

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 25, 2022**

HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 25, 2022 AT 6:00 p.m. CST.
HAMMOCK BAY LAKE CLUB
LOCATED AT 1830 GREAT HAMMOCK BEND, FREEPORT, FL 32439

District Board of Supervisors	Chairman	Tim Edwards
	Vice Chairman	Robert Sullivan
	Supervisor	Vacant
	Supervisor	Manny Vital
	Supervisor	Norman Kaiser
District Managers	Meritus	Brian Lamb
District Attorney	Kutak Rock	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 **6:00 p.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.

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of Hammock Bay Community Development District will be held on **Thursday, August 25, 2022 at 6:00 p.m. CST at the Hammock Bay Lake Club located at 1830 Great Hammock Bend, Freeport, FL 32439**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting.

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
 - A. Open Public Hearing on Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-03; Adopting Fiscal Year 2023 Budget.....Tab 01
 - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-04; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-05; Setting FY 2023 Meeting Schedule.....Tab 03
 - B. Discussion & Consideration of Supervisor to Open Board Seat
 - C. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting May 19, 2022 Tab 04
 - B. Consideration of Operation and Maintenance Expenditures May 2022 Tab 05
 - C. Consideration of Operation and Maintenance Expenditures June 2022 Tab 06
 - D. Consideration of Operation and Maintenance Expenditures July 2022..... Tab 07
 - E. Review of Financial Statements Month Ending July 31, 2022.....Tab 08
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. ADJOURNMENT**

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,



RESOLUTION 2022-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Hammock Bay Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hammock Bay Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$262,363.00 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 57,815.00
DEBT SERVICE FUND(S)	\$ 204,548.00
TOTAL ALL FUNDS	\$ 262,363.00

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 25th DAY OF AUGUST, 2022.

ATTEST:

**HAMMOCK BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

2023

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



August 25, 2022

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 25, 2022

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 2023, which begins on October 1, 2022. 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
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 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 03/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	57,815.00	56,166.53	1,648.47	57,815.00	0.00
Operations & Maintenance Assmts - Off-Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	57,815.00	56,166.53	1,648.47	57,815.00	0.00
OTHER FINANCING SOURCES					
Interfund Transfer	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00
INTEREST EARNINHS					
Interest earnings	0.00	21.43	(21.43)	0.00	0.00
TOTAL INTEREST EARNINHS	0.00	21.43	(21.43)	0.00	0.00
TOTAL REVENUES	\$57,815.00	\$56,187.96	\$1,627.04	\$57,815.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	1,600.00	1,600.00	0.00
TOTAL LEGISLATIVE	1,600.00	0.00	1,600.00	1,600.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Engineer	3,000.00	2,899.17	1,100.83	4,000.00	1,000.00
Trustees Fees	3,800.00	1,757.08	2,514.17	4,271.25	471.25
Management & Accounting Services	34,790.00	14,495.85	20,294.15	34,790.00	0.00
Auditing Services	6,950.00	2,450.00	4,300.00	6,750.00	(200.00)
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	150.00	203.42	146.58	350.00	200.00
Professional Liability Insurance	2,000.00	1,838.00	0.00	1,838.00	(162.00)
Legal Advertising	250.00	15.24	234.76	250.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	175.00	375.00	0.00	375.00	200.00
Website Administration	250.00	874.98	325.02	1,200.00	950.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	53,715.00	24,908.74	31,265.51	56,174.25	2,459.25
LEGAL COUNSEL					
District Counsel	1,500.00	0.00	750.00	750.00	(750.00)
TOTAL LEGAL COUNSEL	1,500.00	0.00	750.00	750.00	(750.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	1,000.00	1,552.00	0.00	1,552.00	552.00
TOTAL OTHER PHYSICAL ENVIRONMENT	1,000.00	1,552.00	0.00	1,552.00	552.00
TOTAL EXPENDITURES	\$57,815.00	\$26,460.74	\$33,615.51	\$60,076.25	\$2,261.25
EXCESS OF REVENUES OVER/(UNDER) EXPENDITUR	\$0.00	\$29,727.22	(\$31,988.47)	(\$2,261.25)	(\$2,261.25)

