HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 8, 2020

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JUNE 8, 2020 AT 10:30 a.m. CST.
Call In Number: 1-866-906-9330 Access Code: 9074748

District Board of Supervisors	Chairman	Robert Sullivan
	Vice Chairman	Tim Edwards
	Supervisor	Trish Dalton
	Supervisor	Manny Vital
	Supervisor	Norman Kaiser
District Managers	Meritus	Brian Lamb
District Attorney	Hopping Green & Sams, P.A.	Tucker Mackie
District Engineer	Connelly & Wicker, Inc.	Tyler Strickland

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **10:30 a.m. CST.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume after the public hearing with the fourth section called **Business Items.** This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Hammock Bay Community Development District
Dear Board Members:

The Regular Meeting of the Board of Supervisors of Hammock Bay Community Development District will be held on **Monday, June 8, 2020 at 10:30 a.m. CST,** via conference call at the information listed below. Following is the agenda for the meeting:

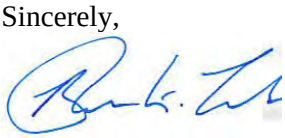
Call In Number: 1-866-906-9330 **Access Code: 9074748**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENT ON AGENDA ITEMS
4. BUSINESS ITEMS
A. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing.....Tab 01
B. Acceptance of Financial Report for FY Ending September 30, 2019.....Tab 02
C. Annual Disclosure of Qualified Electors .....Tab 03
D. 2020 Election Process.....Tab 04
E. Consideration of Resolution 2020-02; General Elections, November 2020 .....Tab 05
F. Consideration of Resolution 2020-03; Adopting Statutory Alternative Investment Policies..Tab 06
G. General Matters of the District
5. CONSENT AGENDA
A. Consideration of Minutes of the Public Hearing & Regular Meeting August 26, 2019.....Tab 07
B. Consideration of Operation and Maintenance Expenditures August – September 2019.....Tab 08
C. Consideration of Operation and Maintenance Expenditures October 2019 – April 2020 .....Tab 09
D. Review of Financial Statements Month Ending April 30, 2020……..Tab 10
6. VENDOR/STAFF REPORTS
A. District Counsel
B. District Engineer
C. District Manager
7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM
9. ADJORNMENT

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-866-906-9330, Participant Access Code – 9074748. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 813-873-7300 to facilitate the Board's consideration of such questions and comments during the meeting.

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb
CEO, Meritus

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**"Board"**) of the Hammock Bay Community Development District (**"District"**) prior to June 15, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (**"Proposed Budget"**); and

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

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

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

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

DATE:	August 24, 2020
HOUR:	10:30 a.m. CST
LOCATION*:	Hammock Bay Welcome Center 74 Great Hammock Bend Freeport, FL 32429

**Please note that pursuant to Governor DeSantis' Executive Order 20-69 (as it may be extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District's website for the latest information: https://Hammockbaycdd.com/.*

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

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

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

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

PASSED AND ADOPTED ON JUNE 8, 2020.

Attest:	**Hammock Bay Community Development District**
_____	_____
Secretary/Assistant Secretary	Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2020/2021

2021

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
PROPOSED ANNUAL OPERATING BUDGET

JUNE 8, 2020

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
PROPOSED ANNUAL OPERATING BUDGET

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JUNE 8, 2020

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Hammock Bay Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

Fund Number	Fund Name	Services Provided
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Refunding Bonds

Facilities of the District

The District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	43,142.84	41,614.76	1,108.88	42,723.64	(419.20)
TOTAL SPECIAL ASSESSMENTS	**43,142.84**	**41,614.76**	**1,108.88**	**42,723.64**	**(419.20)**
OTHER FINANCING SOURCES					
Interfund Transfer	3,800.00	0.00	0.00	0.00	(3,800.00)
Reserves	6,072.16	0.00	10,278.02	10,278.02	4,205.86
TOTAL OTHER FINANCING SOURCES	**9,872.16**	**0.00**	**10,278.02**	**10,278.02**	**405.86**
TOTAL REVENUES	**$53,015.00**	**$41,614.76**	**$11,386.90**	**$53,001.66**	**($13.34)**
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	1,000.00	1,000.00	(600.00)
TOTAL LEGISLATIVE	**1,600.00**	**0.00**	**1,000.00**	**1,000.00**	**(600.00)**
FINANCIAL & ADMINISTRATIVE					
District Engineer	500.00	0.00	500.00	500.00	0.00
Trustees Fees	3,800.00	3,800.00	0.00	3,800.00	0.00
Management & Accounting Services	34,790.00	14,495.85	20,294.15	34,790.00	0.00
Auditing Services	6,600.00	2,000.00	4,600.00	6,600.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	150.00	94.60	50.00	144.60	(5.40)
Professional Liability Insurance	1,800.00	1,838.00	0.00	1,838.00	38.00
Legal Advertising	250.00	143.10	50.00	193.10	(56.90)
Bank Fees	200.00	25.00	30.00	55.00	(145.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Website Administration	250.00	854.15	145.81	999.96	749.96
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	**49,165.00**	**23,425.70**	**26,319.96**	**49,745.66**	**580.66**
LEGAL COUNSEL					
District Counsel	1,500.00	1,128.00	400.00	1,528.00	28.00
TOTAL LEGAL COUNSEL	**1,500.00**	**1,128.00**	**400.00**	**1,528.00**	**28.00**
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	750.00	728.00	0.00	728.00	(22.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	**750.00**	**728.00**	**0.00**	**728.00**	**(22.00)**
TOTAL EXPENDITURES	**$53,015.00**	**$25,281.70**	**$27,719.96**	**$53,001.66**	**($13.34)**
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	**$0.00**	**$16,333.06**	**($16,333.06)**	**$0.00**	**$0.00**

FISCAL YEAR 2020 BUDGET ANALYSIS

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2020 FInal Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	43,142.84	42,723.64	(419.20)	53,965.00	10,822.16
TOTAL SPECIAL ASSESSMENTS	**43,142.84**	**42,723.64**	**(419.20)**	**53,965.00**	**10,822.16**
OTHER FINANCING SOURCES					
Interfund Transfer	3,800.00	0.00	(3,800.00)	0.00	(3,800.00)
Reserves	6,072.16	10,278.02	4,205.86	0.00	(6,072.16)
TOTAL OTHER FINANCING SOURCES	**9,872.16**	**10,278.02**	**405.86**	**0.00**	**(9,872.16)**
TOTAL REVENUES	**$53,015.00**	**$53,001.66**	**($13.34)**	**$53,965.00**	**$950.00**
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	1,000.00	(600.00)	1,600.00	0.00
TOTAL LEGISLATIVE	**1,600.00**	**1,000.00**	**(600.00)**	**1,600.00**	**0.00**
FINANCIAL & ADMINISTRATIVE					
District Engineer	500.00	500.00	0.00	500.00	0.00
Trustees Fees	3,800.00	3,800.00	0.00	3,800.00	0.00
Management & Accounting Services	34,790.00	34,790.00	0.00	34,790.00	0.00
Auditing Services	6,600.00	6,600.00	0.00	6,600.00	0.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	150.00	144.60	(5.40)	150.00	0.00
Professional Liability Insurance	1,800.00	1,838.00	38.00	2,000.00	200.00
Legal Advertising	250.00	193.10	(56.90)	250.00	0.00
Bank Fees	200.00	55.00	(145.00)	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Website Administration	250.00	999.96	749.96	250.00	0.00
ADA Website Compliance	0.00	0.00	0.00	750.00	750.00
TOTAL FINANCIAL & ADMINISTRATIVE	**49,165.00**	**49,745.66**	**580.66**	**50,115.00**	**950.00**
LEGAL COUNSEL					
District Counsel	1,500.00	1,528.00	28.00	1,500.00	0.00
TOTAL LEGAL COUNSEL	**1,500.00**	**1,528.00**	**28.00**	**1,500.00**	**0.00**
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	750.00	728.00	(22.00)	750.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	**750.00**	**728.00**	**(22.00)**	**750.00**	**0.00**
TOTAL EXPENDITURES	**$53,015.00**	**$53,001.66**	**($13.34)**	**$53,965.00**	**$950.00**
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Engineer

Requirements for engineering services are estimated annual expenditures on as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Disclosure Report

This is required of the District as part of the bond indentures.

