

Hammock Dunes Owners' Association, Inc.

Financial Statements

(Audited)

December 31, 2025

Hammock Dunes Owners' Association, Inc.

Financial Statements

December 31, 2025

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Martin & Associates, PL

Certified Public Accountants & Business Advisors

Independent Auditors' Report

To the Board of Administrators
Hammock Dunes Owners' Association, Inc.
Palm Coast, Florida

Opinion

We have audited the accompanying financial statements of Hammock Dunes Owners' Association, Inc., (the "Association") which comprise the balance sheet as of December 31, 2025, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Association as of December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for

one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule shown in Exhibit I is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Disclaimer of Opinion on Required Supplementary Information

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

Martin & Associates, PL

Martin & Associates, PL
Daytona Beach, FL

February 18, 2026

Financial Statements

Hammock Dunes Owners' Association, Inc.

Balance Sheet

December 31, 2025

	Operating Fund	Replacement and Restrictive Fund	Design Review Committee Fund	Total
Assets:				
Cash and cash equivalents	\$ 261,797	\$ 2,461,044	\$ 1,350,455	\$ 4,073,296
Owners' assessments receivable, less allowance for bad debts of none	21,232	-	-	21,232
Flagler jungle hut deposit	10,000	-	-	10,000
Connection rights	494,260	-	-	494,260
Declarant rights	277,138	-	-	277,138
Intellectual property	138,569	-	-	138,569
DEP 15 yr permit	26,665	-	-	26,665
Due from Island Estates Neighborhood	87,083	-	-	87,083
Due from other entity	1,014	-	-	1,014
Due from other fund	-	294,165	-	294,165
Prepaid expenses and other assets	32,925	-	-	32,925
Prepaid dune maintenance	475,000	-	-	475,000
Becker - cost deposit	2,500	-	-	2,500
Property and equipment	664,079	-	-	664,079
Accumulated depreciation	(168,379)	-	-	(168,379)
Total assets	\$ 2,323,883	\$ 2,755,209	\$ 1,350,455	\$ 6,429,547
Liabilities and Fund Balances				
Liabilities:				
Accounts payable and accrued liabilities	\$ 266,608	\$ -	\$ 1,663	\$ 268,271
Owners' prepaid assessments	219,009	-	-	219,009
Refundable deposits	500	-	1,296,366	1,296,866
Accrued expenses	83,618	-	-	83,618
Due to other entity	25	-	-	25
Due to other funds	294,165	-	-	294,165
Total current liabilities	863,925	-	1,298,029	2,161,954
Fund balances and capital contributions	1,459,958	2,762,339	52,426	4,274,723
Unrealized gain (loss) on investments	-	(7,130)	-	(7,130)
Total equity	1,459,958	2,755,209	52,426	4,267,593
Total liabilities, fund balances and capital contributions	\$ 2,323,883	\$ 2,755,209	\$ 1,350,455	\$ 6,429,547

See auditors' report and accompanying notes to financial statements.

Hammock Dunes Owners' Association, Inc.

Statement of Revenues and Expenses and Changes in Fund Balances

For the Year Ended December 31, 2025

	Operating Fund	Replacement and Restrictive Fund	Design Review Committee Fund	Total
Revenues				
Owners' assessments	\$ 2,428,895	\$ -	\$ -	\$ 2,428,895
Reserve assessments	-	1,055,425	-	1,055,425
Additional funding	-	440	-	440
Design review fees	-	-	81,750	81,750
Dunes CDD easement	14,857	-	-	14,857
Late and other fees	16,947	-	-	16,947
Other income	1,201	-	3,425	4,626
Commercial rental	116,543	-	-	116,543
Interest income	11,109	146,052	50,269	207,430
Total revenues	2,589,552	1,201,917	135,444	3,926,913
Expenses				
Access control	604,632	-	-	604,632
Bad debt expense	15,996	-	-	15,996
Administration and other	85,945	-	290	86,235
Design review committee	-	-	35,817	35,817
Depreciation and amortization expense	35,308	-	-	35,308
Insurance	59,283	-	-	59,283
Interest expense on loans	2,115	-	-	2,115
Building and grounds maintenance	1,003,951	-	-	1,003,951
DEP 15 year permit - expense	6,235	-	-	6,235
Management fees and administrative costs	172,017	-	13,230	185,247
Permits / fees / licenses	445	-	-	445
Income tax	4,840	-	-	4,840
Professional fees	438,923	-	37,465	476,388
Utilities	123,577	-	-	123,577
Reserve expense	-	2,234,675	-	2,234,675
Total expenses	2,553,267	2,234,675	86,802	4,874,744
Excess of revenues (expenses) over expenses (revenues)	\$ 36,285	\$ (1,032,758)	\$ 48,642	\$ (947,831)
Fund balance, beginning of the year	1,423,673	3,478,097	320,784	5,222,554
Prior period adjustment and Transfer between funds	-	317,000	(317,000)	-
Fund balance, end of year	\$ 1,459,958	\$ 2,762,339	\$ 52,426	\$ 4,274,723

