Gardens at Hammock Beach
Community Development District

Agenda

August 21, 2026

AGENDA

Gardens at Hammock Beach
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 17, 2026

Board of Supervisors
Gardens at Hammock Beach
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of **Gardens at Hammock Beach Community Development District will be held Friday, August 21, 2026 at 12:00 PM at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.** Following is the advance agenda for the meeting:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of May 15, 2026 Meeting
4. Tally of Audit Committee Members Rankings and Selection of an Auditor
    a) McIntosh CPA
    b) DiBartolomeo, McBee, Hartley & Barnes
    c) Grau & Associates
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 15, 2026 Board of Supervisors Meeting
4. Public Hearing
    A. Consideration of Resolution 2026-03 Adopting the Fiscal Year 2027 Budget and Relation to the Annual Appropriations
    B. Consideration of Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Fiscal Year 2027 Developer Funding Agreement
6. Consideration of Data Sharing and Usage Agreement with Flagler County Property Appraiser
7. Consideration of Arbitrage Rebate Calculations Proposal for the Series 2024 Bonds
8. District Goals and Objectives
    A. Adoption of Fiscal Year 2027 Goals and Objectives
    B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Version
9. Acceptance of Audit Committee Recommendation and Selection of Firm to Provide Auditing Services for the Fiscal Year 2026

10. Staff Reports
    A. Attorney
    B. Engineer and Maintenance Report
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Approval of Fiscal Year 2027 Meeting Schedule
11. Other Business
12. Supervisor's Requests
13. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

Enclosures

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District was held on **Friday, May 15, 2026** at 12:00 p.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida.

Present and constituting a quorum were:

Ken Belshe	Vice Chairman
William Livingston	Assistant Secretary
Denise Bunch	Assistant Secretary

Also present were:

Jeremy LeBrun	GMS
Daniel Harvey	GMS
Michael Chiumento III	District Counsel

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order at 12:38 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Audit Services**

A. Approval of Request for Proposals and Selection Criteria

B. Approval of Notice of Request for Proposal for Audit Services

C. Public Announcement of Opportunity to Provide Audit Services

Mr. LeBrun presented the Request for Proposals (RFP), selection criteria, notice of RFP for audit services and public announcement of opportunity to provide audit services, which were included in the agenda package. This was standard criteria that was used in all CDDs that GMS managed.

On MOTION by Mr. Livingston seconded by Mr. Belshe with all in favor the Request for Proposals, selection criteria and notice of Request for Proposals for auditing services was approved.

FOURTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor the Audit Committee meeting was adjourned.

___________________________________ ___________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

Gardens at Hammock Beach CDD Auditor Selection - Tally

	Clint Smith	Ken Belshe	Denise Bunch	William Livingston	Total Points Earned	Ranking (1 being highest)
McIntosh CPA						
DiBartolomeo, McBee, Hartley, & Barnes						
Grau & Associates						

Independent Audit Service Proposal

McIntosh CPA
INTEGRITY • INSIGHT • ASSURANCE

2385 NW Executive Center Dr.
Boca Raton, FL 33431
rmcintoshcpa.com

Gardens at Hammock Beach Community Development District

Prepared By:
McIntosh CPA

July 31, 2026

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Transmittal Letter

July 31, 2026

Board of Supervisors
Gardens at Hammock Beach Community Development District
Flagler County, FL

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Gardens at Hammock Beach Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency.

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

McIntoshCPA

Racquel McIntosh, CPA
President

Statement of Understanding and Scope of Work

The Gardens at Hammock Beach Community Development District requires independent audit services for the fiscal years ending September 30, 2026, with an option for four additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General's Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District's financial records, internal controls, and compliance with applicable laws and regulations.

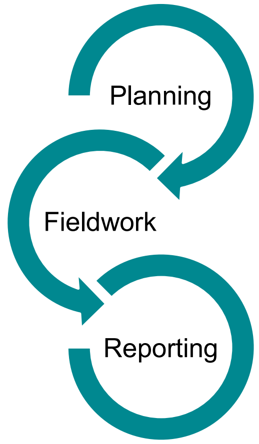
AUDIT TIMELINE

We recognize the importance of adhering to the District's annual audit deadline and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor's reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

Audit confirmations – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office's *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings over 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year's audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071

RACQUEL MCINTOSH

CPA

561-981-6282

mcintoshcpa@outlook.com

Racquel Mcintosh, CPA

2385 NW Executive Center Dr. Suite 100, Boca Raton FL

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA
CSDA
FASD
FICPA
FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

Experience

- Oct 2023- Present
  McIntosh CPA
  Founder & President

- 2005 - 2023
  Grau & Associates
  Audit Staff 2005 - 2009
  Audit Senior 2009 -2011
  Audit Manager 2011 - 2014,
  Audit Partner 2014 - 2023

- Continuing Professional Education
  Over the last two(2) years

	Hours
Government Accounting & Auditing	37.5
Accounting, Auditing & Other (Incl Ethics)	42.5
Total hours	**80**

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

LIST OF SPECIAL DISTRICTS AUDITED

COMMUNITY DEVELOPMENT

- OVER 200

WATER CONTROL/DRAINAGE

- Central Broward Water Control District
- East Central Regional Water Reclamation Facility
- Old Plantation Water Control District
- Pinellas Park Water Management District
- Pinetree Water Control District (Broward and Palm Beach)
- Ranger Drainage District
- South Central Regional Wastewater Treatment & Disposal Plant

FIRE RESCUE

- San Carlos Park Fire Protection & Rescue District
- Sanibel Fire & Rescue District
- South Trail Fire & Rescue District

OTHER

- Boca Raton Airport Authority
- Greater Boca Raton Beach & Park District
- Indian Trail Improvement District
- Spring Lake Improvement District

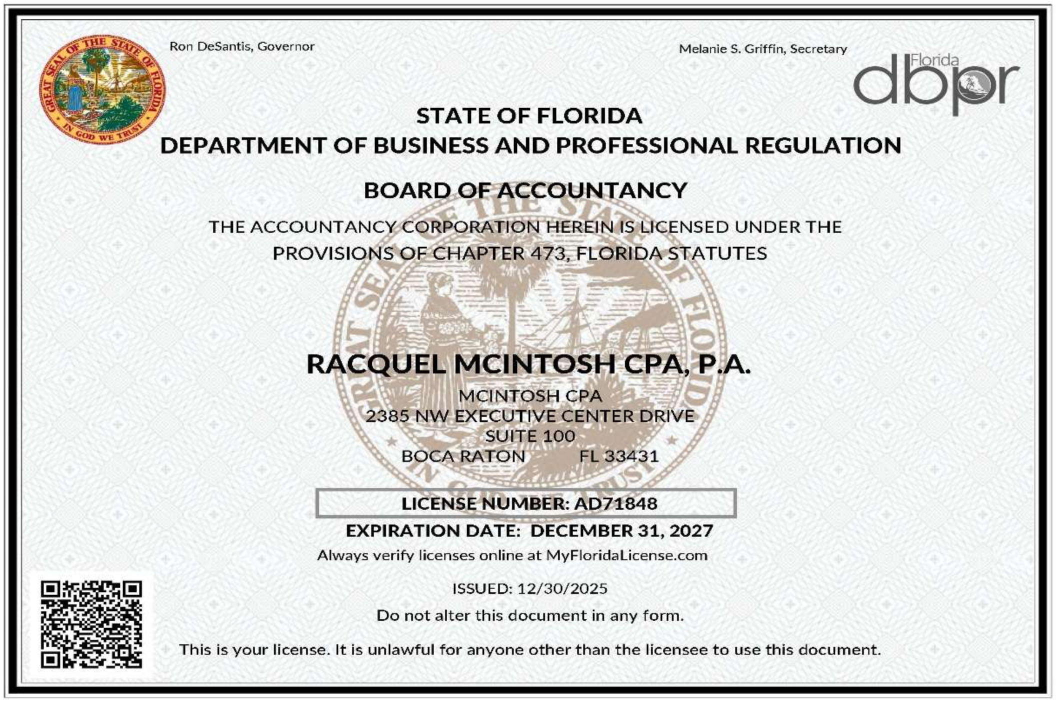
Schedule of Fees

Below are the all-inclusive fees for the District's annual financial statement audit

Fiscal Year	Proposed Fee
2026	$4,200
2027	$4,400
2028	$4,600
2029	$4,800
2030	$5,000

The above fees are based on the District not issuing additional Bonds in any of the fiscal years. If Bonds are issued, then fees will be renegotiated.

Appendix



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ACCOUNTANCY

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

RACQUEL MCINTOSH CPA, P.A.

MCINTOSH CPA
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON FL 33431

LICENSE NUMBER: AD71848

EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

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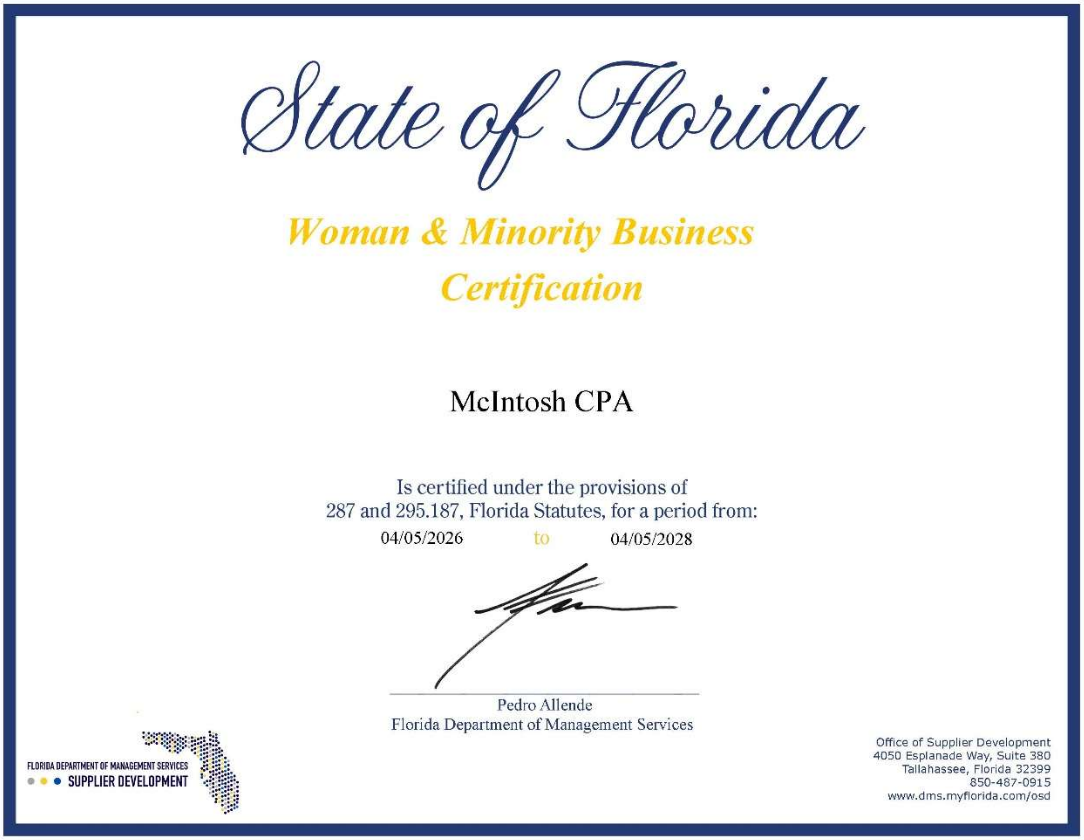