Trustees Fees

This is required of the District as part of the bond indentures.

Management & Accounting Ser

As part of the consulting managers contract, the District retains Accounting Services to process invoices, prepare tax-rolls and record the District's transactions in compliance with governmental accounting standards.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Professional Liability Insuranc

The District carries Public Officials Liability in the amount of $1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Capital Outlay

This is to purchase new equipment as required.

GENERAL FUND 001

LEGAL COUNSEL

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract

The District carries $1,000,000 in general liability and also has sovereign immunity.

HOA Maintenance Agreement

An agreement in place between the District and the HOA allows the HOA to govern the repairs and maintenance program of District assets.

INTERFUND TRANSFER

Transfers

A provision has been made to collect amounts attributable to collection costs on Series 2016 A Bonds to be transferred to Debt Service Revenue Funds.

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES		
CDD Debt Service Assessments	$	210,190
TOTAL REVENUES	**$**	**210,190**

EXPENDITURES		
Series 2016 May Bond Principal Payment	$	130,000
Series 2016 May Bond Interest Payment	$	41,168
Series 2016 November Bond Interest Payment	$	39,023
TOTAL EXPENDITURES	**$**	**210,190**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**

ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2020	$	2,495,000
Principal Payment Applied Toward Series 2016 Bonds	$	130,000
Bonds Outstanding - Period Ending 11/1/2021	**$**	**2,365,000**

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS [1]

				Fiscal Year 2020					Fiscal Year 2021					Assessment Variance [2]	
Lot Size	EAU Value	Total Unit Count	Debt Service Unit Count	Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2020 Total w/o Debt Service	Fiscal Year 2020 Total with Debt Service	Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2021 Total w/o Debt Service	Fiscal Year 2021 Total with Debt Service	Inc/(Dec) In O&M w/o DS Per Unit	Inc/(Dec) In O&M with DS Per Unit
60	1.00	3	3	$526.88	$64.39	$107.48	**$64.39**	**$634.36**	$526.88	$102.51	$121.79	**$102.51**	**$648.67**	$38.12	$14.31
70	1.17	107	33	$616.45	$64.39	$107.48	**$64.39**	**$723.93**	$616.45	$102.51	$121.79	**$102.51**	**$738.24**	$38.12	$14.31
75	1.25	92	41	$658.60	$64.39	$107.48	**$64.39**	**$766.08**	$658.60	$102.51	$121.79	**$102.51**	**$780.39**	$38.12	$14.31
80	1.33	149	105	$700.76	$64.39	$107.48	**$64.39**	**$808.24**	$700.76	$102.51	$121.79	**$102.51**	**$822.55**	$38.12	$14.31
85	1.42	1	1	$748.18	$64.39	$107.48	**$64.39**	**$855.66**	$748.18	$102.51	$121.79	**$102.51**	**$869.97**	$38.12	$14.31
90	1.50	5	1	$790.32	$64.39	$107.48	**$64.39**	**$897.80**	$790.32	$102.51	$121.79	**$102.51**	**$912.11**	$38.12	$14.31
95	1.58	2	2	$832.47	$64.39	$107.48	**$64.39**	**$939.95**	$832.47	$102.51	$121.79	**$102.51**	**$954.26**	$38.12	$14.31
100	1.67	73	48	$879.89	$64.39	$107.48	**$64.39**	**$987.37**	$879.89	$102.51	$121.79	**$102.51**	**$1,001.68**	$38.12	$14.31
110	1.83	22	14	$964.19	$64.39	$107.48	**$64.39**	**$1,071.67**	$964.19	$102.51	$121.79	**$102.51**	**$1,085.98**	$38.12	$14.31
Commercial	2.00	50	50	$1,053.77	$64.39	$107.48	**$64.39**	**$1,161.25**	$1,053.77	$102.51	$121.79	**$102.51**	**$1,175.56**	$38.12	$14.31
Total		**504**	**298**												

Notations:

[1] Annual assessments are adjusted for collection costs and early payment discounts of 6%.
[2] An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

Hammock Bay
Community
Development District

FINANCIAL STATEMENTS

September 30, 2019

CRI CARR RIGGS & INGRAM
CPAs and Advisors
CRIcpa.com

Hammock Bay Community Development District
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September 30, 2019

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CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRIcpa.com

INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Hammock Bay Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 20, 2020, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

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

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
April 20, 2020

Management’s Discussion And Analysis

Our discussion and analysis of the Hammock Bay Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- At September 30, 2019, the assets and deferred outflows of resources of the District exceeded its liabilities by approximately $5.7 million.
- During the year ended September 30, 2019, the District incurred approximately $94,000 of interest expenditures and repaid principal of $150,000.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 8 – 9 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 10. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

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

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 5. The fund financial statements begin on page 10 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

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

THE DISTRICT AS A WHOLE

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

September 30,		**2019**		**2018**		**Change**
Assets						
Current and other assets	$	305,615	$	272,358	$	33,257
Capital assets, net		8,164,657		8,647,567		(482,910)
Total assets		8,470,272		8,919,925		(449,653)
Deferred outflows of resources						
Deferred charge on refunding		34,542		41,018		(6,476)
Total assets and deferred outflows of resources	$	8,504,814	$	8,960,943	$	(456,129)
Liabilities						
Current liabilities	$	172,675	$	171,438	$	1,237
Other liabilities		2,585,000		2,740,000		(155,000)
Total liabilities		2,757,675		2,911,438		(153,763)
Net position						
Net investment in capital assets		5,504,199		5,843,585		(339,386)
Restricted for:						
Debt service		215,698		169,087		46,611
Unrestricted		27,242		36,833		(9,591)
Total net position		5,747,139		6,049,505		(302,366)
Total liabilities and net position	$	8,504,814	$	8,960,943	$	(456,129)

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

During the fiscal year ended September 30, 2019, total assets and liabilities decreased by approximately $450,000 and $154,000, respectively, while deferred outflows of resources did not significantly change from the prior year. The decrease in assets is primarily a result of depreciation on capital assets. The decrease in liabilities is primarily due to the scheduled principal payments made on the Series 2016 Note during the year.

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

Year ended September 30,	2019	2018	Change
Revenues:			
Program revenues:			
Charges for services	$ 327,229	$ 301,277	$ 25,952
Grants and contributions	5,545	2,843	2,702
Total revenues	332,774	304,120	28,654
Expenses:			
General government	53,079	53,216	(137)
Unallocated depreciation	482,910	482,910	-
Interest	99,151	103,675	(4,524)
Total expenses	635,140	639,801	(4,661)
Change in net position	(302,366)	(335,681)	33,315
Net position, beginning of year	6,049,505	6,385,186	(335,681)
Net position, end of year	$ 5,747,139	$ 6,049,505	$ (302,366)

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

Revenues increased while expenses decreased from the prior year by approximately $28,700 and $4,700, respectively. The increase in revenues is primarily due to more people paying off their bonds in the current year, resulting in an increase in prepayment revenues. The decrease in expenses is primarily due to a decrease in interest expense incurred in the current year. The overall result was a $302,366 decrease in net position for fiscal year 2019.

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 10) reported a combined fund balance of approximately $306,000, which is an increase over last year's balance that totaled $270,000. Significant transactions are discussed below.

- During the fiscal year ended September 30, 2019, the District incurred approximately $94,000 of interest expenditures and repaid principal of $150,000.

The overall increase in fund balance for the year ended September 30, 2019 totaled approximately $35,000.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had approximately $8.2 million invested in capital assets (net of accumulated depreciation). This amount represents a decrease of approximately $483,000 from the fiscal year 2018 total.

A listing of capital assets by major category for the current and prior year follows:

September 30,		**2019**		**2018**		**Change**
Capital assets being depreciated	$	14,553,296	$	14,553,296	$	-
Accumulated depreciation		(6,388,639)		(5,905,729)		(482,910)
Net capital assets	$	8,164,657	$	8,647,567	$	(482,910)

More information about the District's capital assets is presented in Note 4 to the financial statements.

Debt

At September 30, 2019, the District had approximately $2.7 million of debt outstanding. This amount represents a decrease of $150,000 from the fiscal year 2018 total.