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	57,815.00	57,815.00	0.00	57,815.00	0.00
Operations & Maintenance Assmts - Off-Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	57,815.00	57,815.00	0.00	57,815.00	0.00
OTHER FINANCING SOURCES					
Interfund Transfer	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	\$57,815.00	\$57,815.00	\$0.00	\$57,815.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	1,600.00	0.00	1,600.00	0.00
TOTAL LEGISLATIVE	1,600.00	1,600.00	0.00	1,600.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Engineer	3,000.00	4,000.00	1,000.00	2,500.00	(500.00)
Trustees Fees	3,800.00	4,271.25	471.25	4,300.00	500.00
Management & Accounting Services	34,790.00	34,790.00	0.00	34,790.00	0.00
Auditing Services	6,950.00	6,750.00	(200.00)	6,950.00	0.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	150.00	350.00	200.00	150.00	0.00
Professional Liability Insurance	2,000.00	1,838.00	(162.00)	1,838.00	(162.00)
Legal Advertising	250.00	250.00	0.00	250.00	0.00
Bank Fees	200.00	200.00	0.00	100.00	(100.00)
Dues, Licenses & Fees	175.00	375.00	200.00	135.00	(40.00)
Website Administration	250.00	1,200.00	950.00	500.00	250.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	53,715.00	56,174.25	2,459.25	53,663.00	(52.00)
LEGAL COUNSEL					
District Counsel	1,500.00	750.00	(750.00)	1,000.00	(500.00)
TOTAL LEGAL COUNSEL	1,500.00	750.00	(750.00)	1,000.00	(500.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	1,000.00	1,552.00	552.00	1,552.00	552.00
TOTAL OTHER PHYSICAL ENVIRONMENT	1,000.00	1,552.00	552.00	1,552.00	552.00
TOTAL EXPENDITURES	\$57,815.00	\$60,076.25	\$2,261.25	\$57,815.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURE	\$0.00	(\$2,261.25)	(\$2,261.25)	\$0.00	\$0.00

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

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.

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

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	\$	204,548
TOTAL REVENUES	\$	204,548

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	135,000
Series 2016 May Bond Interest Payment	\$	35,888
Series 2016 November Bond Interest Payment	\$	33,660
TOTAL EXPENDITURES	\$	204,548
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	2,170,000
Principal Payment Applied Toward Series 2016 Bonds	\$	135,000
Bonds Outstanding - Period Ending 11/1/2023	\$	2,035,000

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

Lot Size	EAU Value	Total Unit Count	Debt Service Unit Count	Fiscal Year 2022					Fiscal Year 2023					Assessment Variance ⁽²⁾	
				Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2022 Total w/o Debt Service	Fiscal Year 2022 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 2023 Total w/o Debt Service	Fiscal Year 2023 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	\$110.64	\$130.04	\$110.64	\$656.92	\$46.25	\$22.56
70	1.17	107	33	\$616.45	\$64.39	\$107.48	\$64.39	\$723.93	\$616.45	\$110.64	\$130.04	\$110.64	\$746.49	\$46.25	\$22.56
75	1.25	92	40	\$658.60	\$64.39	\$107.48	\$64.39	\$766.08	\$658.60	\$110.64	\$130.04	\$110.64	\$788.64	\$46.25	\$22.56
80	1.33	149	103	\$700.76	\$64.39	\$107.48	\$64.39	\$808.24	\$700.76	\$110.64	\$130.04	\$110.64	\$830.80	\$46.25	\$22.56
85	1.42	1	1	\$748.18	\$64.39	\$107.48	\$64.39	\$855.66	\$748.18	\$110.64	\$130.04	\$110.64	\$878.22	\$46.25	\$22.56
90	1.50	5	1	\$790.32	\$64.39	\$107.48	\$64.39	\$897.80	\$790.32	\$110.64	\$130.04	\$110.64	\$920.36	\$46.25	\$22.56
95	1.58	2	2	\$832.47	\$64.39	\$107.48	\$64.39	\$939.95	\$832.47	\$110.64	\$130.04	\$110.64	\$962.51	\$46.25	\$22.56
100	1.67	73	46	\$879.89	\$64.39	\$107.48	\$64.39	\$987.37	\$879.89	\$110.64	\$130.04	\$110.64	\$1,009.93	\$46.25	\$22.56
110	1.83	22	14	\$964.19	\$64.39	\$107.48	\$64.39	\$1,071.67	\$964.19	\$110.64	\$130.04	\$110.64	\$1,094.23	\$46.25	\$22.56
Commercial	2.00	50	50	\$1,053.77	\$64.39	\$107.48	\$64.39	\$1,161.25	\$1,053.77	\$110.64	\$130.04	\$110.64	\$1,183.81	\$46.25	\$22.56
Total		504	293												

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.

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Walton County, Florida (“**County**”); and

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Hammock Bay Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

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

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 25th day of August, 2022.