See auditors' report and accompanying notes to financial statements.

Hammock Dunes Owners' Association, Inc.

Statement of Cash Flows

For the Year Ended December 31, 2025

	Operating Fund	Replacement and Restrictive Fund	Design Review Committee Fund	Total
Cash flows from operating activities:				
Excess of revenues (expenses) over expenses (revenues):	\$ 36,285	\$ (1,032,758)	\$ 48,642	\$ (947,831)
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities:				
Depreciation and amortization	35,308	-	-	35,308
(Increase) decrease in:				
Owners' assessments receivable	(4,390)	-	-	(4,390)
Prepaid expenses and other assets	10,401	-	-	10,401
DEP 15 yr permit	6,235	-	-	6,235
Prepaid dune maintenance	(475,000)	-	-	(475,000)
Due from other entity	2,144	-	-	2,144
Connection rights	24,360	-	-	24,360
Increase (decrease) in:				
Accounts payable	(53,662)	-	1,663	(51,999)
Owners' prepaid assessments	91,967	-	-	91,967
Due to other entity	25	-	-	25
Accrued expenses	83,618	-	-	83,618
Refundable deposits	-	-	386,410	386,410
Total adjustments	<u>(278,994)</u>	<u>-</u>	<u>388,073</u>	<u>109,079</u>
Cash provided (used) by operating activities	(242,709)	(1,032,758)	436,715	(838,752)
Cash flows from financing activities:				
Interfund payables	13,697	(13,697)	-	-
Principal payments of note payable	109,756	-	-	109,756
Cash provided (used) by financing activities	<u>123,453</u>	<u>(13,697)</u>	<u>-</u>	<u>109,756</u>
Net increase (decrease) in cash	(119,256)	(1,046,455)	436,715	(728,996)
Cash balances at beginning of the year	<u>381,053</u>	<u>3,507,499</u>	<u>1,230,740</u>	<u>5,119,292</u>
Transfer between funds	-	317,000	(317,000)	-
Cash balances at end of the year	<u>\$ 261,797</u>	<u>\$ 2,461,044</u>	<u>\$ 1,350,455</u>	<u>\$ 4,073,296</u>
Cash paid for income tax	<u>\$ 4,840</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,840</u>
Cash paid for interest expense	<u>\$ 2,115</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,115</u>

See auditors' report and accompanying notes to financial statements.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

1. Organization

Organization

Hammock Dunes Owners' Association, Inc. (the "Association" or "Master Association"), was organized in 1989 as a not-for-profit corporation under the laws of the State of Florida for purposes of maintaining and preserving the common property of Hammock Dunes, a private community in Palm Coast, Florida.

As of December 31, 2025, the Association is currently estimated to consist of 1,253 units. Of these units, 1080 are part of established sub-associations, 12 are part of the Hammock Dunes Club (see Note 2), 128 are part of future sub-associations (see Note 12), and 33 are part of Oasis Neighborhood Property (see Note 13). As of December 31, 2025, 1,113 were sold as residential units and 128 units are owned by parcel developers. The Declarant did reserve the right to designate additional real property as part of Hammock Dunes Owners' Association, Inc. at its sole discretion prior to the sale of these rights to the Association on June 12, 2013.

