



Hammock Bay Community Development District

May 28, 2026

Agenda Package

TEAMS MEETING INFORMATION

Join the meeting now

MEETING ID:282 294 601 869 PASSCODE:ed9eV7tJ

Or

DIAL BY PHONE:

1-646-838-1601

Phone Conference ID: 791907221#

313 Campus Street, Celebration, Florida 34747

CLEAR PARTNERSHIPS



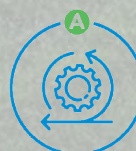
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Hammock Bay Community Development District

Board of Supervisors

Tim Edwards, Chairman
David Underwood, Vice Chairperson
Mary Barnes, Assistant Treasurer
Daniel Rosenheim, Assistant Secretary
Dane Sauer, Assistant Secretary

District Staff

Samantha Harvey, District Manager
Tucker Mackie Esq., District Counsel
Rich Welch, District Engineer
Hanna Yi, District Accountant
Kareen Baker, District Admin

Regular Meeting Agenda

Thursday, May 28, 2026, at 6:00 p.m. CST

The Regular Meeting of the **Hammock Bay Community Development District** will be held on **Thursday, May 28, 2026, at 6:00 p.m. CST at the Hammock Bay Lake Center, 1830 Great Hammock Bend, Freeport, Florida 32429.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 282 294 601 869 **Passcode:** ed9eV7tJ
Dial-in by Phone: 1-646-838-1601 **Conference ID #:** 791907221#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. AUDIENCE COMMENTS

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

4. CONSENT AGENDA

A. Consideration of the Minutes from the Regular Meeting held on February 26, 2026..... Page 3

5. BUSINESS ITEMS

A. Presentation of Fiscal Year 2027 Proposed Budget..... Page 7

- i. Consideration of Resolution 2026-06, Approving the Fiscal Year 2027 Budget and
Setting the Public Hearing..... Page 22

6. STAFF REPORTS

A. District Counsel

- i. Discussion of Form 1

B. District Manager

- i. Information on the Number of Registered Voters – 2,778..... Page 24

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next meeting is the Budget Public Hearing scheduled for Thursday, August 27, 2026, at 6:00 p.m. CST

**MINUTES OF THE MEETING
HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hammock Bay Community Development District was held Thursday, February 26, 2026 at 6:00 p.m. (CST) at the Hammock Bay Lake Club, located at 1830 Great Hammock Bend, Freeport, FL 32439.

Present and constituting a quorum were:

Tim Edwards	Chairperson
David Underwood	Vic Chairperson
Mary Barnes	Assistant Treasurer
Daniel Rosenheim	Assistant Secretary

Also present were:

Samantha Harvey	District Manager
Tucker Mackie	District Counsel (Via Teams)
Lucas McDonald	Accountant Supervisor (Via Teams)
Lauren Villareal	Carr, Riggs & Ingram LLC

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order / Roll Call

Ms. Harvey called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve the Agenda

On MOTION by Mr. Rosenheim seconded by Mr. Barnes with all in favor, the agenda was approved, as presented.
4-0

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Kristine Bacon joined midway through the meeting and asked several questions regarding the CDD and the general election process. Ms. Mackie provided background information, and Ms. Harvey confirmed her contact details are available on the CDD website should Ms. Bacon have any additional questions.

43 **FOURTH ORDER OF BUSINESS** **Business Administration**

44 **A. Consideration of Minutes from the Meeting held October 30, 2025**

45

46 On MOTION by Ms. Barnes seconded by Mr. Rosenheim
47 with all in favor, the Minutes of the Meeting held on
48 October 30, 2025 were approved as presented. 4-0

49

50

51 **FIFTH ORDER OF BUSINESS** **Business Items**

52 **A. Discussion of the Fiscal Year 2025 Audit – Ms. Lauren Villarreal**

53 Ms. Villarreal provided a detailed review of the Fiscal Year 2025 Audit Report, noting the
54 audit was clean. The District has a positive increase in total assets and an increase in revenue for
55 2025, and expenses remained relatively flat and were in line with the budget. Ms. Villarreal
56 expressed to the Board that it may be prudent to consider raising assessments. Mr. Underwood had
57 a question regarding the debt service overpayment of interest amounting to \$10,000 in 2024. Mr.
58 McDonald from accounting explained that this was an overpayment made in 2024, however, 2025
59 was paid on time and the account receivable is sitting on the books and needs to be applied. There
60 is no reason to amortize. Mr. McDonald will coordinate with US Bank to resolve the issue and
61 will update the Board once it has been addressed.