State of Florida

Woman & Minority Business Certification

McIntosh CPA

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/05/2026 to 04/05/2028

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

SECTION B

Gardens at Hammock Beach Community Development District

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833

591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952

Contact:

Jim Hartley, CPA
Principal

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Gardens at Hammock Beach
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Gardens at Hammock Beach Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

***Proven Track Record*—** Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

***Experience*—**DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit 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 with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing — Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➢ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- ➢ Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- ➢ Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- ➢ Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

- ***Professional Staff Resources (Continued)***

  - Audits of franchise fees received from outside franchisees
  - Preparation of annual reports to the State Department of Banking and Finance
  - Audits of Internal Controls – Governmental Special Project
  - Assistance with Implementation of current GASB pronouncements

- ***Current and Near Future Workload***

  In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

- ***Identification of Audit Team***

  The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

  The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

  A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

  Jim Hartley, CPA – Engagement Partner (resume attached)
  Will assist in the field as main contact

  Jay McBee, CPA – Technical Reviewer (resume attached)

  Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining "best practice" accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall's Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining "best practice" accounting policies and procedures.
Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall's Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

- ***Governmental Audit Experience***

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

- ***Procedures for Ensuring Quality Control & Confidentiality***

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

- ***Independence***

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

- ***Independence (Continued)***

  - Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
  - ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
  - Chapter 21A-21, Florida Administrative Code
  - Section 473.315, Florida Statutes
  - Government Auditing Standards, issued by the Comptroller General of the United States

- ***Computer Auditing Capabilities***

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	**Jim Hartley**			√	**250-300**
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	**Mark Barnes**		√	√	**800**
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	**Jim Hartley**	√	√	√	**600**
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	**Jim Hartley**			√	**100**
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	**Jay McBee**				**60**
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	**Jay McBee**				**60**
Tradition Community Development District 1-10 Alan Mishlove,District Finance Manager (407)382-3256	2002 - current	√	**Jim Hartley**			√	**350**
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**

TECHNICAL APPROACH

a. ***An Express Agreement to Meet or Exceed the Performance Specifications.***

1. The audit will be conducted in compliance with the following requirements:

   a. Rules of the Auditor General for form and content of governmental audits

   b. Regulations of the State Department of Banking and Finance

   c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.

2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. A Tentative Schedule for Performing the Key phases of the Audit

Audit Phase and Tasks	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
I. Planning Phase:							
Meetings and discussions with Gardens at Hammock Beach Community Development District personnel regarding operating, accounting and reporting matters							
Discuss management expectations, strategies and objectives							
Review operations							
Develop engagement plan							
Study and evaluate internal controls							
Conduct preliminary analytical review							
II. Detailed Audit Phase:							
Conduct final risk assessment							
Finalize audit approach plan							
Perform substantive tests of account balances							
Perform single audit procedures (if applicable)							
Perform statutory compliance testing							
III. Closing Phase:							
Review subsequent events, contingencies and commitments							
Complete audit work and obtain management representations							
Review proposed audit adjustments with client							
IV. Reporting Phase:							
Review or assist in preparation of financial statement for Gardens at Hammock Beach Community Development District							
Prepare management letter and other special reports							
Exit conference with Gardens at Hammock Beach Community Development District officials and management							
Delivery of final reports							

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Gardens at Hammock Beach Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Gardens at Hammock Beach Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Gardens at Hammock Beach Community Development District for the five years as follows:

September 30, 2026	$ 3,800
September 30, 2027	$ 3,950
September 30, 2028	$ 4,100
September 30, 2029	$ 4,250
September 30, 2030	$ 4,400

In years of new debt issuance fees will be adjusted in the range of $750-$1,250 depending on the complexity of the issuance.

SECTION C

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: July 31, 2026
2:00PM

Submitted to:
Gardens at Hammock Beach
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

July 31, 2026

Gardens at Hammock Beach Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for four (4) additional optional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Gardens at Hammock Beach Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you with an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts**. With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team
Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs
Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships
We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation
We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates

Antonio J. Grau

Firm Qualifications

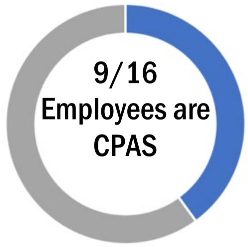
Grau's Focus and Experience

Our Team

3 Partners

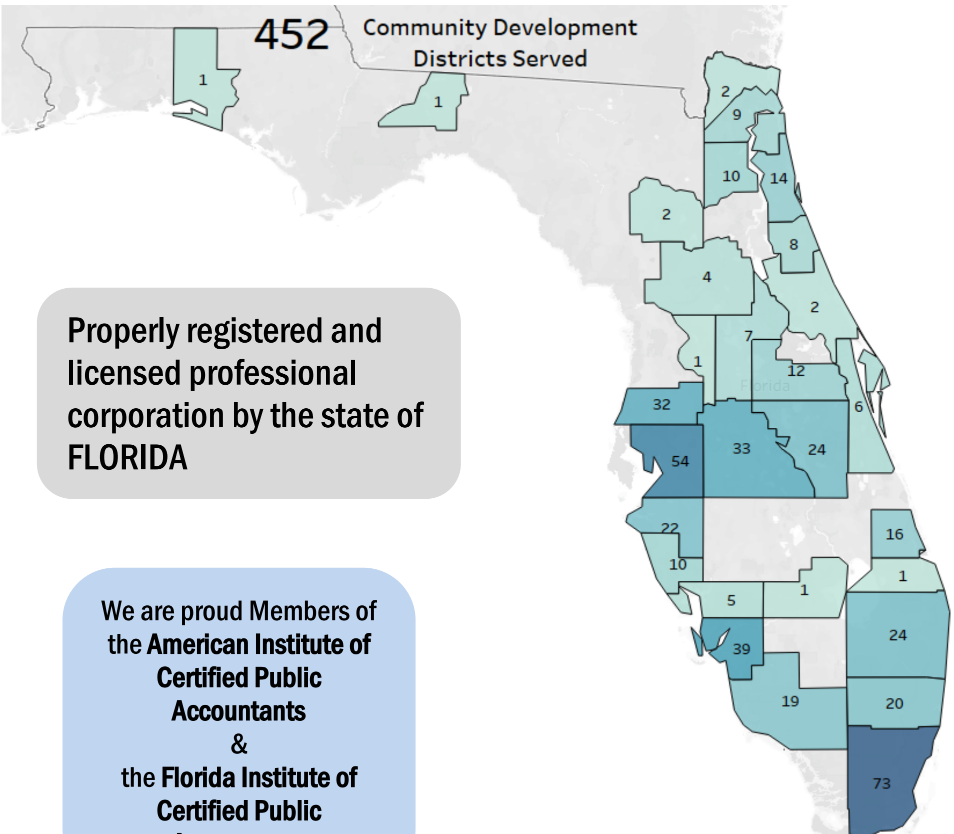
11 Professional Staff

2 Administrative Professionals



2005

Year founded



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Services Provided

- Financial Auditing
- Compliance Auditing
- Accounting
- Attestation
- Arbitrage Services
- Management Consulting

9 Professional Groups

AICPA | FICPA | GFOA | FASD | FGFOA

Quality Controls

⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality

See next page for report and certificate

FICPA Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

PGP
PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
2504 W. KATHLEEN STREET
TAMPA, FLORIDA 33607
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies),* or *fail.* Grau & Associates has received a peer review rating of *pass.*

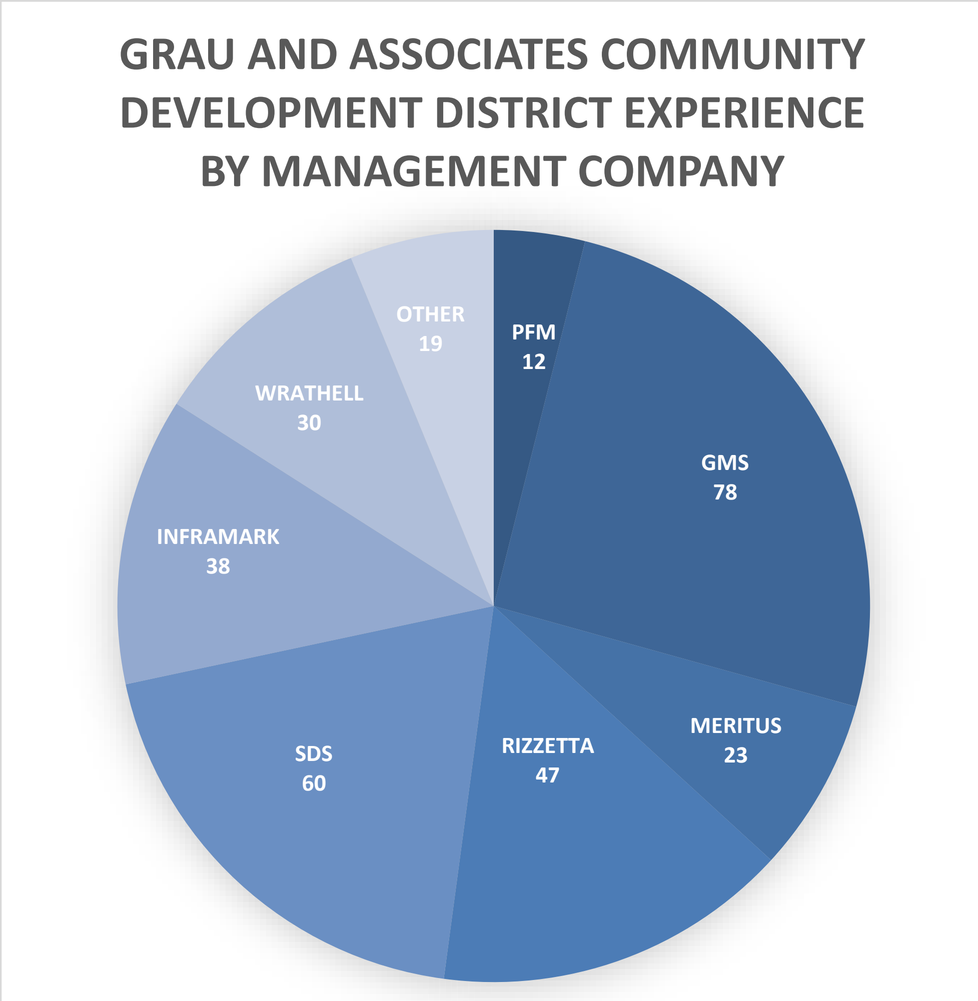
Prida Guida & Perez

Prida Guida & Perez, P.A.