ATTEST:

**HAMMOCK BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

2023

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



August 25, 2022

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 25, 2022

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 2023, which begins on October 1, 2022. 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
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 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 03/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	57,815.00	56,166.53	1,648.47	57,815.00	0.00
Operations & Maintenance Assmts - Off-Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	57,815.00	56,166.53	1,648.47	57,815.00	0.00
OTHER FINANCING SOURCES					
Interfund Transfer	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00
INTEREST EARNINHS					
Interest earnings	0.00	21.43	(21.43)	0.00	0.00
TOTAL INTEREST EARNINHS	0.00	21.43	(21.43)	0.00	0.00
TOTAL REVENUES	\$57,815.00	\$56,187.96	\$1,627.04	\$57,815.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	1,600.00	1,600.00	0.00
TOTAL LEGISLATIVE	1,600.00	0.00	1,600.00	1,600.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Engineer	3,000.00	2,899.17	1,100.83	4,000.00	1,000.00
Trustees Fees	3,800.00	1,757.08	2,514.17	4,271.25	471.25
Management & Accounting Services	34,790.00	14,495.85	20,294.15	34,790.00	0.00
Auditing Services	6,950.00	2,450.00	4,300.00	6,750.00	(200.00)
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	150.00	203.42	146.58	350.00	200.00
Professional Liability Insurance	2,000.00	1,838.00	0.00	1,838.00	(162.00)
Legal Advertising	250.00	15.24	234.76	250.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	175.00	375.00	0.00	375.00	200.00
Website Administration	250.00	874.98	325.02	1,200.00	950.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	53,715.00	24,908.74	31,265.51	56,174.25	2,459.25
LEGAL COUNSEL					
District Counsel	1,500.00	0.00	750.00	750.00	(750.00)
TOTAL LEGAL COUNSEL	1,500.00	0.00	750.00	750.00	(750.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	1,000.00	1,552.00	0.00	1,552.00	552.00
TOTAL OTHER PHYSICAL ENVIRONMENT	1,000.00	1,552.00	0.00	1,552.00	552.00
TOTAL EXPENDITURES	\$57,815.00	\$26,460.74	\$33,615.51	\$60,076.25	\$2,261.25
EXCESS OF REVENUES OVER/(UNDER) EXPENDITUR	\$0.00	\$29,727.22	(\$31,988.47)	(\$2,261.25)	(\$2,261.25)

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	57,815.00	57,815.00	0.00	57,815.00	0.00
Operations & Maintenance Assmts - Off-Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	57,815.00	57,815.00	0.00	57,815.00	0.00
OTHER FINANCING SOURCES					
Interfund Transfer	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	\$57,815.00	\$57,815.00	\$0.00	\$57,815.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	1,600.00	0.00	1,600.00	0.00
TOTAL LEGISLATIVE	1,600.00	1,600.00	0.00	1,600.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Engineer	3,000.00	4,000.00	1,000.00	2,500.00	(500.00)
Trustees Fees	3,800.00	4,271.25	471.25	4,300.00	500.00
Management & Accounting Services	34,790.00	34,790.00	0.00	34,790.00	0.00
Auditing Services	6,950.00	6,750.00	(200.00)	6,950.00	0.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	150.00	350.00	200.00	150.00	0.00
Professional Liability Insurance	2,000.00	1,838.00	(162.00)	1,838.00	(162.00)
Legal Advertising	250.00	250.00	0.00	250.00	0.00
Bank Fees	200.00	200.00	0.00	100.00	(100.00)
Dues, Licenses & Fees	175.00	375.00	200.00	135.00	(40.00)
Website Administration	250.00	1,200.00	950.00	500.00	250.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	53,715.00	56,174.25	2,459.25	53,663.00	(52.00)
LEGAL COUNSEL					
District Counsel	1,500.00	750.00	(750.00)	1,000.00	(500.00)
TOTAL LEGAL COUNSEL	1,500.00	750.00	(750.00)	1,000.00	(500.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	1,000.00	1,552.00	552.00	1,552.00	552.00
TOTAL OTHER PHYSICAL ENVIRONMENT	1,000.00	1,552.00	552.00	1,552.00	552.00
TOTAL EXPENDITURES	\$57,815.00	\$60,076.25	\$2,261.25	\$57,815.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURE	\$0.00	(\$2,261.25)	(\$2,261.25)	\$0.00	\$0.00

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

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.