62

63 **i. Acceptance of the Fiscal Year 2025 Audit Prepared by Carr, Riggs, & Ingram**
64 **LLC (Tabled Item)**

65

66 On MOTION by Mr. Edwards seconded by Mr.
67 Underwood with all in favor, Carr, Riggs, & Ingram LLC
68 Fiscal Year 2025 Audit was accepted. 4-0

69

70 **B. Discussion of Fiscal Year 2026/2027 Budget**

71 The Board discussed the proposed 2026/2027 budget, including the increase in assessments.
72 Ms. Harvey noted a correction regarding the budgeted amount for audit services, explaining that
73 the proper cost is \$7,500. This adjustment will be reflected accurately in the 2026/2027 budget.
74 Ms. Harvey also expressed Inframark’s appreciation to the Board as they worked through financial
75 challenges last fiscal year and advised that Inframark will not be increasing its management fees
76 for the 2026/2027 budget year. She will coordinate with all vendors to ensure that the projected
77 costs align with expected budgetary increases for the new fiscal budget year.

78 Mr. Edwards raised a question regarding legal fees and preliminary estimates from District
79 Counsel. Ms. Mackie explained the potential termination of the CDD and noted that Kutak Rock
80 can provide a budget. It is premature at this time, however, the Board will revisit this in the future.
81 The Board expressed interest in having cost information available to provide to the community.

82 Mr. Underwood inquired about the percentage of residents who have paid off their bonds.
83 Ms. Barnes inquired whether there are any penalties for not paying your assessments. Ms. Mackie
84 responded yes, however the County assesses any late charges and manages collection with the
85 homeowner.

86

87 **C. Consideration of Resolution 2026-04, Removing and Designating New Treasurer**

88

89 On MOTION by Mr. Underwood seconded by Mr.
90 Edwards with all in favor, Resolution 2026-04, Removing
91 Ms. Leah Popelka as Treasurer and Appointing Mr.
92 Stephen Bloom as Treasurer was adopted. 4-0

93

94 **D. Consideration of Resolution 2026-05, General Election**

95 The Board discussed open seats for General Election. Seat 4, currently held by Ms. Barnes
96 and Seat 5, currently held by Mr. Underwood, are up for election in November 2026. The Board
97 also questioned whether Mr. Sauer intends to return, noting they have not received any recent
98 communication from him. Ms. Harvey will contact Mr. Sauer to confirm whether he wishes to
99 retain his seat on the Board or submit his resignation. Ms. Mackie then reviewed the Resolution
100 with the Board.

101

102

103 On MOTION by Mr. Edwards seconded by Mr. Rosenheim
104 with all in favor, Resolution 2026-05, Confirming the
105 District’s Use of the Walton County Supervisor of
106 Elections to Continue Conducting the District’s Election of
107 Supervisors in Conjunction with the General Election
108 was adopted. 4-0

109

110 **SIXTH ORDER OF BUSINESS**

Staff Reports

111 **A. District Accountant**

112 Ms. Barnes asked about outstanding payables and Mr. McDonald stated there is a report
113 for payables that he will ensure it is being sent to the Board with the financials monthly. Mr.
114 Edward asked Mr. McDonald to send the breakdown.

115

116 **B. District Counsel**
117 No report and the Board had no questions.

118

119 **C. District Manager**
120 No report.

121

122 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

123 Mr. Underwood provided his updates from the City of Freeport. He reported he obtained
124 utility statements from Inframark, reviewed them and presented his findings to the City. The City
125 has received those assets and has no record of this. A representative from the City will follow up
126 with him.

127 Mr. Rosenheim informed the Board that his home is currently on the market for sale;
128 however, it is not yet under contract. His anticipated timeline for moving is August or September.
129 He expressed his intention to continue serving on the Board through the end of the fiscal year if
130 possible. Mr. Rosenheim will keep staff updated on the status of his home sale and his seat on the
131 Hammock Bay Board.