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

September 30,		**2019**		**2018**		**Change**
Series 2016 Note	$	2,720,000	$	2,870,000	$	(150,000)
	$	2,720,000	$	2,870,000	$	(150,000)

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

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

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

The District experienced an favorable variance in revenues in the amount of $325 and a favorable variance in expenditures in the amount of $3,996 as compared to the budget. The favorable variance in revenues was primarily due to an increase in interest eared and the favorable variance in expenditures was primarily due to fewer legal and administrative expenses being incurred than anticipated in the current year.

FUTURE FINANCIAL FACTORS

Hammock Bay Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2020 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

Basic Financial Statements

Hammock Bay Community Development District
Statement of Net Position

September 30,		**2019**
		Governmental Activities
Assets		
Cash and cash equivalents	$	24,938
Investments		276,670
Accounts receivable		2,022
Prepaid expenses		1,985
Capital assets, net		8,164,657
Total assets		8,470,272
Deferred outflows of resources		
Deferred charges on refunding		34,542
Total deferred outflows of resources		34,542
Liabilities		
Accrued interest payable		37,675
Non-current liabilities:		
Due within one year		135,000
Due in more than one year		2,585,000
Total liabilities		2,757,675
Net position		
Net investment in capital assets		5,504,199
Restricted for:		
Debt service		215,698
Unrestricted		27,242
Total net position	$	5,747,139

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

Hammock Bay Community Development District
Statement of Activities

Year ended September 30, **2019**

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ (53,079)	$ 43,488	$ -	$ (9,591)
Unallocated depreciation	(482,910)	-	-	(482,910)
Interest	(99,151)	283,741	5,545	190,135
Total governmental activities	$ (635,140)	$ 327,229	$ 5,545	(302,366)
	Net position - beginning of year			6,049,505
	Net position - end of year			$ 5,747,139

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

Hammock Bay Community Development District
Balance Sheet – Governmental Funds

September 30,	2019		
	General	**Debt Service**	**Total Governmental Funds**
Assets			
Cash and cash equivalents	$ 24,938	$ -	$ 24,938
Investments	-	276,670	276,670
Accounts receivable	319	1,703	2,022
Prepaid expenditures	1,985	-	1,985
Total assets	$ 27,242	$ 278,373	$ 305,615
Liabilities and Fund Balances			
Liabilities			
Accounts payable	$ -	$ -	$ -
Total liabilities	-	-	-
Fund balances			
Nonspendable	1,985	-	1,985
Restricted for debt service	-	278,373	278,373
Unassigned	25,257	-	25,257
Total fund balances	27,242	278,373	305,615
Total liabilities and fund balances	$ 27,242	$ 278,373	$ 305,615

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

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

September 30,		**2019**
Total fund balances, governmental funds	$	305,615
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund level statements.		8,164,657
Deferred charges on refunding are not financial resources and, therefore are not reported as assets in governmental funds. The Statement of Net Position includes these charges, net of amortization.		34,542
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund level statements.		(2,757,675)
Total net position - governmental activities	$	5,747,139

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

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

Year ended September 30,	2019		
	General	**Debt Service**	**Total Governmental Funds**
Revenues			
Assessments	$ 43,488	$ 231,750	$ 275,238
Prepayment revenue	-	51,991	51,991
Interest and other revenues	-	5,545	5,545
Total revenues	43,488	289,286	332,774
Expenditures			
Current:			
General government	53,079	-	53,079
Debt service:			
Principal	-	150,000	150,000
Interest	-	94,463	94,463
Total expenditures	53,079	244,463	297,542
Excess (deficit) revenues over expenditures	(9,591)	44,823	35,232
Fund balances, beginning of year	36,833	233,550	270,383
Fund balances, end of year	$ 27,242	$ 278,373	$ 305,615

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

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

Year ended September 30,		**2019**
Net change in fund balances - governmental funds	$	35,232
Depreciation on capital assets is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.		(482,910)
Certain debt transactions are treated as expenditures in governmental fund financial statements, whereas these payments are eliminated in the Statement of Activities and recognized as a decrease in note payable on the Statement of Net Position.		150,000
Amortization of deferred charge on refundings is not recognized in the governmental fund statements but is reported as an expense in the Statement of Activities.		(6,476)
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund level statements.		1,788
Change in net position of governmental activities	$	(302,366)

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

NOTE 1: NATURE OF ORGANIZATION

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

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

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

The Board has the final responsibility for:

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

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

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-wide and Fund Financial Statements

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

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2019, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

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

Measurement Focus, Basis of Accounting and Basis of Presentation

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

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

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

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

The District reports the following major governmental funds:

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

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

For the year ended September 30, 2019, the District does not report any proprietary funds.

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

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

Cash, Deposits and Investments

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

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

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

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the estimated useful lives. Estimated useful lives for financial reporting purposes are as follows:

Infrastructure	Years
Improvements other than buildings	25 - 40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Estimates

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

Long-Term Obligations

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

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

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position and Balance Sheet – Governmental Funds will sometimes include a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item, a deferred charge on refunding, that qualifies for reporting in this category. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the Statement of Net Position and Balance Sheet – Governmental Funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any of this type of item at September 30, 2019.

Fund Equity

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

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

Prepaid Expenses

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

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

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

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

NOTE 3: INVESTMENTS

As shown below, the District's investments held at September 30, 2019 consist of short-term money market funds. In accordance with GASB 72, *Fair Value Measurement and Application*, the money market amounts are reported in the financial statements at amortized cost.

September 30,		**2019**	**Credit Risk**	**Maturities**
Short-term Money Market Funds	$	276,670	S&P AAAm	24 days

Custodial credit risk – For an investment, custodial credit risk is the risk that the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. At September 30, 2019, the money market funds are not exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

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

NOTE 3: INVESTMENTS (Continued)

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

NOTE 4: CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2019:

	Beginning Balance	Additions	Transfers and Conveyances	Ending Balance
Governmental Activities:				
Capital assets being depreciated				
Improvements other than buildings	$ 14,553,296	$ -	$ -	$ 14,553,296
Less accumulated depreciation	(5,905,729)	(482,910)	-	(6,388,639)
Governmental activities capital assets, net	$ 8,647,567	$ (482,910)	$ -	$ 8,164,657

Depreciation expense of $482,910 was unallocated on the accompanying Statement of Activities.

NOTE 5: NOTE PAYABLE

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

Long-term liability activity for the year ended September 30, 2019, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Notes Payable:					
Series 2016	$ 2,870,000	$ -	$ (150,000)	$ 2,720,000	$ 135,000
	$ 2,870,000	$ -	$ (150,000)	$ 2,720,000	$ 135,000

NOTE 5: NOTE PAYABLE (Continued)

At September 30, 2019, the scheduled debt service requirements on long-term debt were as follows:

Year Ending September 30,	Principal	Interest	Total Debt Service
2020	$ 135,000	$ 90,420	$ 225,420
2021	140,000	85,965	225,965
2022	140,000	81,345	221,345
2023	145,000	76,725	221,725
2024	150,000	71,940	221,940
2025-2029	830,000	282,150	1,112,150
2030-2034	985,000	135,135	1,120,135
2035	195,000	7,095	202,095
	$ 2,720,000	$ 830,775	$ 3,550,775

The Note agreement requires that the District maintain adequate funds in reserve accounts to meet the debt service reserve requirements as defined in the agreement. The requirement has been met for the fiscal year ended September 30, 2019.

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

NOTE 6: RISK MANAGEMENT

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

NOTE 7: MANAGEMENT COMPANY

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

Required Supplemental Information
(Other Than MD&A)

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

Year ended September 30,	2019		
	Original and Final Budget	**Actual Amounts**	**Variance with Final Budget**
Revenues			
Assessments	$ 43,163	$ 43,488	$ 325
Total revenues	43,163	43,488	325
Expenditures			
General government	56,225	53,079	3,146
Maintenance and operations	850	-	850
Total expenditures	57,075	53,079	3,996
Excess (deficit) of revenues over expenditures	(13,912)	(9,591)	4,321
Other Financing Sources (Uses)			
Transfer in	13,912	-	(13,912)
Total other financing sources (uses)	13,912	-	(13,912)
Net change in fund balance	$ -	$ (9,591)	$ (9,591)

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hammock Bay Community Development District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated April 20, 2020.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Carr, Riggs & Ingram, L.L.C

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
April 20, 2020

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of Hammock Bay Community Development District ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated April 20, 2020.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 20, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

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

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

Additional Matters

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

Purpose of this Letter

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

Carr, Riggs & Ingram, L.L.C

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
April 20, 2020

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INDEPENDENT ACCOUNTANTS' REPORT

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

We have examined Hammock Bay Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2019.

