INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Hammock Bay Community Development District

August 27, 2026

Agenda Package

<u>TEAMS MEETING INFORMATION</u>

MEETING ID:2940382362365 PASSCODE:iV6qi7PC

Join the meeting now

Or

<u>DIAL BY PHONE</u>:
1-646-838-1601
Phone Conference ID: 181359241#

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, August 27, 2026, at 6:00 p.m. CST

The Regular Meeting of the **Hammock Bay Community Development District** will be held on **Thursday, August 27, 2026, at 6:00 p.m. CST at the Hammock Bay Lake Club, located at 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: 294 038 236 236 5 **Passcode:** iV6qi7PC
Dial-in by Phone: 1-646-838-1601 **Conference ID:181359241#**

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **SPECIAL BUSINESS ITEM**
   A. Acceptance of Resignations from Mr. Dane Sauer **(Seat 1)** and Mr. Daniel Rosenheim **(Seat 2)** …... Page 4
   B. Review of Heather Kearns Letter of Intent for Vacant Board Seat…………………………………..... Page 6
   C. Oath of Office of Newly Elected Supervisor………………………………………………………. Page 7
   D. Consideration of Resolution 2026-07, Designation of Officers……………………………………… Page 8
4. **AUDIENCE COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
5. **CONSENT AGENDA**
   A. Consideration of the Minutes from the Regular Meeting held on May 28, 2026…………................. Page 9
   B. Financial Snapshot and Cash Flow Analysis as of August 12, 2026………………………………..... Page 12
6. **BUSINESS ITEMS**
   A. Public Hearing to Consider the Adoption of the Fiscal Year 2027 Approved Proposed Budget and Levying of Assessments ……………………………………………………………………………….. Page 14
   i. Consideration of Resolution 2026-08, Adopting the Fiscal Year 2027 Budget…………………… Page 28
   ii. Consideration of Resolution 2026-09, Levying of Assessments…………………………………... Page 30

The next meeting is tentatively scheduled for Thursday, October 29, 2026, at 6:00 p.m. CST

From: Dane Sauer <danesather@yahoo.com>
Sent: Monday, June 29, 2026 3:44 PM
To: Harvey, Samantha <Samantha.harvey@inframark.com>
Subject: [EXTERNAL] Board Resignation

This message is from an UNTRUSTED Sender. If you have not previously corresponded with this sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Ms. Harvey,

I need to resign from the CDD Board. The military is moving me and I am no longer able fulfill my board responsibilities.

Dane Sauer

June 5, 2026

VIA EMAIL: Samantha.harvey@inframark.com

Hammock Bay Community Development District
C/O: Samantha Harvey, District Manager
313 Campus Street
Celebration, Florida 34747

RE: Notice of Resignation as Supervisor of the Hammock Bay Community Development District

Dear Mrs. Harvey:

Please accept this letter as my formal notice of resignation as Assistant Secretary of the Board of Supervisors of Hammock Bay Community Development District ("CDD"). As of the date of this letter, I am no longer an owner or renter within the CDD and, as such, can no longer maintain my position on the Board.

It was an absolute pleasure serving on the Board of the CDD.

Sincerely,

s/ *Daniel S. Rosenheim*
Daniel S Rosenheim

July 8, 2026

Samantha Harvey
Hammock Bay Community Development District
Re: Letter of Intent – Board of Supervisors Candidacy

Dear Members of the Board,

I am writing to express my interest in serving on the Hammock Bay Community Development District Board of Supervisors. As a resident of Hammock Bay and a Certified Public Accountant with two decades of experience in financial leadership, I am eager to contribute my professional expertise toward supporting the Board's governance, financial oversight, and long-term growth initiatives.

By way of background, I am the CPA and Strategic Financial Partner behind 30A Accounting Solutions, where I provide fractional CFO and Controller services to companies across a range of industries, including construction, healthcare, and real estate. My work involves guiding organizations through financial reporting, budgeting, internal controls, and strategic planning — skills I believe translate directly to the needs of a community development board responsible for stewarding shared resources and planning for future growth.

Earlier in my career, I served as CFO and Controller of a publicly traded company, where I reported directly to a Board of Directors and was responsible for financial reporting, audit oversight, and regulatory compliance. I have also held senior finance roles with private equity-backed and real estate development organizations, giving me experience with capital planning, investor reporting, and the financial discipline required to support sustainable, long-term projects. I hold an MBA and am licensed as a CPA in both Colorado and Florida.

I am especially motivated by the opportunity to apply this experience close to home. I care deeply about the growth and well-being of our community, and I believe sound financial stewardship, transparent reporting, and thoughtful long-range planning are essential to responsible community development. I would welcome the chance to bring my accounting and finance background to the Board's efforts to plan for and manage that growth thoughtfully.

Thank you for considering my interest in serving on the Board. I would be glad to provide additional information or meet with the Board to discuss this opportunity further. I look forward to the possibility of contributing to the continued success of our community.