132

133 **EIGHTH ORDER OF BUSINESS** **Adjournment**

134 There being no further business,

135

136 On MOTION by Mr. Edwards seconded by Ms. Barnes
137 with all in favor, the meeting was adjourned at 7:06 p.m. 4-
138 0

139

140 _____
141 Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Hammock Bay
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

May 28, 2026

CLEAR PARTNERSHIPS



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Hammock Bay
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$1,046.00	\$0.00	\$1,046.00	0%	\$0.00
Operations & Maintenance Assmts - On Roll	\$77,709.00	\$75,171.00	\$2,538.00	\$77,709.00	0%	\$82,669.32
Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$3,306.77
Special Assmnts- CDD Collected	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Developer Contributions	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$77,709.00	\$76,217.00	\$2,538.00	\$78,755.00	1%	\$79,362.55
EXPENDITURES						
<i>Administrative</i>						
Supervisor Fees	\$3,200.00	\$1,200.00	\$2,000.00	\$3,200.00	0%	\$3,200.00
District Management	\$36,909.00	\$18,455.00	\$18,454.00	\$36,909.00	0%	\$36,909.00
Website Admin Services	\$550.00	\$46.00	\$504.00	\$550.00	0%	\$550.00
District Engineer	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
District Counsel	\$6,000.00	\$3,969.00	\$2,031.00	\$6,000.00	0%	\$6,000.00
Trustees Fees	\$4,500.00	\$3,471.00	\$1,029.00	\$4,500.00	0%	\$4,500.00
Auditing Services	\$6,500.00	\$0.00	\$6,500.00	\$6,500.00	0%	\$7,500.00
Postage, Phone, Faxes, Copies	\$100.00	\$19.00	\$81.00	\$100.00	0%	\$50.00
Mailings	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$1,000.00
Legal Advertising	\$1,000.00	\$159.00	\$841.00	\$1,000.00	0%	\$795.00
Bank Fees	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Dues, Licenses & Fees	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Website ADA Compliance	\$1,613.00	\$1,613.00	\$0.00	\$1,613.00	0%	\$1,613.00
ProfServ-Arbitrage Rebate	\$650.00	\$600.00	\$50.00	\$650.00	0%	\$650.00
Misc Contingency	\$6,562.00	\$0.00	\$6,562.00	\$6,562.00	0%	\$5,970.00
Payroll Services	\$0.00	\$18.00	\$0.00	\$18.00	0%	\$0.00
Total Administrative	\$71,359.00	\$29,725.00	\$41,652.00	\$71,377.00	0%	\$72,910.19
<i>Insurance</i>						
Public Officials Insurane and General Liability	\$6,350.00	\$5,512.00	\$838.00	\$6,350.00	0%	\$6,063.00
	\$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%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Insurance	\$6,350.00	\$5,512.00	\$838.00	\$6,350.00	0%	\$6,063.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
TOTAL EXPENDITURES	\$77,709.00	\$35,237.00	\$42,490.00	\$77,727.00	0%	\$78,973.19
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$40,980.00	-\$39,952.00	\$1,028.00	0%	\$389.36
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$40,980.00	-\$39,952.00	\$1,028.00	0%	\$389.36
FUND BALANCE, BEGINNING	-\$2,558.00	-\$2,558.00	\$0.00	-\$2,558.00	0%	-\$1,530.00
FUND BALANCE, ENDING	-\$2,558.00	\$38,422.00	-\$39,952.00	-\$1,530.00	-40%	-\$1,140.64

Hammock Bay
Community Development District

Budget Overview
FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Website Admin Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

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

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2016 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

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

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Legal Advertising

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

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses & Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

ProfServ-Arbitrage Rebate

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Miscellaneous Contingency

All other administrative costs not otherwise specified above.