Acreage of the developed common property of the Association, including all neighborhoods and sub-associations, is approximately 1020 acres. Other common elements of the Association include roadways, gatehouses, bike paths, fencing, signage, bridges, and dune walkovers.

Hammock Dunes Owners' Association, Inc. is the Master Owners' Association of Hammock Dunes, a private community. Granada Estates Neighborhood ("Granada"), Ocean Estates Neighborhood ("Ocean"), and other neighborhood associations and sub-associations have also been established and are part of the Master Association. These financial statements present the financial position, results of operations, and cash flows of Hammock Dunes Owners' Association, Inc. only and not that of any neighborhood or sub-association of Hammock Dunes, a private community.

2. Summary of Significant Accounting Policies

Fund Accounting

The Association uses fund accounting which requires that funds, such as operating funds, funds designated for future major repairs and replacements, funds restricted for use by the Board of Administrators, funds used for design review of certain contraction activities and any special assessments be classified separately for accounting and reporting purposes.

Disbursements from the operating fund are generally at the discretion of the Board of Administrators. Disbursements from the replacement fund, restrictive funds and any special assessments fund may generally be made only for designated purposes.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

2. Summary of Significant Accounting Policies (Continued)

Common Areas

As provided in the Declaration of Covenants, Conditions and Restrictions, each owner owns an undivided share in the common elements of the Association. In conformity with industry practice, the Association recognized the following common property as assets:

- (a) Common personal property used by the Association in operating, preserving, maintaining, repairing and replacing common property and providing other services.
- (b) Common real property to which the Association has title and that it can dispose of for cash while retaining the proceeds or that is used to generate significant cash flows from members on the basis of usage from nonmembers.

Cash and Cash Equivalents

For purposes of reporting cash flows, the Association, Granada, and Ocean considers all monies deposited with financial institutions in checking accounts, money market accounts, and certificates of deposit to be cash equivalents. The Association, Granada, and Ocean have had no policy requiring collateral or other security to support its deposits, although all deposits with banks are federally insured up to \$250,000 under FDIC protection. The Association, Granada, and Ocean have demand deposits and certificates of deposit with multiple banks. At December 31, 2025, the Association, Granada, and Ocean had combined amounts of demand deposits and money markets in multiple banks in excess of the \$250,000. The Association, Granada and Ocean place its cash with high credit quality financial institutions and does not believe it is exposed to any significant credit risk on cash and cash equivalents.

Assessments Receivable

Association members are subject to monthly assessments to provide funds for the Association operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees from unit owners. The Association uses the allowance for doubtful accounts method for any member assessments that may be considered uncollectible. As of December 31, 2025, the Association has estimated an allowance of none for doubtful accounts.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

2. Summary of Significant Accounting Policies (Continued)

Concentration of Credit Risk

The Association has one primary source of income, which are assessments paid by unit owners. Assessments receivable from the unit owners are from residents of the Association and may be secured by a lien on their property.

Declarant Rights

The Association purchased certain assets from HD Associates, LP which resulted in recognizing Declarant Rights of \$277,138. The Declarant Rights provide the Association additional rights related to certain governing documents and increasing the number of units with the Association. Under generally accepted accounting principles, the carrying amount for Declarant Rights is not amortized but is reduced if the Association determines that its implied fair value has been impaired.

Trademarks

The Association purchased certain assets from HD Associates, LP which included recognizing an amount of \$138,569 for Trademarks. The Trademarks include certain branding, images, and other items related to the community. Under generally accepted accounting principles, the carrying amount for Trademarks is not amortized but is reduced if the Association determines that its implied fair value has been impaired.

Connection Rights

The Association purchased certain assets from HD Associates, LP which included the Connection Rights for 240 remaining units to connect to the water and sewer tap within Association. These rights were value at \$3,500 per remaining unit as of the date of the purchase. Each Connection Right has an administrative fee of \$20. The carrying value of Connection Rights is reduced by \$3,480 for each unit connected.