Sincerely,

Heather Kearns, CPA

Heather Kearns, CPA, MBA
Freeport, FL
850-320-8576
Heather@30a-accounting.com

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of ______________________________

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

____

(Name of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.**]**

____

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ physical presence Or ___ online notarization this ____ day of _______________, 20___.

____

Signature of Officer Administering Oath or of Notary Public

____

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ *or Produced Identification* ☐

Type of Identification Produced ______________________________

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

____

Street or Post Office Box

____

Print Name

____

City, State, Zip Code

____

Signature

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF THE HAMMOCK BAY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

______________________	Chair
______________________	Vice-Chair
Jennifer Goldyn	Secretary
Stephen Bloom	Treasurer
Mary Barnes	Assistant Treasurer
Angel Montagna	Assistant Treasurer
Samantha Harvey	Assistant Secretary
______________________	Assistant Secretary
______________________	Assistant Secretary

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

PASSED AND ADOPTED this 27th day of August 2026.

ATTEST:	**HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT**
______________________	______________________
Name: ______________________	Name: ______________________
Secretary / Assistant Secretary	Chair / Vice Chair of the Board of Supervisors

MINUTES OF MEETING
HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hammock Bay Community Development District was held on Thursday, May 28, 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
Daniel Rosenheim	Assistant Secretary
Dane Sauer	Assistant Secretary

Also present were:

Samantha Harvey	District Manager
Tucker Mackie	District Counsel (Via Teams)

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 **Approval of Agenda**

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

THIRD ORDER OF BUSINESS **Audience Comments**

The Board discussed Mr. Lane's email regarding the potential dissolution of the CDD after the bond is paid off. Mr. Edwards recommended developing a preliminary budget to evaluate the future costs associated with the dissolution process. Ms. Mackie will prepare and submit an outlined draft for review at the August meeting. Mr. Edwards also suggested posting information on the District's website to provide residents with a reference point outlining the Board's current vision and a general overview of the potential process. He emphasized the importance of memorializing the discussion to ensure transparency.

Ms. Mackie clarified that the current Board cannot bind future Boards to any decisions, and no definitive action regarding dissolution can be taken at this time. Mr. Edwards noted that the potential investment for dissolution may be significant and raised the question of whether the community would be willing to bear such an expense.

Mr. Underwood shared that he has prior experience with this type of process and informed the Board that he had provided Ms. Harvey with a roadmap outlining steps previously completed by the City. Ms. Harvey confirmed that this information has been forwarded to the Board for review.

FOURTH ORDER OF BUSINESS Consent Agenda

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

On MOTION by Mr. Rosenheim, seconded by Mr. Edwards, with all in favor, the Minutes of the Meeting held on February 26, 2026, were approved as presented. 4-0

FIFTH ORDER OF BUSINESS Business Items

A. Presentation of Fiscal Year 2027 Proposed Budget

Ms. Harvey and the Board discussed the proposed budget, including areas where increases were incorporated. Mr. Edwards stated that he would eventually like to see assessments reduced. Ms. Harvey advised against lowering assessments, noting that while the Board may choose to keep assessments flat, reductions are generally not recommended. Ms. Mackie also cautioned the Board regarding the potential risks associated with lowering assessments. The Board further discussed the District's negative fund balance.

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

On MOTION by Mr. Rosenheim, seconded by Mr. Edwards, with all in favor, Resolution 2026-06, Approving the Fiscal Year 2027 Budget and Setting the Public Hearing for Thursday, August 27, 2026, at 6:00 p.m. CST at the Hammock Bay Lake Club, 1830 Great Hammock Bend, Freeport, FL.32429, was adopted. 4-0

SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel

i. Discussion of Form 1

Ms. Mackie reviewed Form 1 filing requirements with the Board.

The Board discussed whether there is additional interest in the upcoming General Election Seats. Mr. Underwood offered to assist in increasing awareness by promoting the available Seats on social media to generate interest from the community.

B. District Manager

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

Ms. Harvey stated there are 2,778 registered voters within the District.

SEVENTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

Mr. Rosenheim announced his intention to resign from the Board and stated he would follow up by submitting a formal letter of resignation to Ms. Harvey via email.

Mr. Edwards addressed an incident involving fraudulent emails sent to the Board members from an impersonated email address. He requested that it be placed on the record that he did not send the email in question.

Mr. Underwood provided a brief overview of the City taking over the Hammock Bay District's responsibilities. Mr. Edwards indicated that, should this matter progress, he would like the Board to further discuss the potential for the City to take over the District's responsibilities.

EIGHTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. Edwards, seconded by Mr. Rosenheim, with all in favor, the meeting was adjourned at 6:32 p.m. 4-0

____________________________ ____________________________

Secretary/Assistant Secretary Chairperson/Vice Chairperson

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 12, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: $18,043.40.
- **Assessment collections:**
  - We are 100.00% fully collected on the tax roll.
- **Audit – FY 2025:**
  - Final Audit was completed on 02/05/2026 and submitted to the state on 02/06/2026.
- **Expenses:**
  - Current expenses make up 71.53% of the annual budget through the end of July 2026.
  - Total expenses for the first 10 months are approximately $55,582, making the average monthly burn rate around $5,558.20.

