

# Hammock Bay Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2020



Meritus Districts  
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# Hammock Bay Community Development District

## Balance Sheet

As of 7/31/2020

(In Whole Numbers)

|   | General Fund  | Debt Service<br>Fund Series<br>2016 | General Fixed<br>Assets Account<br>Group | General<br>Long-Term Debt<br>Account Group | Total             |
|---|---------------|-------------------------------------|--|--|-------------------|
| <b>Assets</b>                                 |               |                                     |  |  |                   |
| Cash-Operating Account TMB                    | 21,598        | 0                                   | 0  | 0  | 21,598            |
| 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<br>2016 #9000    | 0             | 215,241                             | 0  | 0  | 215,241           |
| Investments--Interest--Series<br>2016 #9001   | 0             | 0                                   | 0  | 0  | 0                 |
| Investments--Sinking--Series<br>2016 #9002    | 0             | 0                                   | 0  | 0  | 0                 |
| Investments--Prepayment--Series<br>2016 #9004 | 0             | 16,987                              | 0  | 0  | 16,987            |
| Investments--Reserve--Series<br>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<br>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<br>Service         | 0             | 0                                   | 0  | 2,218,329                                  | 2,218,329         |
| Other   | 0             | 0                                   | 0  | 0  | 0                 |
| <b>Total Assets</b>                           | <b>21,598</b> | <b>257,228</b>                      | <b>14,553,296</b>                        | <b>2,495,000</b>                           | <b>17,327,122</b> |
| <b>Liabilities</b>                            |               |                                     |  |  |                   |
| Accounts Payable                              | 0             | 0                                   | 0  | 0  | 0                 |
| Due To General Fund                           | 0             | 0                                   | 0  | 0  | 0                 |
| Due To Debt Service Fund                      | 0             | 0                                   | 0  | 0  | 0                 |
| Revenue Bonds Payable ---<br>Series 2004 A    | 0             | 0                                   | 0  | 0  | 0                 |
| Revenue Bonds Payable ---<br>Series 2016      | 0             | 0                                   | 0  | 2,495,000                                  | 2,495,000         |
| Other   | 0             | 0                                   | 0  | 0  | 0                 |
| <b>Total Liabilities</b>                      | <b>0</b>      | <b>0</b>                            | <b>0</b>                                 | <b>2,495,000</b>                           | <b>2,495,000</b>  |
| <b>Fund Equity &amp; Other Credits</b>        |               |                                     |  |  |                   |
| 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<br>Assets         | 0             | 0                                   | 14,553,296                               | 0  | 14,553,296        |
| Other   | (5,644)       | (21,145)                            | 0  | 0  | (26,789)          |
| <b>Total Fund Equity &amp; Other Credits</b>  | <b>21,598</b> | <b>257,228</b>                      | <b>14,553,296</b>                        | <b>0</b>                                   | <b>14,832,122</b> |
| <b>Total Liabilities &amp; Fund Equity</b>    | <b>21,598</b> | <b>257,228</b>                      | <b>14,553,296</b>                        | <b>2,495,000</b>                           | <b>17,327,122</b> |

# Hammock Bay Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 7/31/2020

(In Whole Numbers)

|   | Total Budget -<br>Original | Current Period<br>Actual | Total Budget<br>Variance - Original | Percent Total<br>Budget Remaining<br>- Original |
|---|----------------------------|--------------------------|-------------------------------------|---|
| <b>Revenues</b>                           |                            |                          |                                     |   |
| Special Assessments - Service Charges     |                            |                          |                                     |   |
| Operations & Maintenance Assmts-Tax Roll  | 43,143                     | 43,219                   | 76                                  | 0 %   |
| <b>Total Revenues</b>                     | <b>43,143</b>              | <b>43,219</b>            | <b>76</b>                           | <b>0 %</b>                                      |
| <b>Expenditures</b>                       |                            |                          |                                     |   |
| Legislative                               |                            |                          |                                     |   |
| Supervisor Fees                           | 1,600                      | 800                      | 800                                 | 50 %  |
| Financial & Administrative                |                            |                          |                                     |   |
| District Engineer                         | 500                        | 0                        | 500                                 | 100 %   |
| Trustees Fees                             | 3,800                      | 5,028                    | (1,228)                             | (32)%   |
| Management & Accounting Services          | 34,790                     | 28,992                   | 5,798                               | 17 %  |
| Auditing Services                         | 6,600                      | 6,600                    | 0                                   | 0 %   |
| Arbitrage Rebate Calculation              | 650                        | 650                      | 0                                   | 0 %   |
| Postage, Phone, Faxes, Copies             | 150                        | 106                      | 45                                  | 30 %  |
| Professional Liability Insurance          | 1,800                      | 1,838                    | (38)                                | (2)%  |
| Legal Advertising                         | 250                        | 900                      | (650)                               | (260)%  |
| Bank Fees                                 | 200                        | 50                       | 150                                 | 75 %  |
| Dues, Licenses & Fees                     | 175                        | 175                      | 0                                   | 0 %   |
| Website Administration                    | 250                        | 958                      | (708)                               | (283)%  |
| Legal Counsel                             |                            |                          |                                     |   |
| District Counsel                          | 1,500                      | 2,038                    | (538)                               | (36)%   |
| Other Physical Environment                |                            |                          |                                     |   |
| General Liability Insurance               | 750                        | 728                      | 22                                  | 3 %   |
| <b>Total Expenditures</b>                 | <b>53,015</b>              | <b>48,863</b>            | <b>4,152</b>                        | <b>8 %</b>                                      |
| <b>Other Financing Sources</b>            |                            |                          |                                     |   |
| Interfund Transfer                        | 3,800                      | 0                        | (3,800)                             | (100)%  |
| Reserves                                  | 6,072                      | 0                        | (6,072)                             | (100)%  |
| <b>Total Other Financing Sources</b>      | <b>9,872</b>               | <b>0</b>                 | <b>(9,872)</b>                      | <b>(100)%</b>                                   |
| Excess Revenues Over (Under) Expenditures | 0                          | (5,644)                  | (5,644)                             | 0 %   |
| Fund Balance, Beginning of Period         | 0                          | (9,592)                  | (9,592)                             | 0 %   |
| Fund Balance, End of Period               | <b>0</b>                   | <b>(15,236)</b>          | <b>(15,236)</b>                     | <b>0 %</b>                                      |