Impairments of Long-Lived Assets

The Association reviews long-lived assets to be held and used for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. If an evaluation of recoverability is required, the estimated undiscounted future cash flows directly associated with the asset are compared to the asset's carrying amount. If this comparison indicated that there is impairment, the amount of the impairment is calculated by comparing the carrying value to discounted expected future cash flows or comparable market values, depending on the nature of the asset. No long-lived assets were considered impaired at December 31, 2025.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

2. Summary of Significant Accounting Policies (Continued)

Property and Depreciation

Property and equipment are stated at cost. Depreciation is computed using the straight-line method and is charged to expense over the estimated useful lives of the related depreciable assets. Estimated useful lives are as follows:

Buildings	40 years
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Management Review

Subsequent events have been evaluated through to February 18, 2026, which is the date the financial statements were available to be issued.

Income Taxes

The Association is classified as a nonexempt membership organization for both federal and state income tax purposes for the year ended December 31, 2025. It does not qualify as an exempt organization. The Association is subject to specific rulings and regulations applicable to nonexempt membership organizations. In general, the Association is required to separate its taxable income and deductions into membership transactions, nonmembership transactions, and capital transactions.

For federal tax purposes, the Association is taxed on all net income from nonmembership activities, which include earned interest and revenues received from nonmembers, reduced only by losses from nonmembers activities for which a profit motive exists. Nonmembership income may not be offset by membership losses, and any excess membership deductions may only be carried forward to offset membership income of future tax periods. Any net membership income not applied to the subsequent tax year is subject to taxation. The Association files Form 1120, which has a tax rate of 21 percent applied to net taxable income.

For state income tax purposes, the Association also is taxed on all net income from nonmembership activities reduced only by losses from nonmembership activities for which a profit motive exists. Nonmembership income may not be offset by membership losses. Any net membership income is not subject to taxation. The tax rate that is applied to net taxable income is 5.5 percent after the first \$50,000.

As of December 31, 2025, the tax years that remain subject to examination by taxing authorities begin with 2022.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

2. Summary of Significant Accounting Policies (Continued)

Income Taxes (Continued)

For the year ended December 31, 2025, Granada Estates Neighborhood and Ocean Estates Neighborhood are expected to file their federal and state tax returns as part of the Master Association federal and state returns.

Fair Value of Financial Instruments

The carrying value of cash, accounts receivable and accounts payable approximates fair value due to short maturity of these instruments. The carrying value of short and long-term debt approximates fair value based on discounting the projected cash flows using market rates available for similar maturities. None of the financial instruments are held for trading purposes.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Owners' Assessments

For the year ended December 31, 2025 the Association's monthly assessments for the residential units were \$238 per unit.

The annual budget and owners' assessments are determined and approved by the Board of Administrators. Annual budgets are approved and assessments are divided between the operating fund to meet normal operation costs and contributions to the restricted and replacement funding program. The Association retains excess operating funds at the end of the operating year, if any, for use in the future operating period. The Association's practice, if needed, is to place liens on the properties of homeowners whose assessments become delinquent.

Assessments are allocated to lot owners based on total lots. Hammock Dunes Club also pays assessments based on 12 equivalent units.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

3. Property and Equipment

During 2013, the Association purchased certain real property located at 2 Camino Del Mar Parkway, Palm Coast, FL. Property and equipment consist of following as of December 31, 2025:

	<u>2025</u>
Land	\$ 131,736
Building	<u>532,343</u>
	664,079
Less accumulated depreciation:	<u>168,379</u>
Total	<u>\$ 495,700</u>

4. Loan Costs

During 2022, the Association incurred certain costs obtaining two new loans which amounted to \$28,475 and was recorded as Loan Costs. The Association was amortizing these loan costs on a straight-line basis over the term of the loan. However, the Association paid the loan in 2024 and wrote off the remaining amortization in 2025.