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

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	\$	204,548
TOTAL REVENUES	\$	204,548

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	135,000
Series 2016 May Bond Interest Payment	\$	35,888
Series 2016 November Bond Interest Payment	\$	33,660
TOTAL EXPENDITURES	\$	204,548
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	2,170,000
Principal Payment Applied Toward Series 2016 Bonds	\$	135,000
Bonds Outstanding - Period Ending 11/1/2023	\$	2,035,000

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

Lot Size	EAU Value	Total Unit Count	Debt Service Unit Count	Fiscal Year 2022					Fiscal Year 2023					Assessment Variance ⁽²⁾	
				Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2022 Total w/o Debt Service	Fiscal Year 2022 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 2023 Total w/o Debt Service	Fiscal Year 2023 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	\$110.64	\$130.04	\$110.64	\$656.92	\$46.25	\$22.56
70	1.17	107	33	\$616.45	\$64.39	\$107.48	\$64.39	\$723.93	\$616.45	\$110.64	\$130.04	\$110.64	\$746.49	\$46.25	\$22.56
75	1.25	92	40	\$658.60	\$64.39	\$107.48	\$64.39	\$766.08	\$658.60	\$110.64	\$130.04	\$110.64	\$788.64	\$46.25	\$22.56
80	1.33	149	103	\$700.76	\$64.39	\$107.48	\$64.39	\$808.24	\$700.76	\$110.64	\$130.04	\$110.64	\$830.80	\$46.25	\$22.56
85	1.42	1	1	\$748.18	\$64.39	\$107.48	\$64.39	\$855.66	\$748.18	\$110.64	\$130.04	\$110.64	\$878.22	\$46.25	\$22.56
90	1.50	5	1	\$790.32	\$64.39	\$107.48	\$64.39	\$897.80	\$790.32	\$110.64	\$130.04	\$110.64	\$920.36	\$46.25	\$22.56
95	1.58	2	2	\$832.47	\$64.39	\$107.48	\$64.39	\$939.95	\$832.47	\$110.64	\$130.04	\$110.64	\$962.51	\$46.25	\$22.56
100	1.67	73	46	\$879.89	\$64.39	\$107.48	\$64.39	\$987.37	\$879.89	\$110.64	\$130.04	\$110.64	\$1,009.93	\$46.25	\$22.56
110	1.83	22	14	\$964.19	\$64.39	\$107.48	\$64.39	\$1,071.67	\$964.19	\$110.64	\$130.04	\$110.64	\$1,094.23	\$46.25	\$22.56
Commercial	2.00	50	50	\$1,053.77	\$64.39	\$107.48	\$64.39	\$1,161.25	\$1,053.77	\$110.64	\$130.04	\$110.64	\$1,183.81	\$46.25	\$22.56
Total		504	293												

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.

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the Hammock Bay Community Development District, for the Fiscal Year 2023, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Walton County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25th DAY OF AUGUST, 2022.

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2022/2023

May 18, 2023 1:00 p.m. CST

August 24, 2023 6:00 p.m. CST

All meetings will convene at the Hammock Bay Lake Club located at 1830 Great Hammock Bend, Freeport, FL 32439.

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

May 19, 2022, Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting for the Hammock Bay Community Development District Board of Supervisors was held on **Monday, May 19, 2022, at 10:30 a.m. (CST)** at the Hammock Bay Welcome Center located at 74 Great Hammock Bend, Freeport, FL 32429.

1. PLEDGE OF ALLEGIANCE

Mr. Lamb led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Hammock Bay Community Development District Board of Supervisors to order on **Monday, May 19, 2022, at 10:30 a.m. (CST)**.

Board Members Present and Constituting a Quorum:

Tim Edwards	Chair
Robert Sullivan	Vice-Chair
Norman Kaiser	Supervisor
Manny Vital	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Bryan Radcliff	District Manager, Inframark
John Brown	District Counsel, Kutak Rock LLP <i>(via conference call)</i>

There were some resident's audience members in attendance.

3. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

4. BUSINESS ITEMS

A. Consideration of Resolution 2022-01; Approving FY 2023 Proposed Budget & Setting Public Hearing

The Board reviewed the resolution and proposed budget. The Board discussed setting the Public Hearing on August 25 ,2022 at 6:00 p.m.

MOTION TO:	Approve Resolution 2021-01.
MADE BY:	Supervisor Tim
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Announcement of Qualified Electors

Mr. Lamb announced per the memorandum of the Supervisor of Electors office that there is currently 250 qualified electors.

C. 2022 Election Process

Any members of the Board who seats are expiring in November can re-qualify for their seat can contact Mr. Lamb for further details or any member of the general public can also qualify to elect. Currently there are two (2) vacant seats up for election and it is seats 4 and 5. If the vacant seat is not filled, the Board will appoint potential candidate to fulfill that term. Lastly, any letters of interest by a potential candidate can be reviewed at the August meeting.

