



# *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	Vice 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
<b>REVENUES</b>						
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
<b>TOTAL REVENUES</b>	<b>\$77,709.00</b>	<b>\$76,217.00</b>	<b>\$2,538.00</b>	<b>\$78,755.00</b>	<b>1%</b>	<b>\$79,362.55</b>
<b>EXPENDITURES</b>						
<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
<b>Total Administrative</b>	<b>\$71,359.00</b>	<b>\$29,725.00</b>	<b>\$41,652.00</b>	<b>\$71,377.00</b>	<b>0%</b>	<b>\$72,910.19</b>
<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
<b>Total Insurance</b>	<b>\$6,350.00</b>	<b>\$5,512.00</b>	<b>\$838.00</b>	<b>\$6,350.00</b>	<b>0%</b>	<b>\$6,063.00</b>

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
<b>TOTAL EXPENDITURES</b>	<b>\$77,709.00</b>	<b>\$35,237.00</b>	<b>\$42,490.00</b>	<b>\$77,727.00</b>	<b>0%</b>	<b>\$78,973.19</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$40,980.00	-\$39,952.00	\$1,028.00	0%	\$389.36
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$40,980.00	-\$39,952.00	\$1,028.00	0%	\$389.36
<b>FUND BALANCE, BEGINNING</b>	<b>-\$2,558.00</b>	<b>-\$2,558.00</b>	<b>\$0.00</b>	<b>-\$2,558.00</b>	<b>0%</b>	<b>-\$1,530.00</b>
<b>FUND BALANCE, ENDING</b>	<b>-\$2,558.00</b>	<b>\$38,422.00</b>	<b>-\$39,952.00</b>	<b>-\$1,530.00</b>	<b>-40%</b>	<b>-\$1,140.64</b>

## **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
<b>REVENUES</b>						
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
<b>TOTAL REVENUES</b>	<b>\$212,946.00</b>	<b>\$210,366.00</b>	<b>\$11,708.00</b>	<b>\$222,074.00</b>	<b>\$0.00</b>	<b>\$221,098.51</b>
<b>EXPENDITURES</b>						
<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
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$1,011.00</b>	<b>\$0.00</b>	<b>\$1,011.00</b>	<b>0%</b>	<b>\$4,606.22</b>
<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
<b>Total Debt Service</b>	<b>\$198,740.00</b>	<b>\$47,885.00</b>	<b>\$150,855.00</b>	<b>\$198,740.00</b>	<b>0%</b>	<b>\$201,645.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$198,740.00</b>	<b>\$48,896.00</b>	<b>\$150,855.00</b>	<b>\$199,751.00</b>		<b>\$206,251.22</b>
Excess (deficiency) of revenues Over (under) expenditures	\$14,206.00	\$161,470.00	-\$139,147.00	\$22,323.00	57%	\$14,847.29
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$14,206.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$14,206.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$14,206.00	\$161,470.00	-\$139,147.00	\$22,323.00	57%	\$14,847.29
<b>FUND BALANCE, BEGINNING</b>		\$344,320.00	\$0.00	\$0.00	0%	\$22,323.00
<b>FUND BALANCE, ENDING</b>	<b>\$14,206.00</b>	<b>\$505,790.00</b>	<b>-\$139,147.00</b>	<b>\$22,323.00</b>	57%	<b>\$37,170.29</b>

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
		<b>\$1,990,000.00</b>		<b>\$420,585.00</b>	<b>\$2,410,585.00</b>

**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 <sup>(2)</sup>	
				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
<b>Total</b>		<b>504</b>	<b>293</b>												

**Notations:**

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

<sup>(2)</sup> 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

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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