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

Carr, Riggs & Ingram, L.L.C

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
April 20, 2020

Bobby Beasley
Supervisor of Elections
Walton County

Received
APR 24 2020

Contact Information
Bobby Beasley, Supervisor
of Elections Walton County
bbeasley@votewalton.com

Address
571 US Hwy 90 East, Suite 102
DeFuniak Springs, FL 32433

Tel: (850) 892-8112
Fax: (850) 892-8113

April 15, 2020

Brian K. Lamb, District Manager
Hammock Bay CDD
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Re: Hammock Bay Community Development District

Dear Mr. Lamb:

This letter is in response to your request for the number of registered voters within the Hammock Bay Community Development District.

We are showing that there were 2,**052** (two thousand and fifty-two) registered voters in that district as of
April 15, 2020.

Sincerely,

Bobby Beasley, Supervisor of Elections

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300♦ Fax (813) 873-7070

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

In accordance with section 190.006(3)(b), Florida Statutes, Hammock Bay Community Development District (the "District") hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the Hammock Bay Community Development District begins at noon on Monday June 8, 2020 and close at noon on Friday June 12, 2020.

The District has three seats up for election, Seats 1 , 2 and 3. Elections are non-partisan and will be held at the same time as the general election on November 3, 2020 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Walton County Supervisor of Elections located at Walton County Courthouse located at 571 US Hwy 90 East, Suite 102, DeFuniak Springs, FL 32433; Ph: (850) 892-8112. All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Walton County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Walton County Supervisor of Elections.

Brian Lamb
District Manager

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION FOR THREE SEATS ON THE BOARD OF SUPERVISORS TO BE HELD BY THE WALTON COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2020.

WHEREAS, the Hammock Bay Community Development District ("**District**") is a local unit of special-purpose government established by Walton County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the Board of Supervisors of the District (the **"Board"**) consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the Board and currently calls for the election of **three (3)** members of the Board in the upcoming November general election, each seat to a four-year term, for seat numbers:

Seat No. 1, Currently held by Robert M. Sullivan
Seat No. 2, Currently held by Trish Dalton
Seat No. 3, Currently held by Tim Edwards

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. **General Election.** There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2020, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **three (3) qualified electors** to serve on the Board in **Seat Numbers 1, 2, and 3**.

Section 2. **Qualifying Period.** The period of qualifying as a candidate for a supervisor to the District shall be from **noon on Monday June 8, 2020 through noon on Friday June 12, 2020**, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 3. **Conduction and Procedure of Election**.

- **a.** The election shall be conducted according to the requirements of general law and law governing special district elections.
- **b.** The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- **c.** The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- **d.** The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- **e.** The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. **Election Costs**. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. **Effective Date and Transmittal**. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 8th day of June, 2020.

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

RESOLUTION 2020-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, consistent with Section 218.33, *Florida Statutes*, the District is statutorily required to establish and maintain internal controls designed to prevent and detect fraud, waste, and abuse as defined in Section 11.45(1), *Florida Statutes;* promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets; and

WHEREAS, to demonstrate compliance with Section 218.33, *Florida Statutes*, the District desires to adopt by resolution the Internal Controls Policy attached hereto as **Exhibit A**.

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

SECTION 1. The attached Internal Controls Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 8TH DAY OF JUNE. 2020.

ATTEST:	**HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

EXHIBIT "A"

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT
INTERNAL CONTROLS POLICY

1. Purpose.

1.1. The purpose of this internal controls policy is to establish and maintain internal controls for the Hammock Bay Community Development District.

1.2. Consistent with Section 218.33(3), *Florida Statutes*, the internal controls adopted herein are designed to:

1.2.1. Prevent and detect Fraud, Waste, and Abuse (as hereinafter defined).

1.2.2. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

1.2.3. Support economical and efficient operations.

1.2.4. Ensure reliability of financial records and reports.

1.2.5. Safeguard Assets (as hereinafter defined).

2. Definitions.

2.1. "Abuse" means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.

2.2. "Assets" means District assets such as cash or other financial resources, supplies, inventories, equipment and other fixed assets, real property, intellectual property, or data.

2.3. "Auditor" means the independent auditor (and its employees) retained by the District to perform the annual audit required by state law.

2.4. "Board" means the Board of Supervisors for the District.

2.5. "District Management" means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.

2.6. "Fraud" means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity's assets, bribery, or the use of one's position for personal enrichment through the deliberate misuse or misapplication of an organization's resources.

2.7. "Internal Controls" means systems and procedures designed to prevent and detect fraud, waste, and abuse; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets.

2.8. "Risk" means anything that could negatively impact the District's ability to meet its goals and objectives. The term includes strategic, financial, regulatory, reputational, and operational risks.

2.9. "Waste" means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

3. Control Environment.

3.1. Ethical and Honest Behavior.

3.1.1. District Management is responsible for maintaining a work environment that promotes ethical and honest behavior on the part of all employees, contractors, vendors and others.

3.1.2. Managers at all levels must behave ethically and communicate to employees and others that they are expected to behave ethically.

3.1.3. Managers must demonstrate through words and actions that unethical behavior will not be tolerated.

4. Risk Assessment.

4.1. Risk Assessment. District Management is responsible for assessing Risk to the District. District Management's Risk assessments shall include, but not be limited to:

4.1.1. Identifying potential hazards.

4.1.2. Evaluating the likelihood and extent of harm.

4.1.3. Identifying cost-justified precautions and implementing those precautions.

5. Control Activities.

5.1. Minimum Internal Controls. The District hereby establishes the following minimum Internal Controls to prevent and detect Fraud, Waste, and Abuse:

5.1.1. Preventive controls designed to forestall errors or irregularities and thereby avoid the cost of corrections. Preventive control activities shall include, but not be limited to, the following:

5.1.1.1. Identifying and segregating incompatible duties and/or implementing mitigating controls.

5.1.1.2. Performing accounting functions in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.1.3. Requiring proper authorizations to access and/or modify accounting software.

5.1.1.4. Implementing computerized accounting techniques (e.g. to help identify coding errors, avoid duplicate invoices, etc.).

5.1.1.5. Maintaining a schedule of the District's material fixed Assets.

5.1.1.6. Maintaining physical control over the District's material and vulnerable Assets (e.g. lock and key, computer passwords, network firewalls, etc.).

5.1.1.7. Retaining and restricting access to sensitive documents.

5.1.1.8. Performing regular electronic data backups.

5.1.2. Detective controls designed to measure the effectiveness of preventive controls and to detect errors or irregularities when they occur. Detective control activities shall include, but not be limited to, the following:

5.1.2.1. Preparing financial reports in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.2.2. Reviewing financial statements and investigating any material variances between budgeted expenses and actual expenses.

5.1.2.3. Establishing and implementing periodic reconciliations of bank, trust, and petty cash accounts.

5.1.2.4. Establishing an internal protocol for reporting and investigating known or suspected acts of Fraud, Waste, or Abuse.

5.1.2.5. Engaging in periodic physical inventory counts and comparisons with inventory records.

5.1.2.6. Monitoring all ACH (electronic) transactions and the sequencing of checks.

5.2. Implementation. District Management shall implement the minimum Internal Controls described herein. District Management may also implement additional Internal Controls that it deems advisable or appropriate for the District. The specific ways District Management implements these minimum Internal Controls shall be consistent with Generally Accepted Accounting Principles (GAAP) and otherwise conform to Governmental Accounting Standards Board (GASB) and American Institute of Certified Public Accountants (AICPA) standards and norms.

6. Information and Communication.

6.1. Information and Communication. District Management shall communicate to its employees (needing to know) information relevant to the Internal Controls, including but not limited to any changes to the Internal Controls and/or changes to laws, rules, contracts, grant agreements, and best practices.

6.2. Training. District Management shall regularly train its employees (needing the training) in connection with the Internal Controls described herein and promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

7. Monitoring Activities.

7.1. Internal Reviews. District Management shall internally review the District's Internal Controls at least once per year. In connection with this internal review, District Management shall:

7.1.1.1. Review its operational processes.

7.1.1.2. Consider the potential risk of Fraud, Waste, or Abuse inherent in each process.

7.1.1.3. Identify the controls included in the process, or controls that could be included, that would result in a reduction in the inherent risk.