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)
Years Performing Audits: 10+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With every changing technology available and utilized by our clients, we are constantly innovating our audit process."
- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."
- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony 'J. Grau, CPA, *Partner*

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I, II, IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants
Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education *(over the last two years)*

Course	Hours
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (*includes of 4 hours of Ethics CPE)*

Ben Steets, CPA, *Partner*

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served *(partial list)*

(>300) Various Special Districts
Careersource Polk
Central Broward Water Control District
Dunes Community Development District
Greater Naples Fire Rescue District
Key Marco Community Development District
Lake Worth Drainage District
Mae Volen Senior Center
Port of the Islands Community Improvement District
San Carlos Park Fire and Rescue Service District
Sanibel Fire and Rescue District
South Broward Drainage District
South Trail Fire and Rescue District
Town of Highland Beach
Town of Lauderdale-By-The-Sea
Verona Walk Community Development District
West Villages Improvement District
Winding Cypress Community Development District

Professional Education (*over the last two years*)

Course	Hours
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	116 (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

References

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to <u>commit all firm resources</u> to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***<u>exceed those expectations</u>***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **<u>We will deliver our reports in accordance with your requirements.</u>**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:

<u>Phase I - Preliminary Planning</u>

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- Read minutes of meetings;
- Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- Obtain an understanding of fraud detection and prevention systems;
- Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

Year Ended September 30,	Fee
2026	$4,200
2027	$4,300
2028	$4,400
2029	$4,500
2030	$4,600
TOTAL (2026-2030)	**$22,000**

The above fee is based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fee would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing Gardens at Hammock Beach Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

Board of Supervisors Meeting

MINUTES

MINUTES OF MEETING
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District was held on **Friday, May 15, 2026** at 12:00 p.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida.

Present and constituting a quorum were:

Ken Belshe	Vice Chairman
William Livingston	Assistant Secretary
Denise Bunch	Assistant Secretary

Also present were:

Jeremy LeBrun	GMS
Daniel Harvey	GMS
Michael Chiumento III *joined late*	District Counsel
Kevin Lee	District Engineer
Rich Gray	Field Staff

The following is a summary of the actions taken at the May 15, 2026 Board of Supervisors meeting of the Gardens at Hammock Beach Community Development District.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order at 12:00 p.m. A quorum was present.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the July 18, 2025 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the July 18, 2025 Board of Supervisors meeting, which were included in the agenda package.

> On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor the Minutes of the July 18, 2025 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Appointment of Audit Committee and Chairman**

Mr. LeBrun reported that there would be an Audit Committee meeting at the end of this meeting and requested that the Board appoint the Audit Committee and Chairman. It was recommended that the Board appoint themselves as the Audit Committee and the Chair or Vice Chair as the Chairman of the Audit Committee. Mr. Belshe offered to serve as Chairman.

> On MOTION by Mr. Livingston seconded by Mr. Belshe with all in favor the appointment of the Board as the Audit Committee and Mr. Ken Belshe as Chairman was approved.

FIFTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025Audit Report**

Mr. LeBrun recalled that the Board selected Grau & Associates as auditor and they completed the Fiscal Year 2025 audit, which was included in the agenda package. There were no current or prior year findings or recommendations and the District complied with the provisions of the Auditor General of the State of Florida. It was a clean audit. With the Board's approval, it would be transmitted to the state.

> On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor Accepting the Fiscal Year 2025 Audit Report and transmitting to the State of Florida was approved.

SIXTH ORDER OF BUSINESS **Consideration of Data Sharing & Usage Agreement with the Flagler County Property Appraiser**

Mr. LeBrun presented a Data Sharing and Usage Agreement with the Flagler County Property Appraiser, which was included in the agenda package. This was a yearly agreement for the District to agree to not share any confidential information that was sent from the Property Appraiser.

On MOTION by Mr. Livingston seconded by Mr. Belshe with all in favor the Flagler County Property Appraiser Data Sharing and Usage Agreement was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. LeBrun presented Resolution 2026-01 approving the proposed budget for Fiscal Year 2027 which was included in the agenda package and recommended that the Board move the public hearing from August 14, 2026 to August 21, 2026, as Board Members were on other CDD Boards that met on August 21st. There was Board consensus to move it to August 21st.

**Mr. Michael Chiumento III joined the meeting at this time.*

Mr. LeBrun reported that this budget was similar to last year's, with a few inflationary changes and sets the high-water mark. Changes could be made through August 21st. There were no changes to the assessment levels. It runs from October 1, 2026 through September 30, 2027. Mr. Belshe asked if this included all 335 lots or if the developer was going to pay for their share of the assessments on lots they still owned and if it covered all of the debt service and maintenance. Mr. LeBrun confirmed that the developer would be billed for their lots through a Deficit Funding Agreement and that their assessments should cover the debt service and maintenance, but the CDD was under budget for this fiscal year. Mr. Belshe requested additional funding for the dry retention areas.

On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor Resolution 2026-01 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for August 21, 2026 at 12:00 p.m. at this location was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Designating Assistant Treasurer of the District**

Mr. LeBrun presented Resolution 2026-02 Designating Ms. Alison Mossing as Assistant Treasurer of the District, which was included in the agenda package.

On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor Resolution 2026-02 Designating Ms. Alison Mossing as Assistant Treasurer of the District was adopted.

NINTH ORDER OF BUSINESS **Consideration of Landscape Maintenance Proposal with VerdeGo Landscape**

Mr. Gray presented a Landscape Maintenance Proposal with VerdeGo Landscape, which was included in the agenda package, for full-service maintenance of areas 2A, 11, 2B-1 through 4 and 2C-1, in the amount of $3,390.83 per month or annual investment of $40,690. It was for 30 rotations.

On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor the Landscape Maintenance Proposal with VerdeGo Landscape in the amount of $3,390.83 per month or annual investment of $40,690 was approved.

TENTH ORDER OF BUSINESS **Consideration of Lake Maintenance Agreement with Lake Pros and SunBelt Land Management**

Mr. Gray presented a Lake Maintenance Agreement with Lake Pros and SunBelt Land Management, which was included in the agenda package, in the amount of $720 per month or an annual investment of $8,600. The current amount was $325 per month. The budgeted amount was $15,000. It was for six stormwater ponds and one dry pond. Mr. Belshe asked if this was in addition to the $325 that the CDD was currently paying. Mr. Gray replied affirmatively.

On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor the Lake Maintenance Agreement with Lake Pros and SunBelt Land Management in the amount of $720 per month or an annual investment of $8,600 was approved.

ELEVENTH ORDER OF BUSINESS **Ratification of Fiscal Year 2025 Audit Engagement Letter**

Mr. LeBrun presented an audit engagement letter for Fiscal Year 2025 from Grau & Associates, which was included in the agenda package. He signed it on behalf of the District, as the Board meets infrequently.

> On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor the approval of the Audit Engagement Letter with Grau & Associates for Fiscal Year 2025 was ratified.

TWELFTH ORDER OF BUSINESS Ratification of SJRWMD Permit Modification

Mr. LeBrun presented a permit modification from the St. Johns River Water Management District (SJRWMD) which was included in the agenda package. It was signed by the Chairman.

> On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor the approval of the permit modification from the St. Johns River Water Management District was ratified.

THIRTEENTH ORDER OF BUSINESS Ratification of Letter of Authorization for Parker Mynchenberg & Associates

Mr. LeBrun presented a Letter of Authorization for Parker Mynchenberg & Associates, which was included in the agenda package, in order for them to be an agent on the permits.

> On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor the Letter of Authorization for Parker Mynchenberg & Associates was ratified.

FOURTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Chiumento reported that the entitlement process for the Gardens in Summertown, were finalized. However, because the developer chose to divide it into two projects, Summertown and Veranda Bay, the District boundaries should be amended, so that the existing CDD was east, within the Veranda Bay project. Then a second CDD would be created on the west side for Summertown, at a later date. Since this was a local ordinance, it did not have to be sent to the State. Mr. Livingston asked if this goes to the city or the county. Mr. Chiumento did not know, because it was a county ordinance, but since it was in the city, it may have to be joint. He would come back to the Board with final sign off through a resolution. Mr. Belshe did not see why it would be a problem or that anyone would object. Discussion ensued.

> On MOTION by Mr. Livingston seconded by Mr. Belshe with all in favor authorization for District Counsel to amend the District boundaries was approved.

B. Engineer and Maintenance Report

Mr. Lee reported that the ERP mod was in routing to be approved. This would increase the impervious area in all of the residential lots to another week, as builders were building houses and pools that exceeded the District's stormwater calculations. Mr. Livingston questioned what would happen if it was not approved. Mr. Belshe pointed out that there was excess capacity in the stormwater design and the good thing was that no one was challenging it. Mr. Lee indicated that he found the map for 2A and 2B and that he met with staff onsite about the surface pump for the irrigation. Recommendations were made to set up quarterly preventative maintenance, to ensure that the seals in the strainer basket, were not getting brittle and filters were getting cleaned at least twice per year. Mr. Belshe suggested including preventative maintenance in the CDD budget, in order to keep the pumps maintained at a high level and deeding them to the city.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun presented the Check Register for October 1, 2025 through April 30, 2026, Checks #360 through #390 for the General Fund totaling $497,919.41, which were included in the agenda package and included the detailed invoices and Check Run Summary.

> On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor the Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through April 30, 2026 which were included in the agenda package. No action was required by the Board.

iii. Presentation of Registered Voters – 23

Mr. LeBrun reported that the District was required to announce the number of registered voters as of April 15, 2026. There were 23 registered voters in the District, according to the Flagler County Supervisor of Elections. No action was required by the Board.

iv. Designation of November 20, 2026 as the Landowners' Meeting Date

Mr. LeBrun requested that the Board designate November 20, 2026 as the Landowners' meeting date. Mr. Clint Smith, Ms. Denise Bunch and a vacant seat were up for election.

> On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor Designating November 20, 2026 as the Landowners' Meeting Date was approved.

FIFTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS Supervisor's Request

Mr. Livingston asked if there was a link for Supervisors to fill out their financial disclosure form. Mr. LeBrun confirmed that it was online through the Supervisor of Elections. He would have the Recording Secretary provide the Supervisors with a link.

SEVENTEENTH ORDER OF BUSINESS Adjournment

> On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor the meeting was adjourned.

______________________________ ______________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2026-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026 submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Gardens at Hammock Beach Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 21, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Gardens at Hammock Beach Community Development District for the Fiscal Year Ending September 30, 2027", as adopted by the Board of Supervisors on August 21, 2026.

d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Gardens at Hammock Beach Community Development District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of **$______________** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	**$________________**
TOTAL DEBT SERVICE FUNDS (AA1 & AA2)	**$________________**
TOTAL ALL FUNDS	**$________________**

Section 3. Budget Amendments

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Section 4. Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2026.