5. Intangible Assets

The Association purchased certain intangible assets in 2013. Intangible assets consist of the following as of December 31, 2025:

	<u>2025</u>
Connection rights	\$ 494,260
Declarant rights	277,138
Trademarks	<u>138,569</u>
Total	<u>\$ 909,967</u>

The connection fee agreements permit Dunes Community Development District ("DCDD") to collect \$4,500 from each Hammock Dunes Phase I vacant lot that applies for water and sewer connection, with DCDD retaining \$1,020 and disbursing \$3,480 to the association. As of December 31, 2025, there are still remaining vacant lots available for build-out.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

5. Intangible Assets (Continued)

The Association sold 7 Connection Right in 2025 reducing the carrying value of Connection Rights to \$518,620 as of December 31, 2025.

Declarant rights and trademarks are not required to be amortized. Under generally accepted accounting principles, these amounts will be evaluated annually for any impairment in fair value.

6. Future Major Repairs and Replacements

The Association's governing documents and Florida Statutes require the Association to accumulate funds for future major repairs and replacements unless waived by the membership. The Board of Administrators had reviewed the major components of common property and, as a part of this review, evaluated the estimated useful lives and the estimated current replacement costs of the components of the replacement fund. Where applicable, licensed contractors have been consulted regarding useful lives and current replacement costs. In 2022, the Association had an independent study performed by a professional consulting firm to determine the reserve components, estimated total useful and estimated remaining lives and the projected future replacement costs.

The Board of Administrators intends to fund for major repairs and replacements over the estimated useful lives of the components based on estimates of current replacement costs or as documented in the independent study. Actual expenditures may vary from the estimated future expenditures and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs. If additional funds are needed, the Association has the right, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

7. Design Review Committee and Refundable Deposits

The Association charges design review fees for new house construction, alterations or additions. These fees are used by the Association to cover certain professional, administration and committee costs incurred during the review process. The Association requires a refundable deposit for approved construction projects. In the event of failure to complete the project, the Association would use the deposit to assist in gaining control of the project and or completing for future sale. At this time, the Association believes all deposits are fully refundable. The Association had refundable deposits amounting to \$1,259,000 recorded in the Design Review Committee Fund as of December 31, 2025.

8. Commitments and Contingencies

In 2018, the Association entered into a 5-year lease with Southern States Management Group, Inc., for the sales office owned by the Association located at 2 Camino del Mar. Southern States pays \$7,000 monthly for the lease, plus all expenses relating to occupancy, including insurance premiums, utilities property taxes and ongoing maintenance in accordance with the lease. The sales office lease with Southern States Management Group, Inc. terminated on June 30, 2023. The Association entered into a new 5-year lease for the sales office, located at 2 Camino del Mar, with National Real Estate Affinity Ventures, LLC. The lease is archived in the Association's official records.

In November, 2025, a three-year management agreement with Southern States Management Group, Inc., was entered into at approximately \$14,940 per month plus administrative costs, subject to certain cancellation provisions. For the year ending December 31, 2025, the Management costs incurred were split with \$172,016 being recorded within the operating fund and \$13,230 being recorded within the design review committee fund.

In November, 2025, the Association entered into a three-year vehicular access control contract with Securitas Security Services USA, Inc, subject to certain cancellation provisions. For the year ended December 31, 2025, the vehicular access control contract costs incurred were \$602,099.

In 2024, the Association entered a three-year landscape maintenance contract with Corey Enterprises, subject to certain cancellation provisions. For the year ended December 31, 2025, the landscape maintenance contract costs incurred were \$620,116.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

8. Commitments and Contingencies (Continued)

In 2021, the Association obtained a 15-year Florida Department of Environmental Protection Joint Coastal Permit for dune restoration and maintenance through the consulting contract with Olsen & Associates, Inc. The Association paid contract costs of \$40,000 to Olsen Associates, Inc. which will be expensed over 15-years.

9. Related Party

Granada reimbursed the Master Association for certain insurance costs for Granada which amounted to \$10,870 for the year ended December 31, 2025. In addition, Granada reimbursed the Master Association \$10,206 for maintenance engineering expenses.

Ocean reimbursed the Master Association for certain insurance costs for Ocean which amounted to \$4,433 for the year ended December 31, 2025. In addition, Ocean reimbursed the Master Association \$15,546 for maintenance engineering expenses.