Insurance

Public Officials Insurance and General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Hammock Bay
Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$6,123.00	\$0.00	\$6,123.00	0%	\$0.00
Special Assmnts- Tax Collector	\$212,946.00	\$201,238.00	\$11,708.00	\$212,946.00	0%	\$230,310.95
Special Assmnts- CDD Collected	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$9,212.44
Special Assmnts- Prepayment	\$0.00	\$3,005.00	\$0.00	\$3,005.00	0%	\$0.00
TOTAL REVENUES	\$212,946.00	\$210,366.00	\$11,708.00	\$222,074.00	\$0.00	\$221,098.51
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,606.22
Trustee Fees	\$0.00	\$1,011.00	\$0.00	\$1,011.00	0%	\$0.00
Total Administrative	\$0.00	\$1,011.00	\$0.00	\$1,011.00	0%	\$4,606.22
<i>Debt Service</i>						
Principal Prepayments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Principal Debt Retirement	\$140,000.00	\$20,000.00	\$120,000.00	\$140,000.00	0%	\$150,000.00
Interest Expense Series	\$58,740.00	\$27,885.00	\$30,855.00	\$58,740.00	0%	\$51,645.00
	\$0.00		\$0.00	\$0.00	0%	\$0.00
Total Debt Service	\$198,740.00	\$47,885.00	\$150,855.00	\$198,740.00	0%	\$201,645.00
TOTAL EXPENDITURES	\$198,740.00	\$48,896.00	\$150,855.00	\$199,751.00		\$206,251.22
Excess (deficiency) of revenues Over (under) expenditures	\$14,206.00	\$161,470.00	-\$139,147.00	\$22,323.00	57%	\$14,847.29
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$14,206.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
TOTAL OTHER SOURCES (USES)	\$14,206.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$14,206.00	\$161,470.00	-\$139,147.00	\$22,323.00	57%	\$14,847.29
FUND BALANCE, BEGINNING		\$344,320.00	\$0.00	\$0.00	0%	\$22,323.00
FUND BALANCE, ENDING	\$14,206.00	\$505,790.00	-\$139,147.00	\$22,323.00	57%	\$37,170.29

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2016 Bonds	\$1,850,000.00	\$1,710,000.00	\$1,565,000.00	\$1,415,000.00

Series 2016 Amortization Schedule

Date	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2024	\$1,990,000.00	\$140,000.00	3.30%	\$32,835.00	\$172,835.00
11/1/2024	\$1,850,000.00			\$30,525.00	\$30,525.00
5/1/2025	\$1,850,000.00	\$140,000.00	3.30%	\$30,525.00	\$170,525.00
11/1/2025	\$1,710,000.00			\$28,215.00	\$28,215.00
5/1/2026	\$1,710,000.00	\$145,000.00	3.30%	\$28,215.00	\$173,215.00
11/1/2026	\$1,565,000.00			\$25,822.50	\$25,822.50
5/1/2027	\$1,565,000.00	\$150,000.00	3.30%	\$25,822.50	\$175,822.50
11/1/2027	\$1,415,000.00			\$23,347.50	\$23,347.50
5/1/2028	\$1,415,000.00	\$155,000.00	3.30%	\$23,347.50	\$178,347.50
11/1/2028	\$1,260,000.00			\$20,790.00	\$20,790.00
5/1/2029	\$1,260,000.00	\$160,000.00	3.30%	\$20,790.00	\$180,790.00
11/1/2029	\$1,100,000.00			\$18,150.00	\$18,150.00
5/1/2030	\$1,100,000.00	\$170,000.00	3.30%	\$18,150.00	\$188,150.00
11/1/2030	\$930,000.00			\$15,345.00	\$15,345.00
5/1/2031	\$930,000.00	\$175,000.00	3.30%	\$15,345.00	\$190,345.00
11/1/2031	\$755,000.00			\$12,457.50	\$12,457.50
5/1/2032	\$755,000.00	\$180,000.00	3.30%	\$12,457.50	\$192,457.50
11/1/2032	\$575,000.00			\$9,487.50	\$9,487.50
5/1/2033	\$575,000.00	\$185,000.00	3.30%	\$9,487.50	\$194,487.50
11/1/2033	\$390,000.00			\$6,435.00	\$6,435.00
5/1/2034	\$390,000.00	\$190,000.00	3.30%	\$6,435.00	\$196,435.00
11/1/2034	\$200,000.00			\$3,300.00	\$3,300.00
5/1/2035	\$200,000.00	\$200,000.00	3.30%	\$3,300.00	\$203,300.00
		\$1,990,000.00		\$420,585.00	\$2,410,585.00