ATTEST:

BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:_______________________________

Its:_______________________________

Gardens at Hammock Beach

Community Development District

Approved Proposed Budget

FY 2027

Table of Contents

Gardens at Hammock Beach

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Total Through 9/30/26	Approved Budget FY2027
Revenues					
Developer Contributions	$ 44,594	$ -	$ -	$ -	$ 56,468
Assessments - Tax Collector	$ 314,900	$ 323,351	$ -	$ 323,351	$ 314,900
Miscellaneous Revenue	$ -	$ 3,216	$ -	$ 3,216	$ -
Total Revenues	**$ 359,494**	**$ 326,567**	**$ -**	**$ 326,567**	**$ 371,368**
Expenditures					
Administrative					
Supervisor Fees	$ 7,200	$ 200	$ 1,200	$ 1,400	$ 7,200
FICA Expense	$ 551	$ 15	$ 92	$ 107	$ 551
Engineering	$ 5,000	$ -	$ 2,500	$ 2,500	$ 5,000
Attorney	$ 10,000	$ 1,520	$ 5,000	$ 6,520	$ 10,000
Dissemination	$ 3,605	$ 3,604	$ 601	$ 4,205	$ 3,821
Arbitrage	$ 450	$ -	$ 450	$ 450	$ 450
Trustee Fees	$ 4,500	$ 4,797	$ 2,250	$ 7,047	$ 4,500
Annual Audit	$ 5,000	$ 5,100	$ -	$ 5,100	$ 5,100
Management Fees	$ 41,200	$ 34,333	$ 6,867	$ 41,200	$ 43,672
Information Technology	$ 1,854	$ 1,545	$ 309	$ 1,854	$ 1,965
Website Maintenance	$ 1,236	$ 1,030	$ 206	$ 1,236	$ 1,310
Telephone	$ 100	$ -	$ 50	$ 50	$ 100
Postage	$ 750	$ 107	$ 250	$ 357	$ 750
Insurance	$ 7,268	$ 6,376	$ 7,268	$ 13,644	$ 7,268
Printing & Binding	$ 500	$ 1	$ 250	$ 251	$ 500
Legal Advertising	$ 5,000	$ 34	$ 2,500	$ 2,534	$ 5,000
Other Current Charges	$ 610	$ 551	$ 86	$ 637	$ 610
Office Supplies	$ 125	$ 55	$ 70	$ 125	$ 125
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 95,124**	**$ 59,443**	**$ 29,949**	**$ 89,392**	**$ 98,098**
Field - Assessment Area 1					
Field Management	$ 15,000	$ 8,750	$ 2,500	$ 11,250	$ 15,900
Electric - Streetlights	$ 45,270	$ 27,430	$ 5,568	$ 32,998	$ 45,270
Electric - Irrigation/Signs	$ 4,100	$ 2,677	$ 535	$ 3,212	$ 4,100
Water & Sewer	$ 30,000	$ -	$ 15,000	$ 15,000	$ 30,000
Landscape Maintenance	$ 130,000	$ 58,637	$ 31,204	$ 89,841	$ 130,000
Landscape Contingency	$ 2,000	$ -	$ 1,000	$ 1,000	$ 2,000
Property Insurance	$ 6,000	$ -	$ 6,000	$ 6,000	$ 10,000
Lake Maintenance	$ 15,000	$ 3,250	$ 650	$ 3,900	$ 15,000
Stormwater Repairs & Maintenance	$ 5,000	$ -	$ 2,500	$ 2,500	$ 5,000
General Repairs & Maintenance	$ 1,000	$ 60	$ 500	$ 560	$ 5,000
Irrigation Repairs	$ 5,000	$ 1,249	$ 250	$ 1,498	$ 5,000
Sidewalk/Asphalt Repairs	$ 5,000	$ -	$ 2,500	$ 2,500	$ 5,000
Contingency	$ 1,000	$ -	$ 500	$ 500	$ 1,000
Total Field	**$ 264,370**	**$ 102,052**	**$ 68,708**	**$ 170,760**	**$ 273,270**
Total Expenditures	**$ 359,494**	**$ 161,495**	**$ 98,657**	**$ 260,152**	**$ 371,368**
Excess Revenues/(Expenditures)	$ 0	$ 165,072	$ (98,657)	$ 66,415	$ -

Land Use	Units	Net Annual Per Unit Fiscal Year 2027	Net Annual Fiscal Year 2027	Net Annual Per Unit Fiscal Year 2026	Gross Per Unit
Single Family	335	$ 940	$ 314,900	$ 940	$ 1,000

Net Annual Assessment	$ 314,900
Add: Disounts & Collections	$ 20,100
Gross Annual Assessments	$ 335,000

Gardens at Hammock Beach

Community Development District

Approved Proposed Budget

Debt Service Fund Budget - Special Assessment Bonds, Series 2024-1 (AA1)

Description	Adopted Budget FY2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Total Through 9/30/26	Approved Budget FY2027
REVENUES:					
Special Assessments	$ 345,438	$ 352,161	$ -	$ 352,161	$ 345,438
Interest Earnings	$ 7,500	$ 13,891	$ 2,778	$ 16,669	$ 7,500
Carry Forward Surplus	$ 158,490	$ 152,560	$ -	$ 152,560	$ 188,826
TOTAL REVENUES	**$ 511,428**	**$ 518,612**	**$ 2,778**	**$ 521,390**	**$ 541,764**
EXPENDITURES:					
Interest - 11/1	$ 135,182	$ 135,041	$ -	$ 135,041	$ 133,382
Interest - 5/1	$ 135,182	$ 135,041	$ -	$ 135,041	$ 133,382
Principal - 5/1	$ 75,000	$ 75,000	$ -	$ 75,000	$ 80,000
TOTAL EXPENDITURES	**$ 345,364**	**$ 345,082**	**$ -**	**$ 345,082**	**$ 346,764**
Other Sources/(Uses)					
Transfer Out	$ -	$ 10,432	$ 2,086	$ 12,518	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ 10,432**	**$ 2,086**	**$ 12,518**	**$ -**
TOTAL EXPENDITURES	**$ 345,364**	**$ 334,650**	**$ (2,086)**	**$ 332,564**	**$ 346,764**
EXCESS REVENUES (EXPENDITURES)	**$ 166,064**	**$ 183,962**	**$ 4,865**	**$ 188,826**	**$ 195,001**

Units	Gross Per Unit	Gross Annual
210	**$1,750**	**$367,487**

Interest Due 11/1/27	$131,462
	$131,462

Total Gross Assessment	$ 367,487
Add: Discounts & Collection	$ 22,049
Net Annual Assessment	**$ 345,438**

(1) Carry Forward is Net of Reserve Requirement

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

General & Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each supervisor for the time devoted to District business and meetings. The amount is based on 3 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Parker, Mynchenberg & Associates, Inc. for this service.

Gardens at Hammock Beach

Community Development District

GENERAL FUND BUDGET

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager. The District has contract with Chiumento, Dwyer, Hertel, Grant, P.L. for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services – Central Florida, LLC provides these services.

Arbitrage

The District will contract with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on any future bond issuance.

Trustee Fees

The District will pay annual trustee fees for any future bond issuance that are deposited with a Trustee at US Bank, N.A.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau & Associates will provide this services.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc. Governmental Management Services – Central Florida, LLC provides these services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for $175. This is the only expense under this category for the District.

Field – Assessment Area 1:

Field Management

The District will contract to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric – Streetlights

The District will incur cost for electric for streetlights.

Electric – Irrigation/Signs

The District will incur cost for electric for irrigation timers.

Water & Sewer

The District incurs cost for water. The District will contract with a utility company to provide this service.

Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year.

Landscape Contingency

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

Property Insurance

The District's Property Insurance policy will contract with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the District.

Lake Maintenance

The District will contract to provide for the few Stormwater management facilities that the CDD will own and maintain.

Stormwater Repairs & Maintenance

Cost of repairs and maintenance to the stormwater systems of the District.

General Repairs and Maintenance

Cost of repairs and maintenance throughout the common area of the District.

Irrigation Repairs

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

Sidewalk/Asphalt Repairs

To record the cost of repairs to the sidewalks and asphalt.

Contingency
To record the cost of any maintenance expenses not properly classified in any of the other accounts.

Gardens at Hammock Beach

Community Development District

AMORTIZATION SCHEDULE

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	5,020,000	4.800%	70,000	136,862	
11/01/25	4,950,000	4.800%		135,182	342,043.76
05/01/26	4,950,000	4.800%	75,000	135,182	
11/01/26	4,875,000	4.800%		133,382	343,563.76
05/01/27	4,875,000	4.800%	80,000	133,382	
11/01/27	4,795,000	4.800%		131,462	344,843.76
05/01/28	4,795,000	4.800%	80,000	131,462	
11/01/28	4,715,000	4.800%		129,542	341,003.76
05/01/29	4,715,000	4.800%	85,000	129,542	
11/01/29	4,630,000	4.800%		127,502	342,043.76
05/01/30	4,630,000	4.800%	90,000	127,502	
11/01/30	4,540,000	4.800%		125,342	342,843.76
05/01/31	4,540,000	4.800%	95,000	125,342	
11/01/31	4,445,000	4.800%		123,062	343,403.76
05/01/32	4,445,000	5.375%	100,000	123,062	
11/01/32	4,345,000	5.375%		120,374	343,436.26
05/01/33	4,345,000	5.375%	105,000	120,374	
11/01/33	4,240,000	5.375%		117,553	342,926.88
05/01/34	4,240,000	5.375%	110,000	117,553	
11/01/34	4,130,000	5.375%		114,596	342,148.75
05/01/35	4,130,000	5.375%	115,000	114,596	
11/01/35	4,015,000	5.375%		111,506	341,101.88
05/01/36	4,015,000	5.375%	125,000	111,506	
11/01/36	3,890,000	5.375%		108,146	344,651.88
05/01/37	3,890,000	5.375%	130,000	108,146	
11/01/37	3,760,000	5.375%		104,653	342,798.75
05/01/38	3,760,000	5.375%	140,000	104,653	
11/01/38	3,620,000	5.375%		100,890	345,542.50
05/01/39	3,620,000	5.375%	145,000	100,890	
11/01/39	3,475,000	5.375%		96,993	342,883.13
05/01/40	3,475,000	5.375%	155,000	96,993	
11/01/40	3,320,000	5.375%		92,828	344,820.63
05/01/41	3,320,000	5.375%	160,000	92,828	
11/01/41	3,160,000	5.375%		88,528	341,355.00
05/01/42	3,160,000	5.375%	170,000	88,528	
11/01/42	2,990,000	5.375%		83,959	342,486.25
05/01/43	2,990,000	5.375%	180,000	83,959	
11/01/43	2,810,000	5.375%		79,121	343,080.00
05/01/44	2,810,000	5.375%	190,000	79,121	
11/01/44	2,620,000	5.375%		74,015	343,136.25
05/01/45	2,620,000	5.650%	200,000	74,015	
11/01/45	2,420,000	5.650%		68,365	342,380.00
05/01/46	2,420,000	5.650%	210,000	68,365	
11/01/46	2,210,000	5.650%		62,433	340,797.50
05/01/47	2,210,000	5.650%	225,000	62,433	
11/01/47	1,985,000	5.650%		56,076	343,508.75
05/01/48	1,985,000	5.650%	240,000	56,076	
11/01/48	1,745,000	5.650%		49,296	345,372.50
05/01/49	1,745,000	5.650%	250,000	49,296	
11/01/49	1,495,000	5.650%		42,234	341,530.00
05/01/50	1,495,000	5.650%	265,000	42,234	
11/01/50	1,230,000	5.650%		34,748	341,981.25
05/01/51	1,230,000	5.650%	280,000	34,748	
11/01/51	950,000	5.650%		26,838	341,585.00
05/01/52	950,000	5.650%	300,000	26,838	
11/01/52	650,000	5.650%		18,363	345,200.00
05/01/53	650,000	5.650%	315,000	18,363	
11/01/53	335,000	5.650%		9,464	342,826.25
05/01/54	335,000	5.650%	335,000	9,464	344,463.75
Total			**$ 5,020,000**	**$ 5,269,759**	**$ 10,289,759**