D. Consideration of Resolution 2022-02; Requesting Supervisor of Elections to Conduct General Elections

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

E. Acceptance of Financial Report for Year Ending September 31, 2021

The Board reviewed and motioned to approve the financial report.

MOTION TO:	Accept the Financial Report for Year Ending September 31, 2021.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

F. Discussion on Transfer from Hopping Green & Sams to Kutak Rock LLP

The Board reviewed and discussed the transfer and motioned to approve ratification.

MOTION TO:	Ratify the transfer from Hopping Green & Sams to Kutak Rock LLP.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

G. General Matter of the District

There were no general matters of the District at this time.

5. CONSENT AGENDA

A. Consideration of the Board of Supervisors Meeting Minutes August 23, 2021

B. Consideration of the Operations and Maintenance Expenditures August - September 2021

C. Consideration of the Operations and Maintenance Expenditures October 2021- April 2022

D. Review of Financial Statements Month Ending April 30, 2022

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-D.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

6. VENDOR/STAFF REPORTS

A. District Counsel

District Counsel Brown thanked the Board for the continuance involvement with the District and whereabouts regarding increase on the proposed budget with the assessments. Mr. Lamb stated the assessments will be the same year over year but last year was the increase.

B. District Engineer

C. District Manager

There were no further reports on behalf of the District Engineer and Manager.

7. SUPERVISOR REQUESTS AND COMMENTS

Supervisor Edwards commented if there is any thought about the movie room for spacious comfort? Mr. Lamb stated he will accommodate that in the future.

Supervisor Sullivan asked how many of the members in the District paid off their bond? Mr. Lamb stated that this year roughly about forty percent (40%) paid off their bonds with about six (6) pay offs.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident Marc expressed his consideration to explore the different opportunity to improve communication with the CDD district for the occupants in the community. There has been concerns with the meeting and for those who cannot make it due to work related hours. Mr. Lamb redirect the resident that the website has all the documentation for meeting, or any issues discussed. He requested a workshop to be setup with approval by the District and all supervisor agree with the request and will consider to implement the meeting in the future.

A resident expressed concern and confusion of the CDD and HOA assessment of the Bond fees for construction on amenities. Mr. Lamb commented on the assessment question pertaining to the difference of the HOA and CCD assessment. The HOA is responsible for the operations and maintenance. What items in the community is the HOA responsible for? Mr. Lamb stated anything we own or operated its either with the HOA or the city.

A resident requested to have the HOA have the realtors explain the community guideline with the potential buyer to avoid confusions and concerns while closing on a property. Mr. Lamb will discuss further concerns with District Counsel after the meeting.

Supervisor Sullivan requested to have a small billboard visible to residents of the community stating when there will be a upcoming CDD meeting.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Kaiser
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**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

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	76804	\$ 2,920.00		District Management Services - April 2022
Monthly Contract Sub-Total		\$ 2,920.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Carr Riggs & Ingram	17321003	\$ 4,567.50		CPAs and Advisors Services-3/30/2022
LLS Tax Solutions Inc.	002586	650.00		Arbitrage Services thru 01/26/2022
Regular Services Sub-Total		\$ 5,217.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 8,137.50		

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

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#76804

DATE

4/29/2022

BILL TO

Hammock Bay CDD
2005 Pan Am Circle
Suite 700
Tampa FL 33607
United States

CUSTOMER ID

C2282

NET TERMS

Net 30

PO#**DUE DATE**

5/29/2022

Services provided for the Month of: April 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Website Maintenance - Website Maintenance / Admin	1	Ea	20.83	20.83
District Management Services - District Management	1	Ea	2,899.17	2,899.17
Subtotal				2,920.00

Subtotal

\$2,920.00

Tax

\$0.00

Total Due

\$2,920.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070



500 Grand Boulevard, Suite 210
Miramar Beach, FL 32550
850-837-3141

STATEMENT

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

Statement Date 04/30/2022
Client No. 20-03076.000

Invoice	Date	Description	Charge	Credit	Balance
---------	------	-------------	--------	--------	---------

Opening Balance As Of 03/31/2022

17321003	03/30/2022	Prior Invoice	4,500.00		4,500.00
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Current Activity Through 05/11/2022

		Finance Charge	67.50		4,567.50
--	--	----------------	-------	--	----------

Current Balance \$ 4,567.50

Received
MAY 16 2022

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
67.50	4,500.00	0.00	0.00	0.00	\$ 4,567.50

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

Statement date: 04/30/2022

Hammock Bay CDD

Client No. 20-03076.000

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

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.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

Hammock Bay
Community Development
District
c/o Meritus Districts
2005 Pan Am Circle,
Suite 300
Florida
Tampa, FL 33607

INVOICE # 002586

DATE 02/17/2022

DUE DATE 03/19/2022

TERMS Net 30

DESCRIPTION	AMOUNT
-------------	--------

Total Billing for Arbitrage Services 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,
2022.