The Association believes it incorrectly reimbursed Island Estates Neighborhood Association, Inc. (Island Estates") a sub-association of the Association \$87,083 for certain security expenses and invoiced the amounts to Island Estates in January 2023. The Association has recorded the \$87,083 within these financial statements as of December 31, 2025.

10. WCI Communities, LLC

Prior to 2020, the Association filed a lawsuit against WCI Communities, LLC ("WCI") for the recovery of delinquent assessments that are owed to the Association. The lawsuit was filed after numerous demands by the Association for payment of assessments and special assessments were disregarded by WCI. WCI filed counterclaims, requesting declaratory relief that it does not owe the assessments as well as account for unjust enrichment for previously paid assessments. The counterclaim was later amended to include counts for: declaratory relief regarding condominiums that WCI wants to build; declaratory relief as to equitable accounting; violations of Florida Statutes; tortious interference; and civil conspiracy.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

10. WCI Communities, LLC (Continued)

In September of 2020, the Association and WCI reached a settlement. Under the settlement terms, WCI paid the Association \$664,000 in 2020. Additionally, the parties agreed that beginning in November of 2020, WCI shall only be required to pay 50% of the assessments levied against the WCI property, which assessments will be for either 90 units or 120 units at WCI's sole election, pursuant to the Association's governing documents and no greater than the per unit amounts charged to other similarly situated owners in the Association, from November 1, 2020 to January 1, 2023, or the closing of a unit to a third party, whichever is earlier. After January 1, 2023, WCI shall pay 100% of the assessments levied against the WCI property.

BH Palm Coast 2626, LLC. purchased the WCI Communities, LLC property on May 30, 2024, for \$3,500,000. BH Palm Coast 2626, LLC has paid monthly dues on 90 Dwelling Units effective June 1, 2024. On December 6, 2024, BH Palm Coast 2626, LLC. entered into a Development Agreement for the property. Upon execution of the agreement, BH Palm Coast 2626, LLC.'s current assessment obligation to the HDOA shall be increased to 128 Dwelling Units from 90 Dwelling Units. The Association was advised that effective July 1, 2025, Unicorp National Developments, Inc, is co-owner of the property with a 50% share in the parcel.

11. Perpetual Easement Agreement

On March 2, 2023, the Hammock Dunes Owners' Association ("Association") Board of Administrators approved a Perpetual Easement Agreement with the Flagler County Board of County Commissioners (BOCC) of certain shoreline property located on the Atlantic Ocean between Jungle Hut Road and Varn Park. The Board delegated authority to the of President of the Board, to approve non-material changes. On May 15, 2023, the Flagler County BOCC formally approved the Perpetual Easement with the Hammock Dunes Owners' Association.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

12. Legal

Fournier v. Hammock Dunes

In a letter dated June 2, 2023, the Association was served with a Statutory Offer to Participate in Pre-Suit Mediation by David and Beth Fournier, owners of one of the lots in the Hammock Dunes Community. The Statutory Offer alleged that the Association had failed to enforce its covenants regarding the location of docks constructed on the lot next to the Fourniers' lot and the removal of trees and a vegetative buffer. The Association's insurance carrier has appointed defense counsel, Joseph G. Riopelle, Esq. of Boyd Richards Parker & Colonnelli, P.L., and the parties attended mediation. An impasse was reached at mediation. On December 4, 2023, the Fourniers filed their Complaint against the Association, Case No. 2023-CA-001010, also naming three Administrators on the Association's Board. The Complaint alleged a breach of the governing documents, breach of fiduciary duty and requested an award of damages in an unknown amount. The case was consolidated with the Westerlund case referenced below in the fall of 2024. It is the Association's position that the Fourniers have not suffered any damages and do not have any valid causes of action. The parties are currently engaged in discovery. The Association's insurance defense counsel is defending the Association and the Administrators, but the outcome is unknown. A trial date has not yet been set.