$ -

Gardens at Hammock Beach

Community Development District

Approved Budget

Debt Service Fund Budget - Special Assessment Bonds, Series 2024-2 (AA2)

Description	Adopted Budget FY2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Total Through 9/30/26	Approved Budget FY2027
REVENUES:					
Special Assessments	$ 618,857	$ 313,337	$ -	$ 313,337	$ 414,761
Special Assessments - Prepayments	$ -	$ 110,034	$ -	$ 110,034	$ -
Interest Earnings	$ 20,000	$ 37,441	$ 7,488	$ 44,930	$ 20,000
Carry Forward Surplus	$ 305,280	$ 3,184,915	$ -	$ 3,184,915	$ 247,197
TOTAL REVENUES	**$ 944,137**	**$ 3,645,727**	**$ 7,488**	**$ 3,653,216**	**$ 681,957**
EXPENDITURES:					
Interest - 11/1	$ 250,418	$ 250,418	$ -	$ 250,418	$ 161,613
Special Call - 11/1	$ -	$ 2,905,000	$ -	$ 2,905,000	$ -
Special Call - 2/1	$ -	$ 20,000	$ -	$ 20,000	$ -
Interest - 2/1	$ -	$ 287	$ -	$ 287	$ -
Interest - 5/1	$ 250,418	$ 167,039	$ -	$ 167,039	$ 161,613
Principal - 5/1	$ 120,000	$ 80,000	$ -	$ 80,000	$ 80,000
TOTAL EXPENDITURES	**$ 620,836**	**$ 3,422,744**	**$ -**	**$ 3,422,744**	**$ 403,225**
Other Sources/(Uses)					
Transfer Out	$ -	$ 13,937	$ 2,787	$ 16,725	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ 13,937**	**$ 2,787**	**$ 16,725**	**$ -**
TOTAL EXPENDITURES	**$ 620,836**	**$ 3,408,807**	**$ (2,787)**	**$ 3,406,019**	**$ 403,225**
EXCESS REVENUES (EXPENDITURES)	**$ 323,301**	**$ 236,921**	**$ 10,276**	**$ 247,197**	**$ 278,732**

Interest Due 11/1/27	$159,613
	$159,613

Land Use	Units	Gross Per Unit	Gross Annual
Single Family	63	**$5,309.34**	**$334,488**
Single Family - Partial Prepayment	61	**$1,749.94**	**$106,746**
Total	124		**$441,235**

Total Gross Assessment $ 441,235

Gardens at Hammock Beach
Community Development District
AMORTIZATION SCHEDULE

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
	5,660,000				
11/01/26	5,660,000	5.000%		161,613	161,613
05/01/27	5,660,000	5.000%	80,000	161,613	
11/01/27	5,580,000	5.000%		159,613	401,225
05/01/28	5,580,000	5.000%	85,000	159,613	
11/01/28	5,495,000	5.000%		157,488	402,100
05/01/29	5,495,000	5.000%	90,000	157,488	
11/01/29	5,405,000	5.000%		155,238	402,725
05/01/30	5,405,000	5.000%	95,000	155,238	
11/01/30	5,310,000	5.000%		152,863	403,100
05/01/31	5,310,000	5.000%	100,000	152,863	
11/01/31	5,210,000	5.000%		150,363	403,225
05/01/32	5,210,000	5.600%	105,000	150,363	
11/01/32	5,105,000	5.600%		147,423	402,785
05/01/33	5,105,000	5.600%	110,000	147,423	
11/01/33	4,995,000	5.600%		144,343	401,765
05/01/34	4,995,000	5.600%	115,000	144,343	
11/01/34	4,880,000	5.600%		141,123	400,465
05/01/35	4,880,000	5.600%	125,000	141,123	
11/01/35	4,755,000	5.600%		137,623	403,745
05/01/36	4,755,000	5.600%	130,000	137,623	
11/01/36	4,625,000	5.600%		133,983	401,605
05/01/37	4,625,000	5.600%	140,000	133,983	
11/01/37	4,485,000	5.600%		130,063	404,045
05/01/38	4,485,000	5.600%	145,000	130,063	
11/01/38	4,340,000	5.600%		126,003	401,065
05/01/39	4,340,000	5.600%	155,000	126,003	
11/01/39	4,185,000	5.600%		121,663	402,665
05/01/40	4,185,000	5.600%	165,000	121,663	
11/01/40	4,020,000	5.600%		117,043	403,705
05/01/41	4,020,000	5.600%	175,000	117,043	
11/01/41	3,845,000	5.600%		112,143	404,185
05/01/42	3,845,000	5.600%	185,000	112,143	
11/01/42	3,660,000	5.600%		106,963	404,105
05/01/43	3,660,000	5.600%	195,000	106,963	
11/01/43	3,465,000	5.600%		101,503	403,465
05/01/44	3,465,000	5.600%	205,000	101,503	
11/01/44	3,260,000	5.600%		95,763	402,265
05/01/45	3,260,000	5.875%	215,000	95,763	
11/01/45	3,045,000	5.875%		89,447	400,209
05/01/46	3,045,000	5.875%	230,000	89,447	
11/01/46	2,815,000	5.875%		82,691	402,138
05/01/47	2,815,000	5.875%	245,000	82,691	
11/01/47	2,570,000	5.875%		75,494	403,184
05/01/48	2,570,000	5.875%	260,000	75,494	
11/01/48	2,310,000	5.875%		67,856	403,350
05/01/49	2,310,000	5.875%	275,000	67,856	
11/01/49	2,035,000	5.875%		59,778	402,634
05/01/50	2,035,000	5.875%	290,000	59,778	
11/01/50	1,745,000	5.875%		51,259	401,038
05/01/51	1,745,000	5.875%	310,000	51,259	
11/01/51	1,435,000	5.875%		42,153	403,413
05/01/52	1,435,000	5.875%	330,000	42,153	
11/01/52	1,105,000	5.875%		32,459	404,613
05/01/53	1,105,000	5.875%	345,000	32,459	
11/01/53	760,000	5.875%		22,325	399,784
05/01/54	760,000	5.875%	370,000	22,325	
11/01/54	390,000	5.875%		11,456	403,781
05/01/55	390,000	5.875%	390,000	11,456	
11/01/55					401,456
Total			**$ 5,660,000**	**$ 6,175,453**	**$ 11,835,453**

$ -

Gardens at Hammock Beach CDD
Summary Assessment Chart

Assessment Area	Product Type	Units	O&M	Debt Series 2024-1	Debt Series 2024-2	Total
1	SF - Assessment Area 1	335	$ 940	$ 1,750	$ -	$ 2,690
2	SF - Assessment Area 2			$ -	$ 5,309	$ 5,309

(1) Per unit amounts include 4% for early payment discount and 2% for tax collector

SECTION B

RESOLUTION 2026-04

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

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

WHEREAS, the District is located in Flagler County, Florida ("**County**"); and

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

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

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026/2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B**," and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026/2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. 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 taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. 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. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

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

PASSED AND ADOPTED this 21st day of August, 2026.

ATTEST:

GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:___________________________________

Its:___________________________________

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Gardens At Hammock Beach CDD
FY 27 Assessment Roll

GEO ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
13-12-31-0000-01010-0000					$0.00
13-12-31-0000-01010-0040					$0.00
13-12-31-0000-01010-0050					$0.00
13-12-31-2850-0FD20-0010					$0.00
13-12-31-2850-0FD20-0020					$0.00
13-12-31-2850-0FD20-0030					$0.00
13-12-31-2850-0PL20-0000					$0.00
13-12-31-2850-0PL30-0000					$0.00
13-12-31-7201-00000-0430	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0440	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0450	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0460	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0470	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0480	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0490	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0500	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0510	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0520	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0530	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0540	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0550	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0560	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0570	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0580	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0590	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0600	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0610	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0620	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0630	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0640	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0650	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0660	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0670	2	$2,000.00	$3,499.88		$5,499.88
13-12-31-7201-00000-0690	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0700	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0710	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0720	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0730	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0740	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0750	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0760	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0770	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0780	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0790	1	$1,000.00	$1,749.94		$2,749.94

GEO ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
13-12-31-7201-00000-0800	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0810	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0820	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0830	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0840	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0850	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0860	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0870	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0880	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0890	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0900	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0910	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0920	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0930	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0940	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0950	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0960	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0970	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-0980	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7201-00000-1A01					$0.00
13-12-31-7201-00000-1A02					$0.00
13-12-31-7201-00000-1A03					$0.00
13-12-31-7201-00000-1A11					$0.00
13-12-31-7201-00000-1A12					$0.00
13-12-31-7201-00010-1A01					$0.00
13-12-31-7201-00010-1A11					$0.00
13-12-31-7201-00010-1A12					$0.00
13-12-31-7202-00000-1440	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1450	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1460	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1470	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1480	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1490	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1500	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1510	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1520	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1530	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1540	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1550	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1560	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1570	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1580	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1590	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1600	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1610	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1620	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1630	1	$1,000.00	$1,749.94		$2,749.94

GEO ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
13-12-31-7202-00000-1640	1	$1,000.00	$0.00		$1,000.00
13-12-31-7202-00000-1650	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1660	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1670	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1680	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1690	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1700	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1710	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1720	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1730	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1740	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1750	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1760	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1770	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1780	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1790	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1800	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1810	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1820	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1830	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1840	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1850	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1860	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1870	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1880	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1890	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1900	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1910	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1920	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1930	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1940	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1950	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1960	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1970	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7202-00000-1B01					$0.00
13-12-31-7202-00000-1B02					$0.00
13-12-31-7203-00000-1230	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1240	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1250	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1260	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1270	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1280	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1290	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1300	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1310	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1320	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1330	1	$1,000.00	$1,749.94		$2,749.94

GEO ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
13-12-31-7203-00000-1340	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1350	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1360	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1370	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1380	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1390	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1400	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1410	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1420	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1430	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1980	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1990	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-1C01					$0.00
13-12-31-7203-00000-1C02					$0.00
13-12-31-7203-00000-1C03					$0.00
13-12-31-7203-00000-1C04					$0.00
13-12-31-7203-00000-1C05					$0.00
13-12-31-7203-00000-1C06					$0.00
13-12-31-7203-00000-2000	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2010	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2020	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2030	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2040	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2050	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2060	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2070	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2080	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2090	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2100	1	$1,000.00	$1,749.94		$2,749.94
13-12-31-7203-00000-2110	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0010	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0020	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0030	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0040	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0050	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0060	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0070	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0080	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0090	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0100	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0110	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0120	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0130	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0140	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0150	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0160	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0170	1	$1,000.00	$1,749.94		$2,749.94