650.00

BALANCE DUE

\$650.00

Thank You For Your Business

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	77938	\$ 2,921.03		District Management Services - May 2022
Monthly Contract Sub-Total		\$ 2,921.03		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Kutak Rock LLP	3053713	\$ 100.00		Professional Legal Services rendered 04/21/2022
Santa Rosa's Press Gazette	ML22 2746	132.50		Legal Ad Publication - 5/26/22
Regular Services Sub-Total		\$ 232.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 3,153.53		

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
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#77938

DATE
5/26/2022

BILL TO

Hammock Bay CDD
2005 Pan Am Circle
Suite 700
Tampa FL 33607
United States

CUSTOMER ID
C2282

NET TERMS
Net 30

PO#

DUE DATE
6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - Color Copies- May	1	Ea	0.50	0.50
Postage - Postage- May	1	Ea	0.53	0.53
Website Maintenance - Website Maintenance / Admin	1	Ea	20.83	20.83
District Management Services - District Management	1	Ea	2,899.17	2,899.17
Subtotal				2,921.03

Subtotal	\$2,921.03
Tax	\$0.00
Total Due	\$2,921.03

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3053713

Client Matter No. 9323-1

Mr. Brian Lamb
Hammock Bay CDD
Meritus Districts
Suite 300
2005 Pan Am Circle
Tampa, FL 33607

284
310-7514

Invoice No. 3053713
9323-1

Re: Hammock Bay CDD - General Repr

For Professional Legal Services Rendered

04/21/22	A. Barber	0.80	100.00	Prepare Budget Approval Resolution; prepare Budget Appropriation Resolution; prepare Annual Assessment Resolution; prepare published Notice of Budget Hearing
----------	-----------	------	--------	--

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED \$100.00

TOTAL CURRENT AMOUNT DUE \$100.00

Santa Rosa's Press Gazette

Invoice

Bill To
Inframark Infrastructure Management Services 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Date	Invoice #
5/26/2022	ML22-2746

Due Date	Terms
5/26/2022	Due on Receipt

Description	Quantity	Price Each	Amount
Legal Ad ML1336 Hammock Bay Qualifying Period May 26, 2022 Proof of Publication		120.00 12.50	120.00 12.50
<div style="text-align: center;"> <p>4/801</p> <p>5/130</p> </div>			
<div style="text-align: center;"> <p>PLEASE REMIT PAYMENT TO:</p> <p>Santa Rosa Press Gazette 7502 Harvest Village Ct, Suite M Navarre, FL 32566 850-623-2120 accounts@srpressgazette.com</p> </div>			<p>Sales Tax (7.0%) \$0.00</p> <p>Total \$132.50</p> <p>Payments/Credits \$0.00</p> <p>Balance Due \$132.50</p>

Santa Rosa's Press Gazette

Published Weekly
7502 Harvest Village Court, Suite M
Navarre, Florida 32566
Santa Rosa County
850-939-8040

STATE OF FLORIDA
COUNTY OF SANTA ROSA

Before the undersigned authority personally appeared
Gail Acosta

Who on oath says that she is Advertising Manager of the Santa Rosa's Press Gazette, a weekly newspaper published at Milton in Santa Rosa County, Florida; that the attached copy of advertisement, being a

ML1336

In the _____ Court
Was published in said newspaper in the issues of
5/26/22

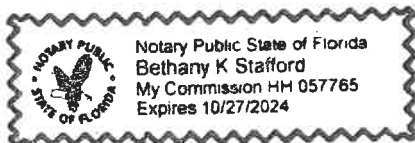
Affiant further says that the said Santa Rosa's Press Gazette is a newspaper published at Milton in said Santa Rosa County, Florida, and that the said newspaper has heretofore been continuously published in said Santa Rosa County, Florida, each week and has been entered as second class mail matter at the post office in Milton, in Santa Rosa County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

I (SWEAR) (AFFIRM) that the above information is true and correct to the best of my knowledge.