Westerlund v. Hammock Dunes

In a letter dated May 23, 2023, the Association received a letter from the attorney for Brette Westerlund, an owner in the community, alleging the Association and its Administrators had breached their fiduciary duty by failing to enforce the governing documents, by allowing the construction of a dock in an improper location on the lot next to the Westerlund's lot. The Association's insurance carrier appointed defense counsel, Joseph G. Riopelle. As the Westerlund allegations were substantially similar to those of the Fourniers, the parties agreed to forego pre-suit mediation. Westerlund joined the Fourniers in the Complaint filed against the Association, Case No. 2023-CA-001010, also alleging a breach of the governing documents and breach of fiduciary duty, and demanding damages in an unknown amount. The case was consolidated with the Fournier case referenced below in the fall of 2024. It is the Association's position that Westerlund have not suffered any damages. The parties are currently engaged in discovery. The Association's insurance defense counsel is defending the Association and the Administrators, but the outcome is unknown. A trial date has not yet been set.

See auditors' report.

Hammock Dunes Owners' Association, Inc.

Notes to Financial Statements

December 31, 2025

12. Legal (Continued)

Island Estates Neighborhood Association, Inc.

In a letter dated October 23, 2023, Island Estates Neighborhood Association, Inc. ("Island Estates"), which is a subassociation of the Hammock Dunes Community, served a Statutory Offer to Participate in Presuit Mediation upon the Association alleging the Association has failed to abide by the governing documents, has treated the residents in Island Estates unfairly, and that the Association has failed to comply with the Island Estates Design Review Manual. The Association's insurance carrier has appointed defense counsel, Joseph G. Riopelle, Esq. Counsel responded on behalf of the Association rejecting the offer to mediate as the statute governing offers to participate in presuit mediation does not apply to disputes between associations. Island Estates filed a four-count complaint against the Association on July 15, 2024 as follows: a request for declaratory relief finding the Association is required to maintain the Island Estates' bridges and entrance roads; a request for injunctive relief requiring the Association to maintain the Island Estates' bridges and entrance roads; alleging a breach of the Master Declaration regarding various matters; and alleging breaches of Chapter 720, Florida Statutes regarding budgeting and reserves. The Association has hired Becker & Poliakoff, PA to file a counterclaim against Island Estates, which was served on January 17, 2025, and insurance defense counsel is defending the complaint filed by Island Estates. It is the Association's position that the Island Estates allegations are without merit, but the outcome is unknown. The parties are currently engaged in discovery. A trial date has not yet been set.

Collections and Covenant Enforcement

The Association has engaged Wright & Casey, P.A., to handle various collection and covenant enforcement issues. The impact of these actions does not appear that it will have a material impact to The Associations financial statements.

See auditors' report.

Supplementary Information

Exhibit I

Hammock Dunes Owners' Association, Inc.

Schedule of Changes in Replacement and Restrictive
Fund Balance

For the Year Ended December 31, 2025

Component	12/31/2024 Balance	Amount Funded	Other Income	Interest and Interest	Unrelaized Gains (Losses)	Expenditures	12/31/2025 Balance
Restricted Replacement:							
Pavement	\$ 505,222	\$ 169,399	\$ -	\$ -	\$ -	\$ (18,951)	\$ 655,670
Fence	148,598	22,352	-	-	-	(8,550)	162,400
Bike Path	24,017	-	-	-	-	(23,610)	407
Monument signs	50,858	270	-	-	-	-	51,128
Signage - traffic signs	60,535	515	-	-	-	-	61,050
Dune walkovers	1,622	9,896	-	-	-	(2,800)	8,718
Electronic gate	46,315	14,942	-	-	-	(21,900)	39,357
Fountains / water feature	8,836	10,404	-	-	-	-	19,240
Bridge repair	197,887	6,886	-	-	-	-	204,773
Street lights	201,578	10,968	-	-	-	-	212,546
Irrigation and plants	19,533	17,829	-	-	-	-	37,362
Subtotal	<u>1,265,001</u>	<u>263,461</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(75,811)</u>	<u>1,452,651</u>
Unrestricted Replacement:							
Smart passes system	36,359	-	-	-	-	-	36,359
Smart passes	1,683	23,691	17,440	-	-	(15,569)	27,245
Dune maintenance reserve	1,830,030	667,920	-	-	-	(1,979,619)	518,331
Miscellaneous site comp	7,485	9,382	-	-	-	(9,045)	7,822
Exterior painting	21,516	21,363	-	-	-	-	42,879
Roofing	20,881	49,464	-	-	-	-	70,345
Building components	8,895	10,144	-	-	-	(3,334)	15,705
Beach cleanup	10,000	-	-	-	-	-	10,000
Lighting - all other	43,912	-	-	-	-	-	43,912
Camino Del Mar	9,779	-	-	-	-	-	9,779
Storm cleanup	992	10,000	-	-	-	-	10,992
General reserve	-	-	300,000	-	-	-	300,000
Unrealized gain (los)	13,549	-	-	-	(7,130)	-	6,419
Unallocated interest	208,015	-	-	146,052	-	(151,297)	202,770
Subtotal	<u>2,213,096</u>	<u>791,964</u>	<u>317,440</u>	<u>146,052</u>	<u>(7,130)</u>	<u>(2,158,864)</u>	<u>1,302,558</u>
Total	<u>\$ 3,478,097</u>	<u>\$ 1,055,425</u>	<u>\$ 317,440</u>	<u>\$ 146,052</u>	<u>\$ (7,130)</u>	<u>\$ (2,234,675)</u>	<u>\$ 2,755,209</u>