7.1.1.4. Assess whether there are Internal Controls that need to be improved or added to the process under consideration.

7.1.1.5. Implement new controls or improve existing controls that are determined to be the most efficient and effective for decreasing the risk of Fraud, Waste or Abuse.

7.1.1.6. Train its employees on implemented new controls or improvements to existing controls.

7.2. External Audits and Other Reviews. Audits and other reviews may be performed on various components of the District's Internal Controls by the Auditor consistent with Government Auditing Standards (GAS). Audits may identify material deficiencies in the Internal Controls and make recommendations to improve them. District Management shall communicate and cooperate with the Board and the Auditor regarding the potential implementation of Auditor recommendations.

Specific Authority: §§ 190.011(5), 218.33(3), *Florida Statutes*
Effective date: June 8, 2020

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

August 26, 2019 Minutes of Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting for the Hammock Bay Community Development District Board of Supervisors was held on **Monday, August 26, 2019 at 10:30 a.m. (CST)** at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend, Freeport, FL 32439**.**

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Public Hearing & Regular Meeting of the Hammock Bay Community Development District Board of Supervisors to order on **Monday, August 26, 2019 at 10:30 a.m. (CST)**.

Board Members Present and Constituting a Quorum:

Robert Sullivan	Chairman	
Tim Edwards	Vice Chairman	
Manny Vital	Supervisor	

Staff Members Present:

Brian Lamb	Meritus	
Tricia Victory	Meritus	
Tucker Mackie	District Counsel	*via speakerphone*
Rick Welch	District Engineer	*via speakerphone*

Don Edwards	Trustmark Bank

There was one member of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the public hearing.

DRAFT

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET AND LEVYING O&M ASSESSMENTS

A. Open Public Hearing on Proposed Fiscal Year 2020 Budget on Levying O&M Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Staff Presentations

Mr. Lamb went over the proposed budget and assessments with the Board. He also provided an update on trust services. If the Board decides to go with Trustmark, there would be a $5,000 setup fee, and it is about $2,500 a year. Currently, the US Bank fees are about $4,000 a year. The budget can be adjusted if the Board chooses to go with Trustmark instead of US Bank for trust services. The Board asked Don Edwards with Trustmark about paying the setup fee over a period of time; Mr. Edwards will look into it. Supervisor Sullivan asked about the surplus funds; Mr. Lamb answered. The Board discussed the surplus funds, homeowners paying off the bond portion of the debt assessments, and the trust services.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-02; Adopting Fiscal Year 2020 Budget

Ms. Mackie reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Consideration of Resolution 2019-03; Levying O&M Assessments

The Board reviewed the resolution.

DRAFT

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

F. Close Public Hearing on Adopting Fiscal Year 2020 Budget and Levying O&M Assessments

The public hearing was closed.

6. RETURN TO REGULAR MEETING

Mr. Lamb directed the Board to return to the regular meeting.

7. BUSINESS ITEMS

A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2018

The Board reviewed the audit.

MOTION TO:	Accept the Financial Report for Fiscal Year Ending September 30, 2018.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Resolution 2019-04; Setting Fiscal Year 2020 Meeting Schedule

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Vital
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

DRAFT

C. General Matters of the District

The Board discussed the trust services. Supervisor Edwards will be the designated Board member to coordinate with staff and Trustmark.

MOTION TO:	Authorize staff and Supervisor Edwards to negotiate with Trustmark for trustee services and to the degree that it does not work out, remain with US Bank, and the goal with Trustmark is to spread out the upfront costs, if possible.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

8. CONSENT AGENDA

A. Consideration of the Board of Supervisors Meeting Minutes May 29, 2019
B. Consideration of the Operations and Maintenance Expenditures May 2019
C. Consideration of the Operations and Maintenance Expenditures June 2019
D. Consideration of the Operations and Maintenance Expenditures July 2019
E. Review of Financial Statements Month Ending July 31, 2019

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

9. VENDOR/STAFF REPORTS

A. District Counsel
B. District Engineer
C. District Manager

Mr. Lamb asked the Board if they want to accept or waive the $200 supervisor fee per meeting. Supervisor Edwards accepted the compensation, Supervisor Vital accepted the compensation, and Supervisor Sullivan accepted the compensation.

DRAFT

10. SUPERVISOR REQUESTS AND COMMENTS

Supervisor Sullivan asked for Ms. Mackie to please let them know if any of the legislative updates benefit the CDD. Ms. Mackie went over that most changes are mostly about how the Districts are established, constructed, or initially funded. She said there will be a new rules of procedure that will be coming out in the next agenda package.

Supervisor Edwards asked for more information about the purpose of the two meetings per year; Mr. Lamb answered.

11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

12. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

DRAFT

**The entire meeting is available on CD upon request.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

_____	_____
Signature	**Signature**
_____	_____
Printed Name	**Printed Name**
Title:	**Title:**
□ **Secretary**	□ **Chairman**
□ **Assistant Secretary**	□ **Vice Chairman**

Recorded by Records Administrator

_____
Signature

_____
Date

Official District Seal

DRAFT

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9215	$ 2,889.63		Management Services - August
Monthly Contract Sub-Total		**$ 2,889.63**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Supervisor: Manny Vital	MV082619	$ 200.00		Supervisor Fee - 08/26/2019
Supervisor: Robert Sullivan	RS082619	200.00		Supervisor Fee - 08/26/2019
Supervisor: Tim Edwards	TE082619	200.00	**$ 600.00**	Supervisor Fee - 08/26/2019
Regular Services Sub-Total		**$ 600.00**		
Additional Services				
GateHouse Media	2028368 0719	$ 454.74		Notice Posted 08/02/2019
Additional Services Sub-Total		**$ 454.74**		
TOTAL:		**$ 3,944.37**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9215
Invoice Date: Aug 1, 2019
Page: 1

Bill To:	Ship to:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		8/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		2,878.33
		Postage - June		9.65
11.00		Copies: B/W - June	0.15	1.65

Subtotal	2,889.63
Sales Tax	
Total Invoice Amount	2,889.63
Payment/Credit Applied	
TOTAL	**2,889.63**

HAMMOCK BAY CDD
MEETING DATE: August 26, 2019
DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
TRISH DALTON		SALARY WAIVED	0.00
ROBERT SULLIVAN	X	SALARY ACCEPTED	$200.00
TIM EDWARDS	X	SALARY ACCEPTED	$200.00
MANNY VITAL	X	SALARY ACCEPTED	$200.00
NORMAN KAISER		SALARY ACCEPTED	$200.00

MV 082619

HAMMOCK BAY CDD
MEETING DATE: August 26, 2019
DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
TRISH DALTON		SALARY WAIVED	0.00
ROBERT SULLIVAN	X	SALARY ACCEPTED	$200.00
TIM EDWARDS	X	SALARY ACCEPTED	$200.00
MANNY VITAL	X	SALARY ACCEPTED	$200.00
NORMAN KAISER		SALARY ACCEPTED	$200.00

RS082619

HAMMOCK BAY CDD
MEETING DATE: August 26, 2019
DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
TRISH DALTON		SALARY WAIVED	0.00
ROBERT SULLIVAN	X	SALARY ACCEPTED	$200.00
TIM EDWARDS	X	SALARY ACCEPTED	$200.00
MANNY VITAL	X	SALARY ACCEPTED	$200.00
NORMAN KAISER		SALARY ACCEPTED	$200.00

TE 082619

GateHouse Media
NORTHWEST FLORIDA
NEWSPAPERS • DIGITAL

Gatehouse Media
Northwest Florida
Tax ID 47-2464860
TEL: (866) 470-7133
FAX: (863) 802-7825

Advertising Invoice

INVOICE DATE	INVOICE NO.
8/4/2019	2028368-0719

Location ID DN Balance Due $454.74

7 - 129

REMIT TO: Gatehouse Media,
Northwest Florida
P.O. Box 102801
Atlanta, GA 30368-2801

HAMMOCK BAY COMM DEVELOP
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

1002028368000004547 45

TO ASSURE PROPER CREDIT - PLEASE RETURN TOP PORTION WITH REMITTANCE - ENTER ACCOUNT NUMBER ON YOUR CHECK

ACCOUNT NUMBER	CURRENT	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
2028368	$454.74	$0.00	$0.00	$0.00

DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
08/02/19	34860209	4110-DN Legal Line *7/0949DN HAMMOCK BAY*	286.00		454.74

Received
AUG 08 2019

8.12.19
GR

51300
4801

Important! Please make note of our NEW Payment Remittance Address. To ensure prompt posting of your payment, it is important that you use this NEW address.