Gail Acosta
(Signature of Applicant)

Sworn to and subscribed before me this 26th Day of May
A.D. 2022

Bethany K Stafford
(Signature of Notary Public - State of Florida)



Personally know ✓ or produced identification _____

Type of Identification produced: _____

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Hammock Bay Community Development District ("District") will commence noon, June 13, 2022 - noon, June 17, 2022. 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, as defined in Section 190.003, Florida Statutes. 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. The Hammock Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections. For additional information, please contact the Walton County Supervisor of Elections.

ML1336

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	79401	\$ 2,942.16		District Management Services - June 2022
Monthly Contract Sub-Total		\$ 2,942.16		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Kutak Rock LLP	30677319323 1	\$ 1,170.00		Professional Legal Services thru 05/25/2022
Regular Services Sub-Total		\$ 1,170.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 4,112.16		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#79401

DATE

6/30/2022

CUSTOMER ID

C2282

NET TERMS

Net 30

PO#**DUE DATE**

7/30/2022

BILL TO

Hammock Bay CDD
2005 Pan Am Circle
Suite 700
Tampa FL 33607
United States

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage- May	2	Ea	0.53		1.06
B/W Copies- May	24	Ea	0.15		3.60
Color Copies- May	35	Ea	0.50		17.50
Website Maintenance / Admin	1	Ea	20.83		20.83
District Management	1	Ea	2,899.17		2,899.17
Subtotal					2,942.16

Subtotal

\$2,942.16

Tax

\$0.00

Total Due

\$2,942.16

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 28, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3067731

Client Matter No. 9323-1

Mr. Brian Lamb
Hammock Bay CDD
Meritus Districts
Suite 300
2005 Pan Am Circle
Tampa, FL 33607

Handwritten notes in blue ink:
JBL
3/10/7
JHL

Invoice No. 3067731

9323-1

Re: Hammock Bay CDD - General Repr

For Professional Legal Services Rendered

05/02/22	A. Barber	1.00	140.00	Prepare budget approval resolution, budget appropriation resolution, annual assessment resolution, and publication notice for budget hearing for FY22-23
05/09/22	D. Wilbourn	0.30	42.00	Prepare general election documents
05/12/22	T. Mackie	0.30	87.00	Conference with district manager regarding upcoming Board meeting
05/18/22	T. Mackie	1.00	290.00	Review agenda package and prepare for monthly meeting
05/19/22	J. Brown	1.00	350.00	Prepare for, attend, and follow-up from Board meeting
05/19/22	T. Mackie	0.40	116.00	Prepare for Board meeting; conference with Brown
05/20/22	T. Mackie	0.30	87.00	Follow-up from Board meeting
05/25/22	T. Mackie	0.20	58.00	Conference with Lamb
TOTAL HOURS		4.50		

KUTAK ROCK LLP

Hammock Bay CDD

June 28, 2022

Client Matter No. 9323-1

Invoice No. 3067731

Page 2

TOTAL FOR SERVICES RENDERED	\$1,170.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,170.00</u>
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Hammock Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Hammock Bay Community Development District

Balance Sheet

As of 7/31/2022

(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	9,713.00	0.00	0.00	0.00	9,713.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00
Due From Debt Service Fund	0.00	0.00	0.00	0.00	0.00
Investments--Revenue--Series 2016	0.00	228,050.00	0.00	0.00	228,050.00
Investments--Interest--Series 2016	0.00	0.00	0.00	0.00	0.00
Investments--Sinking--Series 2016 #9002	0.00	0.00	0.00	0.00	0.00
Investments--Prepayment--Series 2016	0.00	4,593.00	0.00	0.00	4,593.00
#9004					
Investments--Reserve--Series 2016	0.00	25,000.00	0.00	0.00	25,000.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00
Prepaid Prof Liab Insurance	0.00	0.00	0.00	0.00	0.00
Prepaid GL Insurance	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	2,514.00	0.00	0.00	0.00	2,514.00
Improvements Other Than Buildings	0.00	0.00	14,553,296.00	0.00	14,553,296.00
Amount Available-Debt Service	0.00	0.00	0.00	276,671.00	276,671.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	1,855,214.00	1,855,214.00
Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Assets	<u>12,227.00</u>	<u>257,644.00</u>	<u>14,553,296.00</u>	<u>2,131,885.00</u>	<u>16,955,052.00</u>
Liabilities					
Accounts Payable	0.00	0.00	0.00	0.00	0.00
Due To General Fund	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable --- Series 2004 A	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable --- Series 2016	0.00	0.00	0.00	2,131,885.00	2,131,885.00
Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,131,885.00</u>	<u>2,131,885.00</u>
Fund Equity & Other Credits					
Fund Balance-All Other Reserves	0.00	270,757.00	0.00	0.00	270,757.00
Fund Balance-Unreserved	(2,499.00)	0.00	0.00	0.00	(2,499.00)
Investment In General Fixed Assets	0.00	0.00	14,553,296.00	0.00	14,553,296.00
Other	<u>14,726.00</u>	<u>(13,113.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>1,613.00</u>
Total Fund Equity & Other Credits	<u>12,227.00</u>	<u>257,644.00</u>	<u>14,553,296.00</u>	<u>0.00</u>	<u>14,823,167.00</u>
Total Liabilities & Fund Equity	<u>12,227.00</u>	<u>257,644.00</u>	<u>14,553,296.00</u>	<u>2,131,885.00</u>	<u>16,955,052.00</u>