Hammock Bay
Community Development District

Budget Overview
FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Hammock Bay

Community Development District

Supporting Budget Schedule

FY 2027

Summary of Assessments 2027 VS 2026

Lot Size	EAU Value	Total Unit Count	Debt Service Unit Count	FY 2027					FY 2026					Assessment Variance ⁽²⁾	
				Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	FY 2027 Total w/o Debt Service	FY 2027 Total with Debt Service	Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	FY 2026 Total w/o Debt Service	FY 2026 Total with Debt Service	Inc/(Dec) In O&M w/o DS Per Unit	Inc/(Dec) In O&M with DS Per Unit
60	1.00	3	3	\$526.88	\$151.15	\$173.30	\$151.15	\$700.18	\$526.88	\$151.15	\$173.30	\$151.15	\$700.18	\$0.00	\$0.00
70	1.17	107	33	\$616.45	\$151.15	\$173.30	\$151.15	\$789.75	\$616.45	\$151.15	\$173.30	\$151.15	\$789.75	\$0.00	\$0.00
75	1.25	92	40	\$658.60	\$151.15	\$173.30	\$151.15	\$831.90	\$658.60	\$151.15	\$173.30	\$151.15	\$831.90	\$0.00	\$0.00
80	1.33	149	103	\$700.76	\$151.15	\$173.30	\$151.15	\$874.05	\$700.76	\$151.15	\$173.30	\$151.15	\$874.05	\$0.00	\$0.00
85	1.42	1	1	\$748.18	\$151.15	\$173.30	\$151.15	\$921.47	\$748.18	\$151.15	\$173.30	\$151.15	\$921.47	\$0.00	\$0.00
90	1.50	5	1	\$790.32	\$151.15	\$173.30	\$151.15	\$963.62	\$790.32	\$151.15	\$173.30	\$151.15	\$963.62	\$0.00	\$0.00
95	1.58	2	2	\$832.47	\$151.15	\$173.30	\$151.15	\$1,005.77	\$832.47	\$151.15	\$173.30	\$151.15	\$1,005.77	\$0.00	\$0.00
100	1.67	73	46	\$879.89	\$151.15	\$173.30	\$151.15	\$1,053.19	\$879.89	\$151.15	\$173.30	\$151.15	\$1,053.19	\$0.00	\$0.00
110	1.83	22	14	\$964.19	\$151.15	\$173.30	\$151.15	\$1,137.49	\$964.19	\$151.15	\$173.30	\$151.15	\$1,137.49	\$0.00	\$0.00
Commercial	2.00	50	50	\$1,053.77	\$151.15	\$173.30	\$151.15	\$1,227.07	\$1,053.77	\$151.15	\$173.30	\$151.15	\$1,227.07	\$0.00	\$0.00
Total		504	293												

Notations:

⁽¹⁾ Annual assessments are adjusted for 2% collection costs and 4% early payment discounts.

⁽²⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

RESOLUTION 2026-06

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

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

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: Thursday, August 27, 2026

HOUR: 6:00 P.M. (CST.)

LOCATION: Hammock Bay Lake Club
1830 Great Hammock Bend
Freeport, FL 32429

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Walton County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida Law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF MAY, 2026.

**HAMMOCK BAY
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Approved Proposed Budget for Fiscal Year 2026/2027



Ryan Messer, Supervisor of Elections Walton County, Florida

April 16, 2026

Re: Hammock Bay Community Development District

votewalton.gov

571 US Hwy 90 East, Ste 102
DeFuniak Springs, FL 32433

(850) 892-8112 Phone
(850) 892-8113 FAX

This letter is in response to your request for the number of registered voters within the Hammock Bay Community Development District as of April 15, 2026, pursuant to Chapter 190.006(3)(a)(2d), Florida Statutes.

We are showing that there were **2,778** eligible registered voters, including active and inactive, in that district as of April 15, 2026.

Sincerely,

Ryan Messer
Supervisor of Elections