Hammock Bay

Cash Flow Projection
08/12/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	18,043.40	3.56%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	18,043.40	
Outstanding FY26 Tax Roll	-	*100% Collected*
Estimated Total Cash Available with Tax Roll	18,043.40	
Projections:		
Monthly Average Spend (October - July)	*5,558.20*	
Total Monthly Average Spend	5,558.20	
Average Spend to YE (2 months August - September)	11,116.40	
Expected Cash Flow at YE (9/30/26)	**6,927.00**	
Average Spend 1st QTR FY27 (2 mos avg spend)	11,116.40	
Expected Need through 1st QTR FY27	**(4,189.40)**	

**tax roll revenue for the new FY is received in December*

Hammock Bay
Community Development District

FISCAL YEAR 2027

APPROVED PROPOSED BUDGET

May 28, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Hammock Bay
Community Development District

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Community Development District

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FY 2027

Hammock Bay

Community Development District

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Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$1,396.00	$0.00	$1,396.00	0%	$0.00
Operations & Maintenance Assmts - On Roll	$77,709.00	$79,379.00	$0.00	$79,379.00	2%	$82,669.32
Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$3,306.77
Interest - Tax Collector	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL REVENUES	**$77,709.00**	**$80,775.00**	**$0.00**	**$80,775.00**	**4%**	**$79,362.55**
EXPENDITURES						
Administrative						
Supervisor Fees	$3,200.00	$1,600.00	$1,600.00	$3,200.00	0%	$3,200.00
Payroll Taxes	$0.00	$0.00	$0.00	$0.00	0%	$244.80
District Management	$36,909.00	$27,682.00	$9,227.00	$36,909.00	0%	$36,909.00
Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$2,042.75
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	$6,025.00	$0.00	$6,025.00	0%	$6,000.00
Trustees Fees	$4,500.00	$4,482.00	$18.00	$4,500.00	0%	$4,500.00
Auditing Services	$6,500.00	$7,500.00	$0.00	$7,500.00	15%	$7,500.00
Postage, Phone, Faxes, Copies	$100.00	$23.00	$77.00	$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	$291.00	$709.00	$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	$33.00	$0.00	$33.00	0%	$0.00
Total Administrative	**$71,359.00**	**$50,070.00**	**$22,347.00**	**$72,417.00**	**1%**	**$73,299.55**
Insurance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Public Officials Insurane and General Liability	$6,350.00	$5,512.00	$838.00	$6,350.00	0%	$6,063.00
Total Insurance	**$6,350.00**	**$5,512.00**	**$838.00**	**$6,350.00**	**0%**	**$6,063.00**
TOTAL EXPENDITURES	**$77,709.00**	**$55,582.00**	**$23,185.00**	**$78,767.00**	**1%**	**$79,362.55**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$25,193.00	-$23,185.00	$2,008.00	0%	$0.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
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		$25,193.00	-$23,185.00	$2,008.00	0%	$0.00
FUND BALANCE, BEGINNING	-$2,558.00	-$2,558.00	$0.00	-$2,558.00	0%	-$550.00
FUND BALANCE, ENDING	**-$2,558.00**	**$22,635.00**	**-$23,185.00**	**-$550.00**	-78%	**-$550.00**

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.

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

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 the supervisors attending meetings.

Payroll Taxes
The District pays taxes for processing the Supervisor payments.

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.

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

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.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

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.

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.

Payroll Services

The District pays for the service fees in processing the Supervisor payments through ADP.

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 BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$10,761.00	$0.00	$10,761.00	0%	$0.00
Special Assmnts- Tax Collector	$212,946.00	$212,259.00	$687.00	$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	$19,204.00	$0.00	$19,204.00	0%	$0.00
TOTAL REVENUES	**$212,946.00**	**$242,224.00**	**$687.00**	**$242,911.00**	**$0.00**	**$221,098.51**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$4,606.22
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$4,606.22**
Debt Service						
Principal Prepayments	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Principal Debt Retirement	$140,000.00	$165,000.00	$0.00	$165,000.00	18%	$150,000.00
Interest Expense Series	$58,740.00	$55,440.00	$3,300.00	$58,740.00	0%	$51,645.00
	$0.00		$0.00	$0.00	0%	$0.00
Total Debt Service	**$198,740.00**	**$220,440.00**	**$3,300.00**	**$223,740.00**	**13%**	**$201,645.00**
TOTAL EXPENDITURES	**$198,740.00**	**$220,440.00**	**$3,300.00**	**$223,740.00**		**$206,251.22**
Excess (deficiency) of revenues Over (under) expenditures	$14,206.00	$21,784.00	-$2,613.00	$19,171.00	35%	$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	$21,784.00	-$2,613.00	$19,171.00	35%	$14,847.29
FUND BALANCE, BEGINNING		$344,320.00	$0.00	$0.00	0%	$19,171.00
FUND BALANCE, ENDING	**$14,206.00**	**$366,104.00**	**-$2,613.00**	**$19,171.00**	35%	**$34,018.29**

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	Outsanding 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**

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

Administrative

Miscellaneous-Assessment Collection Costs

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

Debt Service

Principal Debt Retirement

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

Interest Expense

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

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	FY 2027 Debt Service Per Unit	FY 2027 O&M Per Unit w/o Debt	FY 2027 O&M Per Unit with Debt	FY 2027 Total w/o Debt	FY 2027 Total with Debt	FY 2026 Debt Service Per Unit	FY 2026 O&M Per Unit w/o Debt	FY 2026 O&M Per Unit with Debt	FY 2026 Total w/o Debt	FY 2026 Total with Debt	Assessment Variance (2) Inc/(Dec) In O&M w/o DS Per Unit	Assessment Variance (2) 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.