Hammock Bay Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

001 - General Fund
(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	57,815.00	57,826.00	11.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>21.00</u>	<u>21.00</u>	<u>0 %</u>
Total Revenues	<u>57,815.00</u>	<u>57,847.00</u>	<u>32.00</u>	<u>0 %</u>
Expenditures				
Legislative				
Supervisor Fees	1,600.00	0.00	1,600.00	100 %
Financial & Administrative				
District Engineer	3,000.00	5,798.00	(2,798.00)	(93)%
Trustees Fees	3,800.00	2,700.00	1,100.00	29 %
Management & Accounting Services	34,790.00	20,294.00	14,496.00	42 %
Auditing Services	6,950.00	7,018.00	(68.00)	(1)%
Arbitrage Rebate Calculation	650.00	650.00	0.00	0 %
Postage, Phone, Faxes, Copies	150.00	227.00	(77.00)	(51)%
Professional Liability Insurance	2,000.00	1,838.00	162.00	8 %
Legal Advertising	250.00	148.00	102.00	41 %
Bank Fees	200.00	0.00	200.00	100 %
Dues, Licenses & Fees	175.00	375.00	(200.00)	(114)%
Website Administration	250.00	937.00	(687.00)	(275)%
ADA Website Compliance	1,500.00	0.00	1,500.00	100 %
Legal Counsel				
District Counsel	1,500.00	1,270.00	230.00	15 %
Other Physical Environment				
General Liability Insurance	<u>1,000.00</u>	<u>1,552.00</u>	<u>(552.00)</u>	<u>(55)%</u>
Total Expenditures	<u>57,815.00</u>	<u>42,807.00</u>	<u>15,008.00</u>	<u>26 %</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>15,040.00</u>	<u>15,040.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	(2,499.00)	(2,499.00)	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>12,541.00</u>	<u>12,541.00</u>	<u>0 %</u>

Hammock Bay Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

201 - Debt Service Fund Series 2016
(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	210,818.00	216,489.00	5,671.00	3 %
Debt Service Prepayments	0.00	6,741.00	6,741.00	0 %
Interest Earnings				
Interest Earnings	0.00	217.00	217.00	0 %
Total Revenues	<u>210,818.00</u>	<u>223,447.00</u>	<u>12,629.00</u>	<u>6 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	75,818.00	76,560.00	(742.00)	(1)%
Principal Payments	<u>135,000.00</u>	<u>160,000.00</u>	<u>(25,000.00)</u>	<u>(19)%</u>
Total Expenditures	<u>210,818.00</u>	<u>236,560.00</u>	<u>(25,742.00)</u>	<u>(12)%</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(13,113.00)</u>	<u>(13,113.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	270,757.00	270,757.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>257,644.00</u>	<u>257,644.00</u>	<u>0 %</u>

Hammock Bay Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash-Operating Account TMB

Reconciliation ID: 07/31/2022

Reconciliation Date: 7/31/2022

Status: Locked

Bank Balance	14,466.52
Less Outstanding Checks/Vouchers	4,753.49
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	9,713.03
Balance Per Books	<u>9,713.03</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1199	6/24/2022	Series 2016 FY22 Tax Dist ID 10	1,811.33	Hammock Bay CDD
1200	7/7/2022	System Generated Check/Voucher	<u>2,942.16</u>	Inframark LLC
Outstanding Checks/Vouchers			<u>4,753.49</u>	

Hammock Bay Community Development District
Reconcile Cash Accounts

Detail
Cash Account: 10102 Cash-Operating Account TMB
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1201	7/7/2022	System Generated Check/Voucher	<u>1,170.00</u>	Kutak Rock LLP
Cleared Checks/Vouchers			<u>1,170.00</u>	