# Hammock Bay Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2016

From 10/1/2019 Through 7/31/2020

(In Whole Numbers)

|   | Total Budget -<br>Original | Current Period<br>Actual | Total Budget<br>Variance - Original | Percent Total<br>Budget Remaining<br>- Original |
|---|----------------------------|--------------------------|-------------------------------------|---|
| Revenues                                      |                            |                          |                                     |   |
| Special Assessments - Capital<br>Improvements |                            |                          |                                     |   |
| Debt Service Assmts-Tax Roll                  | 217,945                    | 225,376                  | 7,431                               | 3 %   |
| Debt Service Prepayments                      | 0                          | 65,223                   | 65,223                              | 0 %   |
| Interest Earnings                             |                            |                          |                                     |   |
| Interest Earnings                             | 0                          | 2,273                    | 2,273                               | 0 %   |
| Total Revenues                                | 217,945                    | 292,872                  | 74,927                              | 34 %  |
| Expenditures                                  |                            |                          |                                     |   |
| Debt Service Payments                         |                            |                          |                                     |   |
| Interest Payments                             | 87,945                     | 89,018                   | (1,073)                             | (1)%  |
| Principal Payments                            | 130,000                    | 225,000                  | (95,000)                            | (73)%   |
| Total Expenditures                            | 217,945                    | 314,018                  | (96,073)                            | (44)%   |
| Excess Revenues Over (Under)<br>Expenditures  | 0                          | (21,145)                 | (21,145)                            | 0 %   |
| Fund Balance, Beginning of Period             | 0                          | 44,823                   | 44,823                              | 0 %   |
| Fund Balance, End of Period                   | 0                          | 23,677                   | 23,677                              | 0 %   |

Hammock Bay Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash-Operating Account TMB  
Reconciliation ID: 07/31/2020  
Reconciliation Date: 7/31/2020  
Status: Locked

|                                  |                    |
|----------------------------------|--------------------|
| Bank Balance                     | 21,798.22          |
| Less Outstanding Checks/Vouchers | 200.00             |
| Plus Deposits in Transit         | 0.00               |
| Plus or Minus Other Cash Items   | 0.00               |
| Plus or Minus Suspense Items     | <u>0.00</u>        |
| Reconciled Bank Balance          | 21,598.22          |
| Balance Per Books                | <u>21,598.22</u>   |
| Unreconciled Difference          | <u><u>0.00</u></u> |

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: 07/31/2020  
Reconciliation Date: 7/31/2020  
Status: Locked

Outstanding Checks/Vouchers

| <u>Document Number</u>      | <u>Document Date</u> | <u>Document Description</u>       | <u>Document Amount</u> | <u>Payee</u>  |
|-----------------------------|----------------------|-----------------------------------|------------------------|---------------|
| 1103                        | 7/16/2020            | System Generated<br>Check/Voucher | 200.00                 | Norman Kaiser |
| Outstanding Checks/Vouchers |                      |                                   | 200.00                 |               |

Hammock Bay Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash-Operating Account TMB

Reconciliation ID: 07/31/2020

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u>  | <u>Document Date</u> | <u>Document Description</u>        | <u>Document Amount</u> | <u>Payee</u>      |
|-------------------------|----------------------|------------------------------------|------------------------|-------------------|
| 1099                    | 6/19/2020            | Series 2016 FY20 Tax Dist ID<br>11 | 1,909.20               | Hammock Bay CDD   |
| 1100                    | 7/1/2020             | System Generated<br>Check/Voucher  | 2,923.60               | Meritus Districts |
| 1101                    | 7/16/2020            | System Generated<br>Check/Voucher  | 200.00                 | Tim Edwards       |
| 1102                    | 7/16/2020            | System Generated<br>Check/Voucher  | 200.00                 | Manuel Vital      |
| 1104                    | 7/16/2020            | System Generated<br>Check/Voucher  | 200.00                 | Robert Sullivan   |
| Cleared Checks/Vouchers |                      |                                    | <u>5,432.80</u>        |                   |

Hammock Bay Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash-Operating Account TMB

Reconciliation ID: 07/31/2020

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Deposits

| <u>Deposit Number</u> | <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u>              | <u>Document Amount</u> |
|-----------------------|------------------------|----------------------|--|------------------------|
|                       | CR2580                 | 6/4/2020             | Tax Disritubtion Stay on O & M- 06.04.20 | 129.98                 |
|                       | CR2588                 | 7/31/2020            | July Bank Activity                       | <u>(5.00)</u>          |
| Cleared Deposits      |                        |                      |  | <u>124.98</u>          |