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RESOLUTION 2026-08
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMMOCK BAY 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, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Hammock Bay Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") 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 Statute*s; 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; 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.

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

SECTION 1. BUDGET

a. 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.

b. 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 Bay Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes,* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 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 this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 27th DAY OF AUGUST 2026.

ATTEST:	**HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT**
______________________________	____
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Adopted Budget

RESOLUTION 2026-09
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2027 ADOPTED BUDGET(S); 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 Bay Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing infrastructure improvements, facilities and services to the lands within the District, located in Walton County, Florida ("**County**"); and

WHEREAS, the District provides certain services in accordance with Chapter 190, *Florida Statutes*; and

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; 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 BAY COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. **Benefit Findings.** The provision of the services 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 **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.

6. **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.

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

PASSED AND ADOPTED this 27th day of August 2026.

ATTEST:

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:______________________________________

Its:______________________________________

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

RESOLUTION 2026-10

A RESOLUTION OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS**,** the Hammock Bay 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 Walton County, Florida; 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; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**.

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

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 the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2026.

ATTEST:	**HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson /Vice Chairperson

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

All meetings will be held at 6:00 p.m.CST at Hammock Bay Lake Club, located at 1830 Great Hammock Bend, Freeport, FL 32429 on the following dates:

October 29, 2026 at 6:00 p.m. **CST**
February 25, 2027 at 6:00 p.m. **CST**
May 27, 2027 at 6:00 p.m. **CST** – Budget Approval
August 26, 2027 at 6:00 p.m. **CST** – Budget Adoption

RESOLUTION 2026-11

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 27th day of August 2026.

ATTEST:

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT**

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 27, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Hammock Bay Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisors ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.
Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

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

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: _____________________________ Date: ____________________
Printed Name: _______________________________
Hammock Bay Community Development District

District Manager: _____________________________ Date: ____________________
Printed Name: _______________________________
Hammock Bay Community Development District

Hammock Bay Community Development District

REQUIRED COMMUNICATIONS

September 30, 2025

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
500 Grand Boulevard
Suite 210
Miramar Beach, FL 32550

850.837.3141
850.654.4619 (fax)
CRIadv.com

February 4, 2026

The Board of Supervisors of
Hammock Bay Community Development District

We are pleased to present the results of our audit of the 2025 financial statements of the Hammock Bay Community Development District ("the District").

This report to the Board of Supervisors and Management summarizes our audit, the report issued and various analyses and observations related to the District's accounting and reporting. The document also contains the communications required by our professional standards.

Our audit was designed, primarily, to express an opinion on the District's 2025 financial statements. We considered the District's current and emerging business needs, along with an assessment of risks that could materially affect the financial statements, and aligned our audit procedures accordingly. We conducted the audit with the objectivity and independence that you expect. We received the full support and assistance of District personnel.

At Carr, Riggs & Ingram, LLC (CRI), we are continually evaluating the quality of our professionals' work in order to deliver audit services of the highest quality that will meet or exceed your expectations. We encourage you to provide any feedback you believe is appropriate to ensure that we do not overlook a single detail as it relates to the quality of our services.

This report is intended solely for the information and use of the Board of Supervisors, Management and others within the District and should not be used by anyone other than these specified parties.

We appreciate this opportunity to work with you. If you have any questions or comments, please contact me at 850-837-3141 or LVillarreal@CRIadv.com.

Very truly yours,

Lauren Villarreal

Lauren Villarreal, CPA
Partner

Required Communications

As discussed with the Board of Supervisors and Management during our planning process, our audit plan represented an approach responsive to the assessment of risk for the District. Specifically, we planned and performed our audit to:

- Perform audit services, as requested by the Board of Supervisors, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, in order to express an opinion on the District's financial statements for the year ended September 30, 2025;

- Report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with *Government Auditing Standards;*

- Communicate directly with the Board of Supervisors and Management regarding the results of our procedures; and

- Address with the Board of Supervisors and Management any accounting and financial reporting issues.

- Anticipate and respond to concerns of the Board of Supervisors and Management; and

- Address other audit-related projects as they arise and upon request.