PREVIOUS BALANCE		NEW CHARGES		CREDITS		BALANCE DUE
$0.00	(+)	$454.74	-	$0.00	=	**$454.74**

GateHouse Media
NORTHWEST FLORIDA
NEWSPAPERS • DIGITAL

Questions regarding this invoice should call:
Tel: (866) 470-7133
Fax: (863) 802-7825

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9275	$ 2,882.53		Management Services - September
Monthly Contract Sub-Total		**$ 2,882.53**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Auto Owners Insurance	011055120 091119	$ 728.00		General Liability Insurance Renewal 10/01/2019 to 09/30/2020
Regular Services Sub-Total		**$ 728.00**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 3,610.53**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9275
Invoice Date: Sep 1, 2019
Page: 1

Bill To:	Ship to:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		9/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - September		2,878.33
		Postage - July		1.50
18.00		Copies: B/W - July	0.15	2.70

Subtotal	2,882.53
Sales Tax	
Total Invoice Amount	2,882.53
Payment/Credit Applied	
TOTAL	**2,882.53**

12-0349-00

32130 (5-19)

INSURANCE OFFICE OF AMERICA INC
4915 W CYPRESS ST STE 100
TAMPA FL 33607-3846
INVOICE

00013619

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

Phone 1-800-288-8740 Fax 517-391-5101
www.auto-owners.com

Billing Account Information	
Statement Date	09-11-2019
Account Number	011055120
Payment Plan	FULL PAY
Due Date	**10-01-2019**

Please contact your agent with questions at:
(813) 637-8877

HAMMOCK BAY CDD
C/O: MERITUS
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Gen Liability
Renewal

Summary of Billing Account Activity					
Previous Balance	Payments	Policy Activity	Fees	Total	**Minimum Due**
$0.00	$0.00	$809.00	$0.00	$809.00	**$728.00**

Total with Paid In Full Discount
$728.00

Payments must be received by the Due Date to receive the Paid in Full Discount.

fold and detach here

0070546

12-0349-00

Auto-Owners INSURANCE

Received
SEP 17 2019

HAMMOCK BAY CDD
C/O: MERITUS
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Billing Account Information	
Account Number	011055120
Due Date	**10-01-2019**
Total	$809.00
Minimum Due	**$728.00**
Total with Paid In Full Discount	
$728.00	

For updates to your billing address, mark Address Change below and fill out the back of this stub.

_____Address Change

Please make checks payable to:

AUTO-OWNERS INSURANCE
PO BOX 740312
CINCINNATI, OH 45274-0312

73

1000001105512000000000000000007280000000728006

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9321	$ 2,966.88		Management Services - October
Monthly Contract Sub-Total		**$ 2,966.88**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Chubb	9020 1125 8254 001C 102219	$ 1,838.00		Directors & Officers Insurance - 10/22/2019
Regular Services Sub-Total		**$ 1,838.00**		
Additional Services				
ADA Site Compliance	923	$ 750.00		Compliance Shield - 10/26/2019
Additional Services Sub-Total		**$ 750.00**		
TOTAL:		**$ 5,554.88**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9321
Invoice Date: Oct 1, 2019
Page: 1

Bill To:	Ship to:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		10/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - October		2,878.33
		Postage - August		2.00
567.00		Copies: B/W - August	0.15	85.05
3.00		Copies: Color - August	0.50	1.50

Subtotal	2,966.88
Sales Tax	
Total Invoice Amount	2,966.88
Payment/Credit Applied	
TOTAL	**2,966.88**

NOTICE OF CANCELLATION

CHUBB®

Writing Company:
FEDERAL INSURANCE COMPANY

Account Number
9020 1125 8254 001C

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRI
2005 PAN AM CIRCLE STE 120
TAMPA, FL 33607

Invoice Date
OCT 22 2019

Policyholder
HAMMOCK BAY COMMUNITY DEVELOPM

Your CHUBB agent or broker is:
INSURANCE OFFICE OF AMERICA, INC.
P. O. BOX 162207
ALTAMONTE SPRINGS, FL 32716-2207
1-407-788-3000

Questions about this notice? Please call
CHUBB PREMIUM ACCOUNTING SERVICE CENTER
at 1-800-372-4822

WE HAVE NOT YET RECEIVED THE MINIMUM PREMIUM PAYMENT FOR THE POLICY SHOWN BELOW AND HOPE THAT IT HAS ALREADY BEEN MAILED. THIS POLICY IS CANCELLED EFFECTIVE NOV 17 2019 BEGINNING AT 12:01AM. THIS IS THE FINAL NOTICE OF CANCELLATION WE WILL SEND PRIOR TO THE EFFECTIVE DATE AND TIME OF CANCELLATION INDICATED IN THIS NOTICE.

Policy: DIRECTORS & OFFICERS	***000082091341***
Minimum amount due	***$1,838.00***
Total amount due	***$1,838.00***
Due date	***NOV 16 2019***

Payment of premium signifies acceptance of all policy terms and conditions. Further, payment of account premium signifies acceptance of Chubb's account billing practice to spread return premium to open receivables.

Please return This Section Along With Your Payment

Thank you for insuring through Chubb. ***Payments must be made payable and submitted directly to Chubb, P.O. BOX 382001, Pittsburgh, PA 15250-8001.*** *For overnight delivery, please remit to Chubb, ATTN: Box 382001, 500 Ross Street 154-0455, Pittsburgh, PA 15262-0001. Please return this section along with your check, made payable to* ***Chubb,*** *in the envelope provided. Please include the policy number on your check. The return address, printed on the back of this section, should show through the window in the enclosed envelope.*

Payer HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRI
2005 PAN AM CIRCLE STE 120

PAYMENT DUE DATE **NOV 16 2019**

Policy Number 000082091341

Received
OCT 28 2019

Payment Enclosed ☐

Account Number 9020 1125 8254 001C

Minimum Payment Due	$1,838.00
Total Amount Due	$1,838.00

2000082091341000795378 92 201911260 000000001838002 4

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com

Invoice

BILL TO
Hammock Bay CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
923	10/26/2019	$750.00	11/09/2019	Net 14	

DESCRIPTION	AMOUNT
Website Accessibility & Compliance, Compliance Shield, Accessibility Policy, Technological Auditing	750.00

BALANCE DUE **$750.00**

51300-5103
10-28-19

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9407	$ 2,879.13		Management Services - November
Monthly Contract Sub-Total		**$ 2,879.13**		
Variable Contract				
GateHouse Media	2028368 1019	$ 143.10		Notice of Regular Board Meeting - 10/11/19
Variable Contract Sub-Total		**$ 143.10**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Regular Services Sub-Total		**$ 0.00**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 3,022.23**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9407
Invoice Date: Nov 1, 2019
Page: 1

Bill To:	Ship to:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		11/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		2,878.33
		Postage - September		0.50
2.00		Copies: B/W - September	0.15	0.30

Subtotal	2,879.13
Sales Tax	
Total Invoice Amount	2,879.13
Payment/Credit Applied	
TOTAL	**2,879.13**

GateHouse Media
NORTHWEST FLORIDA
NEWSPAPERS • DIGITAL

Gatehouse Media
Northwest Florida
Tax ID 47-2464860
TEL: (866) 470-7133
FAX: (863) 802-7825

Advertising Invoice

INVOICE DATE	INVOICE NO.
11/3/2019	2028368-1019

Location ID DN Balance Due $143.10

7 - 151

REMIT TO: Gatehouse Media,
Northwest Florida
P.O. Box 102801
Atlanta, GA 30368-2801

HAMMOCK BAY COMM DEVELOP
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

1002028368000001431 01

TO ASSURE PROPER CREDIT - PLEASE RETURN TOP PORTION WITH REMITTANCE - ENTER ACCOUNT NUMBER ON YOUR CHECK

ACCOUNT NUMBER	CURRENT	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
2028368	$143.10	$0.00	$0.00	$0.00

DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
10/11/19	34863744	4110-DN Legal Line *10/1314DN NOTICE OF REGULAR BO*	90.00		143.10

Received
NOV 08 2019

51300 - 4801
11.14.19
SR

Important! Please make note of our NEW Payment Remittance Address. To ensure prompt posting of your payment, it is important that you use this NEW address.