GEO ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
38-12-31-7220-00000-0180	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0190	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0200	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0210	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0220	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0230	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0240	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0250	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0260	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0270	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0280	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0290	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0300	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0310	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0320	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0330	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0340	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0350	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0360	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0370	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0380	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0390	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0400	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0410	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0420	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-0990	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1000	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1010	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1020	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1030	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1040	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1050	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1060	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1070	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1080	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1090	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1100	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1110	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1120	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1130	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1140	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1150	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1160	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1170	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1180	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1190	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1200	1	$1,000.00	$1,749.94		$2,749.94

GEO ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
38-12-31-7220-00000-1210	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-1220	1	$1,000.00	$1,749.94		$2,749.94
38-12-31-7220-00000-2A01					$0.00
38-12-31-7220-00000-2A0A					$0.00
38-12-31-7220-00000-2A15					$0.00
38-12-31-7220-00000-2A16					$0.00
38-12-31-7220-00000-2A17					$0.00
38-12-31-7220-00000-2A18					$0.00
38-12-31-7220-00000-2A19					$0.00
38-12-31-7220-00000-2A20					$0.00
38-12-31-7220-00000-2A21					$0.00
38-12-31-7220-00010-2A01					$0.00
38-12-31-7220-00010-2A15					$0.00
38-12-31-7222-00000-2120	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2130	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2140	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2150	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2160	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2170	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2180	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2190	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2200	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2210	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2220	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2230	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2240	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2250	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2260	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2270	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2280	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2290	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2300	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2310	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2320	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2330	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2340	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2350	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2360	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2370	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2380	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2390	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2400	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2410	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2420	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2430	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2440	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2450	1	$1,000.00		$1,749.94	$2,749.94

GEO ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
38-12-31-7222-00000-2460	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2470	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2480	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2490	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2500	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2510	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2520	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2530	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2540	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2550	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2560	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2570	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2580	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2590	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2600	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2610	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2620	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2630	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2640	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2650	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2660	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2670	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2680	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2690	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-2B01					$0.00
38-12-31-7222-00000-2B02					$0.00
38-12-31-7222-00000-2B03					$0.00
38-12-31-7222-00000-2B04					$0.00
38-12-31-7222-00000-2B05					$0.00
38-12-31-7222-00000-3290	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-3300	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-3310	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-3320	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-3330	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-3340	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7222-00000-3350	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2700	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2710	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2720	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2730	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2740	1	$1,000.00		$0.00	$1,000.00
38-12-31-7223-00000-2750	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2760	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2770	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2780	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2790	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2800	1	$1,000.00		$1,749.94	$2,749.94

GEO ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
38-12-31-7223-00000-2810	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2820	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2830	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2840	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2850	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2860	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2870	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2880	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2890	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2900	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2910	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2920	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2930	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2940	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2950	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2960	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2970	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2980	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2990	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-2C01					$0.00
38-12-31-7223-00000-2C02					$0.00
38-12-31-7223-00000-3000	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3010	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3020	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3030	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3040	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3050	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3060	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3070	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3080	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3090	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3100	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3110	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3120	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3130	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3140	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3150	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3160	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3170	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3180	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3190	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3200	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3210	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3220	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3230	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3240	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3250	1	$1,000.00		$1,749.94	$2,749.94

GEO ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
38-12-31-7223-00000-3260	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3270	1	$1,000.00		$1,749.94	$2,749.94
38-12-31-7223-00000-3280	1	$1,000.00		$1,749.94	$2,749.94
Total Gross Onroll	335	$335,000.00	$367,487.40	$215,242.62	$917,730.02
Total Net Onroll		$314,900.00	$345,438.16	$202,328.06	$862,666.22
Direct Billing					
38-12-31-7222-00000-2280	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2290	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2300	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2310	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2320	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2330	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2340	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2350	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2360	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2370	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2380	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2390	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2400	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2410	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2420	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2430	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2440	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2450	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2460	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2470	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2480	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2490	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2500	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2510	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2520	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2530	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2540	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2550	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2560	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2570	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2580	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2590	1			$3,559.40	$3,559.40
38-12-31-7222-00000-2600	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2710	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2770	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2780	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2830	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2840	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2850	1			$3,559.40	$3,559.40

GEO ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
38-12-31-7223-00000-2860	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2870	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2880	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2890	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2900	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2920	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2930	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2940	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2950	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2960	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2970	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2980	1			$3,559.40	$3,559.40
38-12-31-7223-00000-2990	1			$3,559.40	$3,559.40
38-12-31-7223-00000-3010	1			$3,559.40	$3,559.40
38-12-31-7223-00000-3180	1			$3,559.40	$3,559.40
38-12-31-7223-00000-3190	1			$3,559.40	$3,559.40
38-12-31-7223-00000-3200	1			$3,559.40	$3,559.40
38-12-31-7223-00000-3210	1			$3,559.40	$3,559.40
38-12-31-7223-00000-3220	1			$3,559.40	$3,559.40
38-12-31-7223-00000-3250	1			$3,559.40	$3,559.40
38-12-31-7223-00000-3260	1			$3,559.40	$3,559.40
38-12-31-7223-00000-3270	1			$3,559.40	$3,559.40
Total Direct Billing Gross	61	$0.00	$0.00	$217,123.40	$217,123.40
Total Direct Billing Net		$0.00	$0.00	$204,096.00	$204,096.00
Total Gross Assessments		$335,000.00	$367,487.40	$432,366.02	$1,134,853.42
Total Net Assessments		$314,900.00	$345,438.16	$406,424.06	$1,066,762.21

SECTION V

FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT

This Agreement ("**Agreement**") is made and entered into this ___ day of _____________ 2026, by and between:

Gardens at Hammock Beach Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the Flagler County, Florida ("**District**"), and

Palm Coast Intracoastal, LLC, a North Carolina limited liability company, the primary developer of lands within the District, and whose mailing address is 3129 Spring bank Lane, Suite 201, Charlotte, NC 28226 ("**Developer**").

Recitals

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Flagler County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2027 ("**FY 2027**") in the amount of $_________________ and is levying special assessments ("**O&M Assessments**") in the amount of $_______________ within the District to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, the Developer has agreed to fund the difference, on an as-needed basis between the amount levied and the amount of the actual O&M Budget ("**O&M Deficit**"); and

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

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

2. FUNDING OBLIGATION. The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2027, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget.

The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

3. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

5. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

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

7. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

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

9. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Flagler County, Florida.

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

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

Attest:	**GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT**
______________________________	________________________________
Secretary / Assistant Secretary	By: ____________________________
	Its: ____________________________
	PALM COAST INTRACOASTAL, LLC, a North Carolina limited liability company
_____________________________	_______________________________
Witness	By:___________________________
	Its:___________________________

EXHIBIT A: O&M Budget with Assessment Schedule

EXHIBIT A

O&M Budget with Assessment Schedule

SECTION VI

James E. Gardner Jr., CFA

Flagler County Property Appraiser

Data – Sharing and Usage Agreement

GARDENS AT HAMMOCK BEACH

This Data Sharing and Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **GARDENS AT HAMMOCK BEACH**, hereafter referred to as **agency**, can acquire and use Flagler County Property Appraiser (FCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and data files. No owner names, mailing addresses, or official records (OR) book and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser's website or in data files. In addition, the Flagler County Property Appraiser's mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

The confidentiality of personal identifying information including names, mailing address and OR Book and Pages owned by individuals that have received exempt/confidential status, hereinafter referred to as "confidential data", will be protected as follows:

1. The **agency** will not release "confidential data" that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the "confidential data" in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to "confidential data" is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to "confidential data" is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on July 1, 2026, and shall run until June 30, 2027, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Flagler County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

FLAGLER COUNTY PROPERTY APPRAISER

Signature: ______________________________

Print: James E. Gardner Jr., CFA

Date: ______________________________

GARDENS AT HAMMOCK BEACH

Signature: ______________________________

Print: ______________________________

Title: ______________________________

Date: ______________________________

SECTION VII

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

8/14/2026

Gardens at Hammock Beach Community Development District
c/o Governmental Management Services, LLC

We appreciate the opportunity to offer our services to Gardens at Hammock Beach Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the Series 2024 Bonds (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.

- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employees from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion or termination of this engagement.

Our fee for performing the annual rebate calculations will be $450. We will continue to perform annual calculations every year until the Bond is fully redeemed or we are notified by the District to stop. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign this engagement letter in the space provided and email the signed engagement letter to dcaplivski@graucpa.com.

Very truly yours,

David Caplivski
David Caplivski

Accepted and agreed to by Gardens at Hammock Beach Community Development District:

Signature: ______________________________

Title: ______________________________

Date: ______________________________

SECTION VIII

SECTION A

Gardens at Hammock Beach Community Development 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 three regular Board of Supervisor meetings per year to conduct CDD 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 three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD 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 CDD 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.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: 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 CDD website and/or within district records.

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________

Print Name:________________________________

Gardens at Hammock Beach Community Development District

District Manager:____________________________ Date:________________

Print Name:________________________________

Gardens at Hammock Beach Community Development District

SECTION B

Gardens at Hammock Beach Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD 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 three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD 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 CDD 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.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: 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 CDD website and/or within district records.

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:________________________________
Gardens at Hammock Beach Community Development District

District Manager:____________________________ Date:________________
Print Name:________________________________
Gardens at Hammock Beach Community Development District