Required Communications

We have audited the financial statements of Hammock Bay Community Development District for the year ended September 30, 2025, and have issued our report thereon dated February 4, 2026. Professional standards require that we provide you with the following information related to our audit:

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Auditor's responsibility under Generally Accepted Auditing Standards and *Government Auditing Standards*	As stated in our engagement letter dated July 25, 2025, our responsibility as described by professional standards is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America (GAAP). Our audit of the financial statements does not relieve you or management of your responsibilities. As part of our audit, we considered the internal control of the District. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.
Client's responsibility	Management, with oversight from those charged with governance, is responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the fair presentation in the financial statements of financial position, results of operations, and cash flows in conformity with the applicable framework. Management is responsible for the design and implementation of programs and controls to prevent and detect fraud. Management is responsible for overseeing nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Planned scope and timing of the audit	Our initial audit plan was not significantly altered during our fieldwork.
Management judgments and accounting estimates	Please see the following section titled "Accounting Policies, Judgments and Sensitive Estimates & Carr, Riggs & Ingram, L.L.C. Comments on Quality."
Potential effect on the financial statements of any significant risks and exposures	No such significant risks or exposures were noted.
Significant accounting policies, including critical accounting policies and alternative treatments within generally accepted accounting principles and the auditor's judgment about the quality of accounting principles.	The significant accounting policies used by the District are described in Note 2 of the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during fiscal year 2025. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. Certain financial statements disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were: Note 3: Prior Period Adjustment and Note 5: Notes Payable. Further, the disclosures in the District's financial statements are neutral, consistent, and clear.
Significant difficulties encountered in the audit	We encountered no significant difficulties in dealing with management in performing and completing the audit.
Disagreements with management	We are pleased to report that no such disagreements arose during the course of our audit.

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Other findings or issues	Management should ensure entries are posted to the government wide debt and asset accounts annually to ensure activity is appropriately captured. Additionally, during fiscal year 2024, the District overpaid the trustee $10,000 in interest to be credited in a future period. This amount was not applied against interest expense in the current year and continues to be included in accounts receivable as of September 30, 2025.
Corrected and uncorrected misstatements	Please see the following section titled "Summary of Audit Adjustments."
Matters arising from the audit that were discussed with, or the subject of correspondence with, management	The auditor's report for the year ended September 30, 2025 includes an emphasis of matter paragraph regarding the correction of an error to remove capital asset balances previously conveyed to another entity. The impacts of the correction of this error are reflected on the Statement of Net Position on page 9 of the audited financial statements.
Major issues discussed with management prior to retention	Discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.
Consultations with other accountants	To our knowledge, there were no such consultations with other accountants.
Written representations	We have requested certain representations from management that are included in the management representation letter dated February 4, 2026.
Internal control deficiencies	None noted.
Fraud and illegal acts	We are unaware of any fraud or illegal acts involving management or causing material misstatement of the financial statements.

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Other information in documents containing audited financial	Our responsibility related to documents (including annual reports, websites, etc.) containing the financial statements is to read the other information to consider whether: • such information is materially inconsistent with the financial statements; and • we believe such information represents a material misstatement of fact. We have not been provided any such items to date and are unaware of any other documents that contain the audited financial statements.
Significant unusual accounting transactions	No significant unusual accounting transactions were noted during the year.
Required supplementary information	We applied certain limited procedures to the required supplementary information (RSI) that supplements the financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Accounting Policies, Judgments and Sensitive Estimates & Carr, Riggs & Ingram, L.L.C. Comments on Quality

We are required to communicate our judgments about the quality, not just the acceptability, of the District's accounting principles as applied in its financial reporting. We are also required to communicate critical accounting policies and sensitive accounting estimates. Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The Board of Directors may wish to monitor throughout the year the process used to compute and record these accounting estimates. No sensitive estimates were noted during the year.

Summary of Audit Adjustments

During the course of our audit, we accumulate differences between amounts recorded by the District and amounts that we believe are required to be recorded under GAAP reporting guidelines. Those adjustments are either recorded (corrected) by the District or passed (uncorrected). Uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even if, in the auditor's judgment, such uncorrected misstatements are immaterial to the financial statements under audit.

In connection with our audit, we identified the following material misstatements which were corrected by management:

- An adjustment totaling $10,000 to adjust interest expense to actual paid per debt confirmation.
- An adjustment totaling $10,000 to properly state current year debt service fund balance and investment interest earnings.
- An adjustment totaling $180,000 to properly state long-term debt balances for government-wide financial statement presentation.

In connection with our audit, we identified the following misstatement which management believes, and we agree, is immaterial to the financial statements as a whole.

- An adjustment totaling approximately $1,100 to accrue FY25 legal fees.
- An adjustment totaling approximately $1,900 to accrue current year excess due from the County tax collector.

QUALITATIVE MATERIALITY CONSIDERATIONS

In evaluating the materiality of audit differences when they do arise, we consider both quantitative and qualitative factors, for example:

- Whether the difference arises from an item capable of precise measurement or whether it arises from an estimate, and, if so, the degree of imprecision inherent in the estimate.
- Whether the difference masks a change in earnings or other trends.
- Whether the difference changes a net decrease in assets to addition, or vice versa.