Exhibit II

Hammock Dunes Owners' Association, Inc.

Supplementary Information on
Future Major Repairs and Replacements

December 31, 2025
(Unaudited)

Component	Estimated Remaining Lives (a)	Estimated Current Replacement Costs (a)	2026 Funding Requirement
Restricted Reserves:			
Pavement	1 to 13 Years	1,065,103	\$ 181,038
Fence	5 to 6 Years	258,720	24,878
Bike Path / sidewalks	25 Years	5,000	15,000
Monument signs	19 Years	50,000	396
Signage - traffic signs	17 Years	64,800	699
Dune walkovers	1 Year	25,000	42,782
Electronic gate	9 Years	187,600	19,088
Fountains / water feature	1 Year	20,159	3,449
Bridge repair	8 Years	200,000	10,164
Street lights	5 to 19 Years	381,150	11,392
Irrigation and plants	1 Year	50,000	18,914
Subtotal		\$ 2,307,532	\$ 327,800
Unrestricted Reserves:			
Smart passes system	1 Year	\$ 58,717	\$ 19,856
Bridge light fixtures	16 Years	-	-
Maintenance contingency	1 Year	-	-
Dune maintenance reserve	1 Year	667,920	97,920
Miscellaneous site components	5 Years	60,000	11,942
Exterior painting	1 to 5 Years	39,240	1,286
Roofing	16 to 24 Years	246,816	51,862
Building components	5 Years	63,840	11,229
Storm cleanup	1 Year	10,000	10,000
Natural disaster	26 Years	-	-
All other lighting	6 Years	-	-
Camino Del Mar	26 Years	-	-
Subtotal		\$ 1,146,533	\$ 204,095
Total		\$ 3,454,065	\$ 531,895

(a) The State of Florida requires certain associations to have reserves for the future replacement of common property and for deferred maintenance. The Board of Directors is required to present a budget that reflects full funding of reserve items. However, the members of the Association may vote to reduce, consolidate, or eliminate reserve items.

Hammock Dunes Owners' Association, Inc.

**Supplementary Information on
Future Major Repairs and Restricted Funds**

**December 31, 2025
(Unaudited)**

(continued)

The Association's current policy is to assess each unit owners a monthly assessment to meet all future replacement and major repair costs. In 2022, the Association had an independent study performed by a professional consulting firm to determine the reserve components, estimated total useful and estimated remaining lives and the projected future replacement costs. This study will be reviewed on an annual basis. Future replacement and major repair costs may exceed the accumulated funds. In that event, the Association, based on provisions in its Declaration, has the authority to assess unit owners for additional funds needed at the time of replacement or major repair, or may delay major repairs and replacements until funds are available.

The Association adopted a budget with \$531,895 reserve funding for the year ended December 31, 2026.