PREVIOUS BALANCE		NEW CHARGES		CREDITS		BALANCE DUE
$0.00	(+)	$143.10	-	$0.00	=	**$143.10**

GateHouse Media
NORTHWEST FLORIDA
NEWSPAPERS • DIGITAL

Questions regarding this invoice should call:
Tel: (866) 470-7133
Fax: (863) 802-7825

The News Herald • Northwest Florida Daily News • The Star • The Times • Crestview News Bulletin • Santa Rosa Press Gazette
The Walton Sun • The Destin Log • The Washington County News • Homles County Times • EmeraldCoast.com

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9510	$ 2,880.63		Management Services - December
Monthly Contract Sub-Total		**$ 2,880.63**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Regular Services Sub-Total		**$ 0.00**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 2,880.63**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9510
Invoice Date: Dec 1, 2019
Page: 1

Bill To:	Ship to:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		12/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December		2,878.33
		Postage - October		0.50
12.00		Copies: B/W - October	0.15	1.80

Subtotal	2,880.63
Sales Tax	
Total Invoice Amount	2,880.63
Payment/Credit Applied	
TOTAL	**2,880.63**

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9470	$ 2,879.78		Management Services - January
Monthly Contract Sub-Total		**$ 2,879.78**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Regular Services Sub-Total		**$ 0.00**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 2,879.78**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9470
Invoice Date: Jan 1, 2020
Page: 1

Bill To:	Ship to:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		1/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		2,878.33
		Postage - November		1.00
3.00		Copies: B/W - November	0.15	0.45

Subtotal	2,879.78
Sales Tax	
Total Invoice Amount	2,879.78
Payment/Credit Applied	
TOTAL	**2,879.78**

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9562	$ 2,879.83		Management Services - February
Monthly Contract Sub-Total		**$ 2,879.83**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
Meritus Districts	9608	$ 208.35		Webiste Admin Charges for the difference for 10/1/19 to 2/29/20
Utilities Sub-Total		**$ 208.35**		
Regular Services				
Regular Services Sub-Total		**$ 0.00**		
Additional Services				
Hopping Green & Sams	109096	$ 449.00		Professional Services - 07/31/2019
Hopping Green & Sams	110294	679.00	**$ 1,128.00**	Professional Services - August 2019
Additional Services Sub-Total		**$ 1,128.00**		
TOTAL:		**$ 4,216.18**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9562
Invoice Date: Feb 1, 2020
Page: 1

Bill To:	Ship to:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		2/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		2,878.33
10.00		Copies: B/W - December	0.15	1.50

Subtotal	2,879.83
Sales Tax	
Total Invoice Amount	2,879.83
Payment/Credit Applied	
TOTAL	**2,879.83**

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9608
Invoice Date: Feb 11, 2020
Page: 1

Bill To:	Ship to:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms
Hammock Bay CDD		Net Due

	Shipping Method	Ship Date	Due Date
	Best Way		2/11/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20:		
		Website Administration		104.15
		District Management Services		104.20

OK
MY

Subtotal	208.35
Sales Tax	
Total Invoice Amount	208.35
Payment/Credit Applied	
TOTAL	**208.35**

Hopping Green & Sams
Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

========== STATEMENT ==========

July 31, 2019

Hammock Bay Community Development District
Meritus Districts
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Bill Number 109096
Billed through 06/30/2019

General Representation
HAMBAY 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

06/03/19	MGC	Review auditor letter.	0.20 hrs
06/06/19	TFM	Review FY 2018 Audit and provide comments.	1.20 hrs
06/11/19	TFM	Confer with Wolfe.	0.20 hrs
	Total fees for this matter		$449.00

MATTER SUMMARY

Collazo, Mike	0.20 hrs	320 /hr	$64.00
Mackie, A.Tucker Frazee	1.40 hrs	275 /hr	$385.00
TOTAL FEES			$449.00
TOTAL CHARGES FOR THIS MATTER			**$449.00**

BILLING SUMMARY

Collazo, Mike	0.20 hrs	320 /hr	$64.00
Mackie, A.Tucker Frazee	1.40 hrs	275 /hr	$385.00
TOTAL FEES			$449.00
TOTAL CHARGES FOR THIS BILL			**$449.00**

Please include the bill number on your check.

Hopping Green & Sams
Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

========== STATEMENT ==========

September 10, 2019

Hammock Bay Community Development District
Meritus Districts
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Bill Number 110294
Billed through 08/31/2019

General Representation
HAMBAY 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

08/13/19	DGW	Draft documents in connection with amended and restated rules of procedure.	0.30 hrs
08/16/19	TFM	Confer with Lamb and Crutchfield regarding Board vacancies.	0.40 hrs
08/19/19	TFM	Confer with Lamb; confer with Crutchfield; review agenda and provide comments.	0.60 hrs
08/26/19	TFM	Prepare for and attend Board meeting by phone; follow-up from meeting.	1.10 hrs
08/30/19	MCE	Research and revise rules of procedure; review memorandum to district regarding same.	0.20 hrs
		Total fees for this matter	$679.00

MATTER SUMMARY

Wilbourn, David - Paralegal	0.30 hrs	125 /hr	$37.50
Eckert, Michael C.	0.20 hrs	320 /hr	$64.00
Mackie, A.Tucker Frazee	2.10 hrs	275 /hr	$577.50
TOTAL FEES			$679.00
TOTAL CHARGES FOR THIS MATTER			**$679.00**

BILLING SUMMARY

Wilbourn, David - Paralegal	0.30 hrs	125 /hr	$37.50
Eckert, Michael C.	0.20 hrs	320 /hr	$64.00
Mackie, A.Tucker Frazee	2.10 hrs	275 /hr	$577.50
TOTAL FEES			$679.00
TOTAL CHARGES FOR THIS BILL			**$679.00**

Please include the bill number on your check.

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9644	$ 2,922.95		Management Service Fee for March 2020
Monthly Contract Sub-Total		**$ 2,922.95**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Regular Services Sub-Total		**$ 0.00**		
Additional Services				
CRI	16841925	$ 2,000.00		Professional Services - Audit financials statement as of Sep 2019
CRI	16860334	2,500.00	**$ 4,500.00**	Professional Service - Second Progress Billing on Audit of FS thru 09/30/20
LLS Tax Solutions Inc.	1945	650.00		Professional Services - Rebate Calculation
US Bank	5658479	3,771.25		US Bank - Administration fee for 02/01/2020 to 01/31/2021
Additional Services Sub-Total		**$ 8,921.25**		
TOTAL:		**$ 11,844.20**		

Approved (with any necessary revisions noted):

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9644
Invoice Date: Mar 1, 2020
Page: 1

Bill To:	Ship to:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		3/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - March		2,899.17
		Postage - January		1.00
13.00		Copies: B/W - January	0.15	1.95
		Website Administration		20.83

Subtotal	2,922.95
Sales Tax	
Total Invoice Amount	2,922.95
Payment/Credit Applied	
TOTAL	**2,922.95**

CRI CARR RIGGS & INGRAM
CPAs and Advisors

500 Grand Boulevard, Suite 210
Miramar Beach, FL 32550
850-837-3141
Federal ID 72-1396621

Hammock Bay CDD
c/o Meritus Districts
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice No. *16841925 (include on check)*
Date *02/28/2020*
Client No. *20-03076.000*

Professional services rendered as follows:

Initial progress billing on audit of financial statements
as of September 30, 2019

Current Amount Due $ 2,000.00

Received
MAR 03 2020

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

We accept most major credit cards. Please complete the following information or contact our office to submit your payment over the phone.