- Whether the difference concerns an area of the District’s operating environment that has been identified as playing a significant role in the District’s operations or viability.
- Whether the difference affects compliance with regulatory requirements.
- Whether the difference involves concealment of an unlawful transaction.

Hammock Bay Community Development District

FINANCIAL STATEMENTS

September 30, 2025

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CARR RIGGS & INGRAM

CARR, RIGGS & INGRAM, L.L.C.

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Hammock Bay Community Development District
Walton County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hammock Bay Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Correction of Error

As discussed in Note 3 to the financial statements, during the current year, the District discovered that water line infrastructure previously conveyed to the City was still included in capital asset balances on the District's accounting records. An adjustment was made to correct these amounts, which is reflected in the Statement of Net Position on page 9. Our opinion is not modified with respect to that matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4 - 8 and 23 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 4, 2026 on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 4, 2026

Management's Discussion And Analysis

Hammock Bay Community Development District
Management's Discussion and Analysis

Our discussion and analysis of the Hammock Bay Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's financial statements, which begin on page 9.

FINANCIAL HIGHLIGHTS

- At September 30, 2025, the liabilities exceed the assets and deferred outflows of resources of the District by approximately $1.4 million (deficit net position).

- During the year ended September 30, 2025, the District incurred approximately $61,000 of interest expenditures and repaid principal of $160,000.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 9 – 10 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 11. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 5. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the Districts' net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 6. The fund financial statements begin on page 11 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

September 30,	**2025**	*(as restated)* **2024**	**Change**
Assets			
Current and other assets	$ 343,922	$ 323,125	$ 20,797
Total assets	343,922	323,125	20,797
Deferred inflows of resources			
Deferred charge on refunding	-	2,162	(2,162)
Total assets and deferred outflows of resources	$ 343,922	$ 325,287	$ 18,635
Liabilities			
Current liabilities	$ 168,238	$ 186,563	$ (18,325)
Other liabilities	1,545,000	1,695,000	(150,000)
Total liabilities	1,713,238	1,881,563	(168,325)
Net position			
Restricted for:			
Debt service	298,244	272,456	25,788
Unrestricted	(1,667,560)	(1,828,732)	161,172
Total net position	(1,369,316)	(1,556,276)	186,960
Total liabilities and net position	$ 343,922	$ 325,287	$ 18,635

For more detailed information, see the accompanying Statement of Net Position.

Hammock Bay Community Development District
Management's Discussion and Analysis

During the fiscal year ended September 30, 2025, total assets increased by approximately $21,000 while total liabilities decreased by approximately $168,000. Total deferred inflows of resources did not significantly change from the prior year. The increase in assets is primarily a result of current year operational results. The decrease in liabilities is primarily due to the scheduled principal payments and principal prepayments made on the Series 2016 Note during the year.

The following schedule compares the Statement of Activities for the current and previous fiscal year.

For the year ended September 30,	**2025**	*(as restated)* **2024**	**Change**
Revenue:			
Program revenue:			
Charges for services	$ 286,756	$ 275,926	$ 10,830
Grants and contributions	36,270	36,358	(88)
Total revenue	323,026	312,284	10,742
Expenses:			
General government	75,301	63,574	11,727
Interest	60,765	70,290	(9,525)
Total expenses	136,066	133,864	2,202
Change in net position	186,960	178,420	8,540
Net position, beginning of year, as restated	(1,556,276)	(1,734,696)	178,420
Net position, end of year	$ (1,369,316)	$ (1,556,276)	$ 186,960

For more detailed information, see the accompanying Statement of Activities.

Revenue increased by approximately $11,000 over the prior fiscal year while total expenses did not significantly change from the prior year. The increase in revenue is primarily due to increase in operations and maintenance assessment rates. The overall result was a $186,960 increase in net position for fiscal year 2025.

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 11) reported a combined fund balance of approximately $344,000, which is an increase from last year's balance that totaled $317,000. Significant transactions are discussed below.

- During the fiscal year ended September 30, 2025, the District incurred approximately $61,000 of interest expenditures and repaid principal of $160,000.

The overall increase in fund balance for the year ended September 30, 2025 totaled approximately $27,000.

DEBT ADMINISTRATION

At September 30, 2025, the District had approximately $1.7 million of debt outstanding. This amount represents a decrease of $160,000 from the fiscal year 2024 total.

A listing of debt amounts outstanding for the current and prior year is as follows:

September 30,	**2025**	**2024**	**Change**
Series 2016 Note	$ 1,690,000	$ 1,850,000	$ (160,000)

More information about the District's long-term debt is presented in Note 5 to the financial statements.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 23.

The District experienced a favorable variance in revenue in the amount of $3,700 as compared to the budget while the District's expenditures were consistent with the budget. The variance in revenue resulted from interest earnings on the District's cash accounts.

FUTURE FINANCIAL FACTORS

Hammock Bay Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2026 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Hammock Bay Community Development District's management company, Inframark Management Services, at 2005 Pan Am Circle, Suite 300, Tampa, FL, 33607.