SECTION IX

SECTION C

SECTION 1

Gardens at Hammock Beach
Community Development District

Summary of Check Register

May 01, 2026 through July 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	5/20/26	391-394	$ 21,070.21
	6/16/26	395-399	$ 6,879.27
	6/26/26	400-401	$ 212,832.59
	7/10/26	402-405	$ 17,980.33
		Total Amount	**$ 258,762.40**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
5/20/26	00003	5/01/26	157	202605	310-51300-34000		*	3,433.33		
			MAY26 MANAGEMENT FEES							
		5/01/26	157	202605	310-51300-34200		*	103.00		
			MAY26 WEBSITE ADMIN							
		5/01/26	157	202605	310-51300-35100		*	154.50		
			MAY26 INFO TECH							
		5/01/26	157	202605	310-51300-31300		*	300.42		
			MAY26 DISSEM AGENT SRVCS							
		5/01/26	157	202605	310-51300-51000		*	.09		
			OFFICE SUPPLIES							
		5/01/26	157	202605	310-51300-42000		*	2.55		
			POSTAGE							
		5/01/26	158	202605	320-53800-34100		*	1,250.00		
			MAY26 FIELD MANAGEMENT							
						GOVERNMENTAL MANAGEMENT SERVICES			5,243.89	000391
5/20/26	00018	5/01/26	4757	202605	320-53800-47000		*	325.00		
			MAY26 LAKE MAINTENANCE							
						LAKE PROS LLC			325.00	000392
5/20/26	00021	4/01/26	27846	202604	320-53800-46100		*	5,200.66		
			APR LANDSCAPE MAINTENANCE							
		5/01/26	28413	202605	320-53800-46100		*	5,200.66		
			MAY LANDSCAPE MAINTENANCE							
						VERDEGO LANDSCAPE			10,401.32	000393
5/20/26	00013	4/02/26	29029	202604	310-51300-32200		*	5,100.00		
			AUDIT FYE 09/30/2025							
						GRAU & ASSOCIATES			5,100.00	000394
6/16/26	00010	6/11/26	11778	202605	310-51300-31500		*	1,107.00		
			MAY GENERAL COUNSEL							
						CHIUMENTO LAW PLLC			1,107.00	000395
6/16/26	00003	11/01/25	148-2	202511	310-51300-35100		*	50.00		
			NOV25 INFO TECH UNDERPAYM							
		6/01/26	159	202606	310-51300-34000		*	3,433.33		
			JUN26 MANAGEMENT FEES							
		6/01/26	159	202606	310-51300-34200		*	103.00		
			JUN26 WEBSITE ADMIN							
		6/01/26	159	202606	310-51300-35100		*	154.50		
			JUN26 INFO TECH							
		6/01/26	159	202606	310-51300-31300		*	300.42		
			JUN26 DISSEM AGENT SRVCS							
		6/01/26	159	202606	310-51300-51000		*	.21		
			OFFICE SUPPLIES							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		6/01/26	159	202606	310-51300-42000		*	16.18		
			POSTAGE							
		6/01/26	159	202606	310-51300-49000		*	50.80		
			05/25 HILTON GARDEN INN							
		6/01/26	161	202606	320-53800-34100		*	1,250.00		
			JUN26 FIELD MANAGEMENT							
						GOVERNMENTAL MANAGEMENT SERVICES			5,358.44	000396
6/16/26	00018	6/01/26	4945	202606	320-53800-47000		*	325.00		
			JUN26 LAKE MAINTENANCE							
						LAKE PROS LLC			325.00	000397
6/16/26	00029	5/31/26	00077343	202605	310-51300-48000		*	33.74		
			NTC OF MEETING 05/06/26							
						USA TODAY MEDIA CORP			33.74	000398
6/16/26	00021	6/08/26	29187	202605	320-53800-46300		*	55.09		
			MAY IRRIGATION INSPECTION							
						VERDEGO LANDSCAPE			55.09	000399
6/26/26	00024	6/16/26	06162026	202606	300-20700-10300		*	6,430.19		
			04.13 FY26 ASSESSMENTS							
		6/16/26	06162026	202606	300-20700-10300		*	122,949.12		
			05.07 FY26 ASSESSMENTS							
		6/16/26	06162026	202606	300-20700-10300		*	4,437.59		
			06.16 FY26 ASSESSMENTS							
						GARDENS AT HAMMOCK BEACH CDD			133,816.90	000400
6/26/26	00028	6/16/26	06162026	202606	300-20700-10300		*	3,796.87		
			04.13 FY26 ASSESSMENTS							
		6/16/26	06162026	202606	300-20700-10300		*	72,598.53		
			05.07 FY26 ASSESSMENTS							
		6/16/26	06162026	202606	300-20700-10300		*	2,620.29		
			06.16 FY26 ASSESSMENTS							
						GARDENS AT HAMMOCK BEACH CDD			79,015.69	000401
7/10/26	00010	7/07/26	12187	202606	310-51300-31500		*	412.50		
			JUNE GENERAL COUNSEL							
						CHIUMENTO LAW PLLC			412.50	000402
7/10/26	00018	7/01/26	5166	202607	320-53800-47000		*	325.00		
			JUL26 LAKE MAINTENANCE							
						LAKE PROS LLC			325.00	000403
7/10/26	00030	6/17/26	1	202605	320-53800-45000		*	59.85		
			MAY26 FACILITY MAINT							
						RIVERSIDE MANAGEMENT SERVICES, INC.			59.85	000404

*** CHECK DATES 05/01/2026 - 07/31/2026 *** GARDENS AT HAMMOCK BEACH - GF
BANK A GARDENS AT HAMMOCK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/26	00021	6/02/26	29113	202606	320-53800-46100		*	8,591.50		
			JUN LANDSCAPE MAINTENANCE							
		7/01/26	29670	202607	320-53800-46100		*	8,591.48		
			JUL LANDSCAPE MAINTENANCE							
						VERDEGO LANDSCAPE			17,182.98	000405

TOTAL FOR BANK A 258,762.40

TOTAL FOR REGISTER 258,762.40

SECTION 2

Gardens at Hammock Beach

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Gardens at Hammock Beach

Community Development District

Combined Balance Sheet

July 31, 2026

		General Fund		*Debt Service 2024*		*Capital Project Funds*
Assets:						
Cash:						
Operating Account	$	242,828	$	-	$	-
Due from GF	$	-	$	7,161	$	-
Due From Developer	$	-	$	-	$	-
Due From Capital	$	-	$	-	$	-
Prepaid Expenses	$	-	$	-	$	-
Investments:						
Series 2024-01 AA1						
Reserve	$	-	$	345,260	$	-
Revenue	$	-	$	158,006	$	-
Capital Interest	$	-	$	-	$	-
Prepayment	$	-	$	591	$	-
Acquisition & Construction	$	-	$	-	$	48,760
Cost of Issuance	$	-	$	-	$	-
Series 2024-02 AA2						
Reserve	$	-	$	413,578	$	-
Revenue	$	-	$	95,136	$	-
Capital Interest			$	-	$	-
Prepayment	$	-	$	111,531		
Acquisition & Construction	$	-	$	-	$	14,142
Cost of Issuance	$	-	$	-	$	-
Total Assets	**$**	**242,828**	**$**	**1,131,262**	**$**	**62,902**
Liabilities:						
Accounts Payable	$	5,352	$	-	$	-
Due to Developer	$	-	$	-	$	-
Due to Other	$	72	$	-	$	-
Due to DS	$	7,161	$	-	$	-
FICA Payable	$	(92)	$	-	$	-
Total Liabilities	**$**	**12,493**	**$**	**-**	**$**	**-**
Fund Balances:						
Restricted:						
Debt Service	$	-	$	1,131,262	$	-
Capital Projects	$	-	$	-	$	62,902
Unassigned:	$	230,335	$	-	$	-
Total Fund Balances	**$**	**230,335**	**$**	**1,131,262**	**$**	**62,902**
Total Liabilities & Fund Balance	$	242,828	$	1,131,262	$	62,902

Gardens at Hammock Beach

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Developer Contributions	$ 44,594	$ 44,594	$ -	$ (44,594)
Assessments - Tax Collector	$ 314,900	$ 314,900	$ 323,351	$ 8,451
Miscellaneous Revenue	$ -	$ -	$ 3,216	$ 3,216
Total Revenues	**$ 359,494**	**$ 359,494**	**$ 326,567**	**$ (32,927)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 7,200	$ 6,000	$ 200	$ 5,800
FICA Expense	$ 551	$ 459	$ 15	$ 444
Engineering	$ 5,000	$ 4,167	$ -	$ 4,167
Attorney	$ 10,000	$ 8,333	$ 1,520	$ 6,814
Dissemination	$ 3,605	$ 3,004	$ 3,604	$ (600)
Arbitrage	$ 450	$ -	$ -	$ -
Trustee Fees	$ 4,500	$ 4,797	$ 4,797	$ -
Annual Audit	$ 5,000	$ 5,000	$ 5,100	$ (100)
Management Fees	$ 41,200	$ 34,333	$ 34,333	$ 0
Information Technology	$ 1,854	$ 1,545	$ 1,545	$ -
Website Maintenance	$ 1,236	$ 1,030	$ 1,030	$ -
Telephone	$ 100	$ 83	$ -	$ 83
Postage	$ 750	$ 625	$ 107	$ 518
Insurance	$ 7,268	$ 7,268	$ 6,376	$ 892
Printing & Binding	$ 500	$ 417	$ 1	$ 416
Legal Advertising	$ 5,000	$ 4,167	$ 34	$ 4,133
Other Current Charges	$ 610	$ 508	$ 551	$ (42)
Office Supplies	$ 125	$ 104	$ 55	$ 50
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 95,124**	**$ 82,016**	**$ 59,443**	**$ 22,573**
Operations & Maintenance:				
Field Expenses				
Field Management	$ 15,000	$ 12,500	$ 8,750	$ 3,750
Electricity - Streetlights	$ 45,270	$ 37,725	$ 27,430	$ 10,295
Electricity - Irrigation	$ 4,100	$ 3,417	$ 2,677	$ 739
Water & Sewer	$ 30,000	$ 25,000	$ -	$ 25,000
Landscape Maintenance	$ 130,000	$ 108,333	$ 58,637	$ 49,697
Landscape Contingency	$ 2,000	$ 1,667	$ -	$ 1,667
Property Insurance	$ 6,000	$ 5,000	$ -	$ 5,000
Lake Maintenance	$ 15,000	$ 12,500	$ 3,250	$ 9,250
Stormwater Repairs & Maintenance	$ 5,000	$ 4,167	$ -	$ 4,167
General Repairs & Maintenance	$ 1,000	$ 833	$ 60	$ 773
Irrigation Repairs	$ 5,000	$ 4,167	$ 1,249	$ 2,918
Sidewalk/Asphalt Repairs	$ 5,000	$ 4,167	$ -	$ 4,167
Contingency	$ 1,000	$ 833	$ -	$ 833
Total O&M	**$ 264,370**	**$ 220,308**	**$ 102,052**	**$ 118,256**
Total Expenditures	**$ 359,494**	**$ 302,324**	**$ 161,495**	**$ 140,829**
Excess (Deficiency) of Revenues over Expenditures	$ 0		$ 165,072	
Fund Balance - Beginning	$ -		$ 65,263	
Fund Balance - Ending	$ 0		$ 230,335	

Gardens at Hammock Beach

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - 2024-1(AA1)	$ 345,438	$ 345,438	$ 352,161	$ 6,723
Special Assessments - 2024-2(AA2)	$ 408,069	$ 408,069	$ 207,943	$ (200,127)
Special Assessments - 2024-2(AA2) - Direct	$ 210,788	$ 105,394	$ 105,394	$ -
Assessments - Prepayment	$ -	$ -	$ 110,034	$ 110,034
Interest	$ 27,500	$ 16,042	$ 51,332	$ 35,290
Total Revenues	**$ 991,795**	**$ 874,943**	**$ 826,863.90**	**$ (48,079)**
Expenditures:				
Interfund Transfer Out	$ -	$ -	$ 24,369	$ (24,369)
Series 2024-1 AA1				
Interest Expense 11/1	$ 135,182	$ 135,182	$ 135,041	$ 141
Principal Expense 5/1	$ 75,000	$ 75,000	$ 75,000	$ -
Interest Expense 5/1	$ 135,182	$ 135,182	$ 135,041	$ 141
Series 2024-2 AA2				
Interest Expense 11/1	$ 250,418	$ 250,418	$ 250,418	$ -
Special Call 11/1	$ -	$ -	$ 2,905,000	$ (2,905,000)
Special Call 2/1	$ -	$ -	$ 20,000	$ (20,000)
Interest Expense 2/1	$ -	$ -	$ 287	$ (287)
Interest Expense 5/1	$ 250,418	$ 250,418	$ 167,039	$ 83,379
Principal Expense 5/1	$ 120,000	$ 120,000	$ 80,000	$ 40,000
Total Expenditures	**$ 966,200**	**$ 966,200**	**$ 3,792,194**	**$ (2,825,994)**
Excess (Deficiency) of Revenues over Expenditures	$ 25,595		$ (2,965,330)	
Other Financing Sources/(Uses):				
Bond Proceeds 2024-01 AA1	$ -	$ -	$ -	$ -
Bond Proceeds 2024-02 AA2	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 25,595**		**$ (2,965,330)**	
Fund Balance - Beginning	$ 780,942		$ 4,096,592	
Fund Balance - Ending	$ 806,537		$ 1,131,262	

