
| Passed | Public Facilities Report, if applicable |
| Passed | Link to Financial Services |
| Passed | Meeting Agendas for the past year, and 1 week prior to next |

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

| | |
|----------------------|--|
| Assistive technology | Hardware and software for disabled people that |
|----------------------|--|

| | |
|-----------------------|--|
| | enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader) |
| WCAG 2.0 | Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled |
| 504 | Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people |
| 508 | An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled |
| ADA | American with Disabilities Act (1990) |
| Screen reader | Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages. |
| Website accessibility | Making your website fully accessible for people of all abilities |
| W3C | World Wide Web Consortium – the international body that develops standards for using the web |