Basic Financial Statements

Hammock Bay Community Development District
Statement of Net Position

September 30,		2025
		Governmental Activities
Assets		
Cash and cash equivalents	$	33,227
Investments		293,734
Accounts receivable		10,000
Prepaid expenses		6,961
Total assets		343,922
Liabilities		
Accrued interest payable		23,238
Non-current liabilities:		
Due within one year		145,000
Due in more than one year		1,545,000
Total liabilities		1,713,238
Net position		
Restricted for:		
Debt service		298,244
Unrestricted		(1,667,560)
Total net position	$	(1,369,316)

The accompanying notes are an integral part of these financial statements.

Hammock Bay Community Development District
Statement of Activities

For the year ended September 30,	2025			
		Program Revenue		Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	$ (75,301)	$ 74,742	$ -	$ (559)
Interest	(60,765)	212,014	36,270	187,519
Total governmental activities	$ (136,066)	$ 286,756	$ 36,270	186,960
	Net position - beginning of year, as originally stated			4,193,831
	Prior period adjustment			(5,750,107)
	Net position - beginning of year, as restated			(1,556,276)
	Net position - end of year			$ (1,369,316)

The accompanying notes are an integral part of these financial statements.

Hammock Bay Community Development District
Balance Sheet – Governmental Funds

September 30,	2025		
	General	**Debt Service**	**Total Governmental Funds**
Assets			
Cash and cash equivalents	$ 33,227	$ -	$ 33,227
Investments	-	293,734	293,734
Accounts receivable	-	10,000	10,000
Prepaid expenditures	6,961	-	6,961
Due from other funds	-	42,748	42,748
Total assets	$ 40,188	$ 346,482	$ 386,670
Liabilities and Fund Balances			
Liabilities			
Due to other funds	$ 42,748	$ -	$ 42,748
Total liabilities	42,748	-	42,748
Fund balance			
Nonspendable	6,961	-	6,961
Restricted for debt service	-	346,482	346,482
Unassigned	(9,521)	-	(9,521)
Total fund balance (deficit)	(2,560)	346,482	343,922
Total liabilities and fund balances	$ 40,188	$ 346,482	$ 386,670

The accompanying notes are an integral part of these financial statements.

Hammock Bay Community Development District
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position

September 30,		**2025**
Total fund balances, governmental funds	$	343,922
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund level statements.		(1,713,238)
Total net position - governmental activities	$	(1,369,316)

The accompanying notes are an integral part of these financial statements.

Hammock Bay Community Development District
Statement of Revenue, Expenditures and Changes in Fund Balances – Governmental Funds

For the year ended September 30,		2025	
	General	**Debt Service**	**Total Governmental Funds**
Revenue			
Assessments	$ 74,742	$ 212,014	$ 286,756
Prepayment revenue	-	19,237	19,237
Interest	3,893	13,140	17,033
Total revenue	78,635	244,391	323,026
Expenditures			
Current:			
General government	75,301	-	75,301
Debt service:			
Principal	-	160,000	160,000
Interest	-	60,803	60,803
Total expenditures	75,301	220,803	296,104
Excess of revenue over expenditures	3,334	23,588	26,922
Fund balance (deficit), beginning of year	(5,894)	322,894	317,000
Fund balance (deficit), end of year	$ (2,560)	$ 346,482	$ 343,922

The accompanying notes are an integral part of these financial statements.

Hammock Bay Community Development District
Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the year ended September 30,		**2025**
Net change in fund balances - governmental funds	$	26,922
Certain debt transactions are treated as expenditures in governmental fund financial statements, whereas these payments are eliminated in the Statement of Activities and recognized as a decrease in note payable on the Statement of Net Position.		160,000
Amortization of deferred charge on refundings is not recognized in the governmental fund statements but is reported as an expense in the Statement of Activities.		(2,162)
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund level statements.		2,200
Change in net position of governmental activities	$	186,960

NOTE 1: NATURE OF ORGANIZATION

The Hammock Bay Community Development District (the "District") was established on February 10, 2004 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by City of Freeport Ordinance No. 2004-01. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a Board of Supervisors ("Board"), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. During the reporting period, one Supervisor was affiliated with the Developer of the community, Freeport 860, LLC. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2025, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District’s activities, operation and maintenance. Assessments are levied and certified for collection by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

For the year ended September 30, 2025, the District does not report any proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, then unassigned resources as needed.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40*, Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3).*

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others direct obligation of the U.S. Treasury; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position and Balance Sheet – Governmental Funds will sometimes include a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any of this type of item at September 30, 2025.

In addition to liabilities, the Statement of Net Position and Balance Sheet – Governmental Funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any of this type of item at September 30, 2025.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Prepaid Expenses

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenditures on the Statement of Net Position. These items will be expensed over the applicable usage period.