Gardens at Hammock Beach

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Series 2024-01 AA1	Series 2024-02 AA2
Revenues		
Developer Contributions	$ -	$ 88,966
Interest	$ 1,275	$ 205
Transfer In	$ 10,432	$ 13,937
Total Revenues	**$ 11,707**	**$ 103,108**
Expenditures:		
Capital Outlay	$ -	$ 88,966
Capital Outlay - COI	$ -	$ -
Total Expenditures	**$ -**	**$ 88,966**
Excess (Deficiency) of Revenues over Expenditures	**$ 11,707**	**$ 14,142**
Other Financing Sources/(Uses)		
Transfer In/(Out)	$ -	$ -
Bond Proceeds 2024-01 AA1	$ -	$ -
Bond Proceeds 2024-02 AA2	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**
Net Change in Fund Balance	**$ 11,707**	**$ 14,142**
Fund Balance - Beginning	$ 37,052	$ -
Fund Balance - Ending	$ 48,760	$ 14,142

Gardens at Hammock Beach

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessments - Area 1	$ 422	$ 1,901	$ 58,921	$ 117,293	$ 16,299	$ 2,425	$ 5,862	$ 112,080	$ 4,045	$ 4,104	$ -	$ -	$ 323,351
Assessments - Area 2 (Direct)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous Revenue	$ -	$ -	$ 0	$ 363	$ 335	$ 345	$ 293	$ 705	$ 744	$ 431	$ -	$ -	$ 3,216
Total Revenues	**$ 422**	**$ 1,901**	**$ 58,922**	**$ 117,655**	**$ 16,634**	**$ 2,770**	**$ 6,155**	**$ 112,784**	**$ 4,789**	**$ 4,535**	**$ -**	**$ -**	**$326,567**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 200	$ -	$ -	$ -	$ 200
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15	$ -	$ -	$ -	$ 15
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,107	$ 413	$ -	$ -	$ -	$ 1,520
Dissemination	$ 800	$ 300	$ 300	$ 400	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ -	$ -	$ 3,604
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ 4,797	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,797
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,100	$ -	$ -	$ -	$ -	$ -	$ 5,100
Management Fees	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ 3,433	$ -	$ -	$ 34,333
Information Technology	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ 155	$ -	$ -	$ 1,545
Website Maintenance	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ 103	$ -	$ -	$ 1,030
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 8	$ 4	$ 20	$ -	$ 1	$ 2	$ 1	$ 3	$ 16	$ 51	$ -	$ -	$ 107
Insurance	$ 6,376	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,376
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 1	$ -	$ -	$ -	$ -	$ -	$ 1
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34	$ -	$ -	$ -	$ -	$ 34
Other Current Charges	$ 44	$ 44	$ 48	$ 43	$ 44	$ 43	$ 44	$ 43	$ 94	$ 104	$ -	$ -	$ 551
Office Supplies	$ 0	$ 0	$ 0	$ 53	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ 55
Dues, Licenses & Subscriptions	$ -	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 15,717**	**$ 4,214**	**$ 4,060**	**$ 4,188**	**$ 4,037**	**$ 4,037**	**$ 9,138**	**$ 5,178**	**$ 4,730**	**$ 4,146**	**$ -**	**$ -**	**$ 59,443**
Operations & Maintenance:													
Field Expenses													
Field Management	$ -	$ -	$ -	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ 8,750
Electricity - Irrigation	$ 316	$ 249	$ 250	$ 257	$ 143	$ 210	$ 255	$ 293	$ 373	$ 331	$ -	$ -	$ 2,677
Streetlights	$ 2,647	$ 2,647	$ 2,647	$ 2,784	$ 2,784	$ 2,784	$ 2,784	$ 2,784	$ 2,784	$ 2,784	$ -	$ -	$ 27,430
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60	$ -	$ -	$ -	$ -	$ 60
Landscape Maintenance	$ 5,049	$ 5,201	$ 5,201	$ 5,201	$ 5,201	$ 5,201	$ 5,201	$ 5,201	$ 8,592	$ 8,591	$ -	$ -	$ 58,637
Landscape Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 516	$ 113	$ 281	$ 101	$ 93	$ 90	$ -	$ 55	$ -	$ -	$ -	$ -	$ 1,249
Lake Maintenance	$ 325	$ 325	$ 325	$ 325	$ 325	$ 325	$ 325	$ 325	$ 325	$ 325	$ -	$ -	$ 3,250
Total O&M Expenses:	**$ 8,853**	**$ 8,534**	**$ 8,703**	**$ 8,668**	**$ 8,546**	**$ 8,610**	**$ 8,565**	**$ 8,718**	**$ 12,074**	**$ 12,032**	**$ -**	**$ -**	**$ 102,052**
Total Expenditures:	**$ 24,570**	**$ 12,748**	**$ 12,763**	**$ 12,855**	**$ 12,582**	**$ 12,647**	**$ 17,702**	**$ 13,896**	**$ 16,804**	**$ 16,178**	**$ -**	**$ -**	**$ 161,495**
Excess (Deficiency) of Revenues over Expenditures	$ (24,148)	$ (10,847)	$ 46,158	$ 104,800	$ 4,052	$ (9,877)	$ (11,547)	$ 98,888	$ (12,015)	$ (11,643)	$ -	$ -	$165,072

Gardens at Hammock Beach

Community Development District

Long Term Debt Report

Series 2024-01 AA1, Special Assessment Revenue Bonds		
Interest Rate:	4.8%, 5.875%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	$345,260	
Reserve Fund Balance	$345,260	
Bonds Outstanding - 06/18/24		$5,040,000
Less: Special Call - 02/01/25		($20,000)
Less: Principal Payment - 05/01/25		($70,000)
Less: Special Call - 05/01/25		($5,000)
Less: Principal Payment - 05/01/26		($75,000)
Current Bonds Outstanding		**$4,870,000**

Series 2024-2 AA2, Special Assessment Revenue Bonds		
Interest Rate:	4.8%, 5.875%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	$413,578	
Reserve Fund Balance	$413,578	
Bonds Outstanding - 06/18/24		$8,785,000
Less: Special Call - 11/01/25		($2,905,000)
Less: Special Call - 02/01/26		($20,000)
Less: Principal Payment - 05/01/26		($80,000)
Current Bonds Outstanding		**$5,780,000**

Gardens at Hammock Beach

Community Development District

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 335,000.00	$ 367,487.40	$ 216,992.56	$ 919,479.96
Net Assessments	$ 314,900.00	$ 345,438.16	$ 203,973.01	$ 864,311.16

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Net Receipts	General Fund	Debt Service Series 2024-1 AA1	Debt Service Series 2024-2 AA2	Total	
							36%	40%	24%	100%	
10/16/25	Check 69603	$ 421.82	$ -	$ -	$ -	$ 421.82	$ 421.82	$ -	$ -	$ 421.82	$ -
10/30/25	Check 8228	$ 1,901.19	$ -	$ -	$ -	$ 1,901.19	$ 1,901.19	$ -	$ -	$ 1,901.19	$ -
11/17/25	Check 69716	$ 83,184.15	$ -	$ (1,663.68)	$ -	$ 81,520.47	$ 29,700.88	$ 32,581.18	$ 19,238.41	$ 81,520.47	$ -
11/26/25	Check 69768	$ 85,248.14	$ (3,409.96)	$ (1,636.77)	$ -	$ 80,201.41	$ 29,220.29	$ 32,054.00	$ 18,927.12	$ 80,201.41	$ -
12/15/25	Check 69903	$ 320,502.80	$ -	$ (6,410.05)	$ -	$ 314,092.75	$ 114,435.42	$ 125,533.05	$ 74,124.28	$ 314,092.75	$ -
12/22/25	Check 69941	$ 8,002.32	$ -	$ (160.05)	$ -	$ 7,842.27	$ 2,857.22	$ 3,134.31	$ 1,850.74	$ 7,842.27	$ -
1/28/26	Check 70150	$ 46,748.98	$ (1,099.91)	$ (912.98)	$ -	$ 44,736.09	$ 16,298.98	$ 17,879.62	$ 10,557.49	$ 44,736.09	$ -
3/3/26	Check 70358	$ 6,872.89	$ (82.50)	$ (135.81)	$ -	$ 6,654.58	$ 2,424.50	$ 2,659.63	$ 1,570.45	$ 6,654.58	$ -
4/13/26	Check 70488	$ 16,499.64	$ (82.50)	$ (328.34)	$ -	$ 16,088.80	$ 5,861.74	$ 6,430.19	$ 3,796.87	$ 16,088.80	$ -
5/7/26	Check 70692	$ 313,905.66	$ -	$ (6,278.11)	$ -	$ 307,627.55	$ 112,079.90	$ 122,949.12	$ 72,598.53	$ 307,627.55	$ -
6/16/26	Check 70895	$ 11,329.76	$ -	$ (226.60)	$ -	$ 11,103.16	$ 4,045.28	$ 4,437.59	$ 2,620.29	$ 11,103.16	$ -
7/7/26	Check 70920	$ 11,494.76	$ -	$ (229.89)	$ -	$ 11,264.87	$ 4,104.20	$ 4,502.22	$ 2,658.45	$ 11,264.87	$ -
					$ -	$ -	$ -	$ -	$ -	$ -	$ -
						$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 906,112.11	$ (4,674.87)	$ (17,982.28)	$ -	$ 883,454.96	$ 323,351.42	$ 352,160.91	$ 207,942.63	$ 883,454.96	

102%	Net Percentage Collected
0	Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

Palm Coast Intracoastal LLC

2026-01			Net Assessments	$ 210,787.67	$ 210,787.67
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2024A-2
3/9/26	3/15/26	1799	$ 105,393.83	$ 105,393.83	$ 105,393.83
	9/15/26		$ 105,393.83		$ 105,393.83
			$ 210,787.66	$ 105,393.83	$ 210,787.66

SECTION 3

NOTICE OF MEETINGS
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2027

As required by Chapter 190 Florida Statutes, notice is being given that the Board of Supervisors of the **Gardens at Hammock Beach Community Development District** does not meet on a regular basis but will separately publish notice of meetings at least seven days prior to each Board meeting to include the date, time and location of said meetings. Meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone at the meetings.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy LeBrun
Governmental Management Services – Central Florida, LLC
District Manager