Invoice Date: 02/28/2020 Client No: 20-03076
Invoice Number: 16841925 Total Amount Due: $ 2,000.00 Hammock Bay CDD

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

Payment Amount: _____ Signature: _____

Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

CRI CARR RIGGS & INGRAM
CPAs and Advisors

500 Grand Boulevard, Suite 210
Miramar Beach, FL 32550
850-837-3141
Federal ID 72-1396621

Hammock Bay CDD
c/o Meritus Districts
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice No. *16860334 (include on check)*
Date *03/20/2020*
Client No. *20-03076.000*

Professional services rendered as follows:

Second progress billing on audit of financial statements
as of September 30, 2019

Current Amount Due $ 2,500.00

Received
MAR 24 2020

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

We accept most major credit cards. Please complete the following information or contact our office to submit your payment over the phone.

Invoice Date: 03/20/2020 Client No: 20-03076
Invoice Number: 16860334 Total Amount Due: $ 2,500.00 Hammock Bay CDD

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

Payment Amount: _____ Signature: _____

Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

LLS Tax Solutions Inc.

Specializing In Tax - Exempt Bond Services

LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

INVOICE

BILL TO:

Hammock Bay Community Development District
c/o Meritus Districts
2005 Pan AM Circle, Suite 120
Tampa, Florida 33607

DATE: 03/05/2020
INVOICE # 001945

DESCRIPTION	AMOUNT
Total billing in connection with the $3,175,000 Hammock Bay Community Development District Special Assessment Revenue Refunding Note, Series 2016 – Rebate Requirement Calculation for the period ended January 26, 2020.	$650.00

PAYMENT TERMS

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

Total **$650.00**

Thank You For Your Business!

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	5658479
Account Number:	256859000
Invoice Date:	02/25/2020
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

HAMMOCK BAY COMMUNITY DEVELOPMENT DI
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

HAMMOCK BAY CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE $3,771.25

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HAMMOCK BAY CDD 2016

Invoice Number:	5658479
Account Number:	256859000
Current Due	$3,771.25
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 256859000
Invoice # 5658479
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	5658479
Invoice Date:	02/25/2020
Account Number:	256859000
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

HAMMOCK BAY CDD 2016

Accounts Included In This Relationship: 256859000 256859001 256859002 256859003 256859004

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,500.00	100.00%	$3,500.00
Subtotal Administration Fees - In Advance 02/01/2020 - 01/31/2021				**$3,500.00**
Incidental Expenses	3,500.00	0.0775		$271.25
Subtotal Incidental Expenses				**$271.25**
TOTAL AMOUNT DUE				**$3,771.25**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

Hammock Bay Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9685	$ 2,921.65		District Management Service Charge - April 2020
Monthly Contract Sub-Total		**$ 2,921.65**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Regular Services Sub-Total		**$ 0.00**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 2,921.65**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9685
Invoice Date: Apr 1, 2020
Page: 1

Bill To:	Ship to:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		4/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		2,899.17
11.00		Copies: B/W - February	0.15	1.65
		Website Administration		20.83

Subtotal	2,921.65
Sales Tax	
Total Invoice Amount	2,921.65
Payment/Credit Applied	
TOTAL	**2,921.65**

Hammock Bay
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2020

Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Hammock Bay Community Development District

Balance Sheet

As of 4/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets					
Cash-Operating Account TMB	36,652	0	0	0	36,652
Accounts Receivable - Other	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0
Investments--Revenue--Series 2016 #9000	0	389,055	0	0	389,055
Investments--Interest--Series 2016 #9001	0	0	0	0	0
Investments--Sinking--Series 2016 #9002	0	0	0	0	0
Investments--Prepayment--Seri... 2016 #9004	0	55,939	0	0	55,939
Investments--Reserve--Series 2016 #9003	0	25,000	0	0	25,000
Prepaid Items	0	0	0	0	0
Prepaid Prof Liab Insurance	0	0	0	0	0
Prepaid GL Insurance	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0
Improvements Other Than Buildings	0	0	14,553,296	0	14,553,296
Amount Available-Debt Service	0	0	0	276,671	276,671
Amount To Be Provided-Debt Service	0	0	0	2,398,329	2,398,329
Other	0	0	0	0	0
Total Assets	36,652	469,995	14,553,296	2,675,000	17,734,942
Liabilities					
Accounts Payable	0	0	0	0	0
Due To General Fund	0	0	0	0	0
Due To Debt Service Fund	2,200	0	0	0	2,200
Revenue Bonds Payable --- Series 2004 A	0	0	0	0	0
Revenue Bonds Payable --- Series 2016	0	0	0	2,675,000	2,675,000
Other	0	0	0	0	0
Total Liabilities	2,200	0	0	2,675,000	2,677,200
Fund Equity & Other Credits					
Fund Balance-All Other Reserves	0	278,374	0	0	278,374
Fund Balance-Unreserved	27,242	0	0	0	27,242
Investment In General Fixed Assets	0	0	14,553,296	0	14,553,296
Other	7,209	191,621	0	0	198,830
Total Fund Equity & Other Credits	34,451	469,995	14,553,296	0	15,057,742
Total Liabilities & Fund Equity	36,652	469,995	14,553,296	2,675,000	17,734,942

Hammock Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 4/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	43,143	42,724	(419)	(1)%
Total Revenues	43,143	42,724	(419)	(1)%
Expenditures				
Legislative				
Supervisor Fees	1,600	0	1,600	100 %
Financial & Administrative				
District Engineer	500	0	500	100 %
Trustees Fees	3,800	5,028	(1,228)	(32)%
Management & Accounting Services	34,790	20,294	14,496	42 %
Auditing Services	6,600	4,500	2,100	32 %
Arbitrage Rebate Calculation	650	650	0	0 %
Postage, Phone, Faxes, Copies	150	99	51	34 %
Professional Liability Insurance	1,800	1,838	(38)	(2)%
Legal Advertising	250	143	107	43 %
Bank Fees	200	35	165	83 %
Dues, Licenses & Fees	175	175	0	0 %
Website Administration	250	896	(646)	(258)%
Legal Counsel				
District Counsel	1,500	1,128	372	25 %
Other Physical Environment				
General Liability Insurance	750	728	22	3 %
Total Expenditures	53,015	35,515	17,500	33 %
Other Financing Sources				
Interfund Transfer	3,800	0	(3,800)	(100)%
Reserves	6,072	0	(6,072)	(100)%
Total Other Financing Sources	9,872	0	(9,872)	(100)%
Excess Revenues Over (Under) Expenditures	0	7,209	7,209	0 %
Fund Balance, Beginning of Period	0	(9,592)	(9,592)	0 %
Fund Balance, End of Period	0	(2,383)	(2,383)	0 %

Hammock Bay Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2016
From 10/1/2019 Through 4/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	217,945	223,467	5,522	3 %
Debt Service Prepayments	0	55,767	55,767	0 %
Interest Earnings				
Interest Earnings	0	2,267	2,267	0 %
Total Revenues	217,945	281,501	63,556	29 %
Expenditures				
Debt Service Payments				
Interest Payments	87,945	44,880	43,065	49 %
Principal Payments	130,000	45,000	85,000	65 %
Total Expenditures	217,945	89,880	128,065	59 %
Excess Revenues Over (Under) Expenditures	0	191,621	191,621	0 %
Fund Balance, Beginning of Period	0	44,823	44,823	0 %
Fund Balance, End of Period	0	236,444	236,444	0 %

Hammock Bay Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash-Operating Account TMB
Reconciliation ID: 04/30/2020
Reconciliation Date: 4/30/2020
Status: Locked

Bank Balance	36,651.73
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	36,651.73
Balance Per Books	36,651.73
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Hammock Bay Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash-Operating Account TMB
Reconciliation ID: 04/30/2020
Reconciliation Date: 4/30/2020
Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1088	4/1/2020	System Generated Check/Voucher	2,500.00	Carr, Riggs & Ingram, LLC
1089	4/1/2020	System Generated Check/Voucher	2,921.65	Meritus Districts
1090	4/1/2020	Series 2016 FY20 Tax Dist ID 7	3,599.62	Hammock Bay CDD
Cleared Checks/Vouchers			9,021.27	

Hammock Bay Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash-Operating Account TMB
Reconciliation ID: 04/30/2020
Reconciliation Date: 4/30/2020
Status: Locked

Cleared Deposits

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	CR261	4/1/2020	Tax Distribution - 04.01.2020	0.00
	CR2569	4/30/2020	April Bank Activity	(5.00)
	CR2572	4/30/2020	Tax Distribution - 04.30.2020	2,621.06
Cleared Deposits				2,616.06