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts. During the fiscal year ended September 30, 2025, actual expenditures exceeded budgeted appropriations due to greater legal and administrative expenses being incurred than anticipated in the current year.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
B. A public hearing is conducted to obtain comments.
C. Prior to October 1, the budget is legally adopted by the District Board.
D. All budget changes must be approved by the District Board.
E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Subsequent Events

Management has evaluated subsequent events through the date the financial statements were available to be issued, February 4, 2026, and determined there were no events that occurred that required disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

NOTE 3: PRIOR PERIOD ADJUSTMENT

During the year ended September 30, 2025, the District discovered that water line infrastructure previously conveyed to the City of Freeport was still included in capital asset balances on the District's accounting records. An adjustment was made to correct those amounts which resulted in a decrease in capital assets, net, and beginning net position totaling $5,750,107 on the accompanying Statement of Net Position. Additionally, prior year comparative information in the management's discussion and analysis portion of this report has been updated to reflect this restatement. The change had no effect on the Balance Sheet – Governmental Funds.

NOTE 4: INVESTMENTS

As shown below, the District's investments held at September 30, 2025 consist of short-term money market funds. In accordance with GASB 72, *Fair Value Measurement and Application*, the money market amounts are reported in the financial statements at amortized cost.

September 30,	**2025**	**Credit Risk**	**Maturities**
Short-term Money Market Funds	$ 293,734	S&P AAAm	42 days

Custodial credit risk – For an investment, custodial credit risk is the risk that the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. At September 30, 2025, the money market funds are not exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration risk – The District's investment policy requires diversification, but does not specify limits on types of investments.

Interest rate risk – The District does not have a formal policy for addressing interest rate risk; however, investments are made with discretion, to seek reasonable returns, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values from interest rate changes by reviewing the portfolio on an ongoing basis for changes in effective yield amounts.

NOTE 5: NOTE PAYABLE

On January 27, 2016, the District closed on a $3,175,000 note payable issued for the purpose of refunding certain outstanding debt of the District. Interest payments are due semiannually on May 1 and November 1, with the principal payments due on May 1. The note carries an interest rate of 3.30%. The final payment is due on May 1, 2035. The net proceeds of the Series 2016 Special Assessment Revenue Refunding Note were used to refund the Capital Improvement Revenue Bonds, Series 2004A.

Long-term liability activity for the year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Notes Payable:					
Series 2016	$ 1,850,000	$ -	$ (160,000)	$ 1,690,000	$ 145,000

At September 30, 2025, the scheduled debt service requirements on long-term debt were as follows:

Year Ending September 30,	**Principal**	**Interest**	**Total Debt Service**
2026	145,000	55,770	200,770
2027	150,000	50,985	200,985
2028	155,000	46,035	201,035
2029	160,000	40,920	200,920
2030	165,000	53,460	218,460
2031 - 2035	915,000	95,535	1,010,535
	$ 1,690,000	$ 342,705	$ 2,032,705

The Note agreement requires that the District maintain adequate funds in reserve accounts to meet the debt service reserve requirements as defined in the agreement. The requirement has been met for the fiscal year ended September 30, 2025.

The Note agreement has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Note agreement.

NOTE 6: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in the previous three years, as there have been no claims.

NOTE 7: MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

Required Supplemental Information
(Other Than MD&A)

Hammock Bay Community Development District
Budget to Actual Comparison Schedule – General Fund

For the year ended September 30,	2025		
	Original and Final Budget	**Actual Amounts**	**Variance with Final Budget**
Revenue			
Assessments	$ 74,959	$ 74,742	$ (217)
Interest	-	3,893	3,893
Total revenue	74,959	78,635	3,676
Expenditures			
General government	74,959	75,301	(342)
Total expenditures	74,959	75,301	(342)
Excess of revenue over expenditures	-	3,334	3,334

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Hammock Bay Community Development District
Walton County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hammock Bay Community Development District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated February 4, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 4, 2026

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MANAGEMENT LETTER

To the Board of Supervisors
Hammock Bay Community Development District
Walton County, Florida

Report on the Financial Statements

We have audited the financial statements of Hammock Bay Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 4, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 4, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Hammock Bay Community Development District reported:

a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.

b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 0.

c. All compensation earned by or awarded to employees whether paid or accrued, regardless of contingency as $0.

d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $0.

e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.

f. The District did not amend its final adopted budget under Section 189.016(6).

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Hammock Bay Community Development District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the district as ranging from $694 to $1,221 for Series 2016 assessment areas.

b. The total amount of special assessments collected by or on behalf of the district as $286,756.

c. The total amount of outstanding debt issued by the district as $1,690,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 4, 2026

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INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Supervisors
Hammock Bay Community Development District
Walton County, Florida

We have examined Hammock Bay Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 4, 2026

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

HAMMOCK BAY CDD

District Manager Report – July 2026

Supervisor of Elections Update

The following is a summary of the Supervisor of Elections information for Hammock Bay Community Development District supervisor seats, including candidate status.

Seat 5 – Supervisor

Candidate	Office	Status
David Underwood	Hammock Bay Community Development District, Seat 5	Active – Unopposed

Vacant Seats Update

Seats 1 and 2 are currently vacant. We have requested that the HOA advertise the vacancies, and a banner has also been placed on the Hammock Bay website. Interested residents should submit letters of intent to District Manager Samantha Harvey by email for the Board to review at the August board meeting.

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT