

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
FEBRUARY 23, 2023**

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
FEBRUARY 23, 2023 AT 1:00 p.m. CST.  
HAMMOCK BAY LAKE CLUB  
LOCATED AT 1830 GREAT HAMMOCK BEND, FREEPORT, FL 32439**

<b>District Board of Supervisors</b>	Chairman	Tim Edwards
	Vice Chairman	Robert Sullivan
	Supervisor	Mark Lane
	Supervisor	Vacant
	Supervisor	Vacant
<b>District Managers</b>	Inframark	Robert Koncar
<b>District Attorney</b>	Kutak Rock	Tucker Mackie
<b>District Engineer</b>	Connelly & Wicker, Inc.	Tyler Strickland

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

The meeting will begin at **1:00 p.m. CST.**

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 Regular Meeting of the Board of Supervisors of Hammock Bay Community Development District will be held on **Thursday, February 23, 2023 at 1:00 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. BUSINESS ITEMS**

- A. Consideration of Resolution 2023-01; Declaring Vacant Board Seats, Seats 4 & 5.....Tab 01
- B. Discussion on Resumes for Open Board Seats.....Tab 02
- C. Appointment of Supervisor to Open Board Seat
  - i. Administer Oath of Office
  - ii. Confirmation of Supervisor Compensation
- C. Consideration of Resolution 2023-02; Redesignating Officers.....Tab 03
- D. General Matters of the District

**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Public Hearing & Regular Meeting August 25, 2022 ..... Tab 04
- B. Consideration of Operation and Maintenance Expenditures August 2022 ..... Tab 05
- C. Consideration of Operation and Maintenance Expenditures September 2022..... Tab 06
- D. Consideration of Operation and Maintenance Expenditures October 2022..... Tab 07
- E. Consideration of Operation and Maintenance Expenditures November 2022 ..... Tab 08
- F. Review of Financial Statements Month Ending November 30, 2022.....Tab 09

**5. VENDOR/STAFF REPORTS**

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Discussion on FY 2023-2024 Budget Process

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**8. 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 2023-01

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, on November 8, 2022, two (2) members of the Board of Supervisors (“**Board**”) were to be elected by the “**Qualified Electors**” of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period there were no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

**WHEREAS**, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

**1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS.** The following seats are hereby declared vacant effective as of November 22, 2022:

Seat #4 (currently held by Norman Kaiser)

Seat #5 (currently held by Manny Vital)

**2. INCUMBENT BOARD SUPERVISORS.** Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent

Board Supervisors of those respective seats shall remain in office.

**3. 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.

**4. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of February, 2023.

ATTEST:

**HAMMOCK BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chairperson, Board of Supervisors

# BIOGRAPHY

## **DAVID K. UNDERWOOD, CPPO, NIGP-CPP, SPSM**

David K. Underwood is a retired executive and business professor. During his distinguished career he served as the Vice President of Corporate Services for Okaloosa Gas District, an independent special district of the State of Florida from 2006-2016. He was responsible for the shared services providing leadership for procurement, contracting, information technology, human resources, training, risk management, supply chain management, fleet maintenance, marketing, advertising, sales and facility construction. During the same period, he taught students from across the world procurement and supply chain undergraduate courses at the University of Phoenix.



Prior to his decade of service to the District, Mr. Underwood served as the Operations Manager of Spectrum Sciences and Software, manufacturing support equipment for the military and software for flight safety along with merging businesses through acquisition efforts of his holding company. Prior to joining Spectrum, he was a Program Manager with Madison Research Corporation providing support to multiple acquisition, test and lab activities across the largest Air Force base in the world.

Mr. Underwood is former Air Force Colonel with 31 years of military service from 1973 to 2004. He started his military career as an avionics technician and received his commission through Officers Training School. As a commissioned officer, he led activities in munitions maintenance, aircraft maintenance, supply, fuels, software development and weapon acquisition. He was a senior member of the military acquisition corps, a joint service officer, and commanded at the squadron level. He is a combat veteran of Operation *Desert Storm* earning the Bronze Star.

He achieved multiple certifications including Certified Special District Manager, Certified Public Procurement Officer, Certified Professional Public Buyer, and Senior Professional Supply Manager.

He is active in Rotary International and is the Past President of Mid-Bay Bridge Rotary Club. He is currently the Chair for the new Rotary Satellite Club of Freeport. Mr. Underwood is engaged to Rebecca Baker. He lives in the Hammock Bay Community of Freeport, Florida.

### **EDUCATION**

- 1980 Bachelor of Science Degree in Business Administration, University of Southern Mississippi
- 1984 Master of Science in Operations Management, University of Arkansas
- 1999 Master of Science in Strategic Studies, Air War College
- 2019 Master of Science in Project Management, Embry-Riddle Aeronautical University

### **ACHIEVEMENTS**

- 1984 Air Force Munitions Maintenance Company Grade Officer of the Year
- 1989 Secretary of Defense Installation Excellence Individual Productivity Award
- 1995 Air Force Materiel Command Supply Field Grade Officer of the Year
- 1995 Air Force Lt Gen Leo Marquez Munitions Maintenance Field Grade Officer of the Year
- 2007 Rotarian of the Year, Mid-Bay Bridge Rotary Club & Rotary International Paul Harris Fellow

(Current as of January 2022)

# David Underwood

Freeport, FL 32439  
[uscapitalist@gmail.com](mailto:uscapitalist@gmail.com)  
8503764480

Experienced program management, supply chain, procurement, logistics leader. Ready for the next opportunity.

Authorized to work in the US for any employer

## Work Experience

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### **Principal**

Ingenuity Solutions, LLC - Niceville, FL  
September 2016 to December 2020

Founder of a veteran-owned small business providing outsourced purchasing support and safety/risk management evaluations on demand through contract agreements. Delivered confidential consulting support to small businesses in Florida to update organization policies and procedures.

### **Faculty Member**

University of Phoenix - Phoenix, AZ  
October 2009 to October 2018

Part-time faculty facilitating the undergraduate senior courses in Operations and Supply Chain Management. The courses presented world-class management practices and provided real-world business approaches used by the commercial and institutional community. Successfully provided asynchronous curriculum delivery to over 500 students.

### **Corporate Services Executive and Procurement Officer**

Okaloosa Gas District - Valparaiso, FL  
January 2006 to July 2016

Procurement officer for a major natural gas distribution operation in Northwest Florida supporting 42,000 customers across a 450 square mile territory. Defined and executed the purchasing activities for all commodities and services valued over \$25,000. For each major project, service contract, construction, and capital item replacement, the applicant developed the procurement strategy, solicitations (approved approaches included invitation to bid, request for proposal, invitation to negotiate, and request for quote), developed addendums, chaired the evaluation selection committee, conducted price and cost analysis, negotiated with potential suppliers to achieve cost objectives, released the award announcement, negotiated the final contract language, and verified contract requirements are put in place. After contract award, the applicant assessed contract execution and initiated required change documents and amendments. Conducted all aspects of contract administration and risk management for active contracts and conducted contract closeout procedures. Advised departments and the system engineer on how to approach procurement with each major requirement using the make or buy methodology. Collaborated with system engineering to maintain specifications for recurring purchases. Maintained the approved supplier list and qualified new suppliers to include on-site inspections. District contract manager responsible for developing agreements, boilerplate contract language, terms and conditions, and contract related documentation for legal counsel review. Contract language integrated mandated

requirements from the FAR for suppliers. Crafted and updated District procurement policy and procedures for legal counsel and board approval. Established performance-based contracts to ensure delivery with required quality, performance, on-time and within budget. Transformed each service contract with a spend over \$25,000 a year to use supplier scorecards and an integrated performance matrix linked to the statement of work. Federal contract manager for a robust Area Wide Contract with General Services Administration (GSA) covering three major military installations. Ensured compliance with Federal Acquisition Regulation (FAR) clauses and prepared the District for Office of Federal Contract Compliance audit. In addition to procurement, applicant also performed capital project planning and execution along with providing management oversight of human resources, training, safety compliance, information technology, facility management, supply chain management, fleet maintenance, and risk management. The District was recognized with the "System of the Year for 2014;" and presented the prestigious Gold Operational Assessment rating from American Public Gas Association (APGA). Completed the complete State of Florida public procurement curriculum that blends National Institute of Governmental Purchasing concepts and state of Florida specific guidance. Procurement certifications include Certified Professional Public Buyer (CPPB), Certified Public Procurement Officer (CPPO), and Certified Senior Professional in Supply Management (SPSM) by the Next Level Purchasing Association. Entered graduate school upon departure and continued to teach university classes part-time.

## **Deputy Director**

United States Air Force - Eglin AFB, FL  
November 1980 to July 2004

An award-winning military officer recognized at the Air Force and DoD-level three times. Outstanding track record in project/acquisition management, manufacturing, supply chain management, procurement, and software development. One of the few Air Force officers with a strong experience in advanced munitions and aircraft systems development and sustainment along with enterprise resource planning (ERP) software development. Experienced manager following the DoD 5000 series guidance for major procurement actions. Executed integrated logistics support for multiple products. DAWIA certified member of the military acquisition corps. Charged with defining production requirements, inspecting and performing quality control audits of the Army's contractor industrial base manufacturing common items for Air Force weaponry.

Deputy Chief of Staff and Secretariat for the Alaskan Joint Command controlling military operations and homeland security with a multi-discipline staff of 85 subject matter experts. Joint experience in deliberate planning and interagency operations with civilian/government organizations and non-government organizations.

Squadron Commander for 685 military, civil service, and contractor members supporting the Air Force munitions test and evaluation mission and Seek Eagle Program.

Successful Program Manager for software development, testing, and configuration control at Software Engineering Institute (SEI) Capability Maturity Model for Software Level III standards.

Proven capability to establish operations and project management from scratch as a Chief of Supply and Intermediate Maintenance Officer establishing the entire supply system to support a deployed Air Force wing in northwest Saudi Arabia during Operation DESERT SHIELD/DESERT STORM earning the Bronze Star.



The lead staff officer for developing maintenance and supply policy/instructions, command supplements to Air Force policy, and technical orders/job guides for field use.

## Education

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### **Master's in Project Management**

Embry Riddle Aeronautical University-Worldwide - Daytona Beach, FL  
August 2017 to July 2019

### **Master's in Strategic Studies**

Air War College - Maxwell AFB, AL  
June 1998 to June 1999

### **Master's in Operations Management**

University of Arkansas - Fayetteville, AR  
June 1981 to May 1984

### **Bachelor's in Business Administration**

University of Southern Mississippi - Hattiesburg, MS  
January 1975 to May 1980

## Skills

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- Supply Chain
- Procurement
- Purchasing
- Risk Management
- Project Management
- Program Management
- Project Planning
- DoD Experience
- Joint Operations
- ERP Systems
- Requirements Gathering

## Military Service

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### **Branch: United States Air Force**

Rank: Colonel

## Certifications and Licenses

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### **Certified Public Procurement Officer (CPPO)**

Present

**Certified Professional Public Buyer (CPPB)**

Present

**Senior Professional Supply Manager (SPSM)**

Present

### Additional Information

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- Rotary International Paul Harris Award
- Rotarian of the Year Mid-Bay Bridge Rotary Club
- Past President Mid-Bay Bridge Rotary Club
- Joint Logistics Commanders Recognition Award
- Air Force "Lt Gen Leo Marquez" Field Grade Munitions Maintenance Award
- Air Force Materiel Command Field Grade Supply Manager Award
- Bronze Star, Combat Operations
- Secretary of Defense Installation Excellence Individual Recognition Award
- Air Force Company Grade Munitions Maintenance Award
- Security Clearances: Top Secret, Special Background Information (SBI), 1999; Sensitive Compartmented Information (SCI), 1999; Critical Nuclear Weapon Design Information (CNWDI)

Mrs. Barnes, thank you for your interest in the vacant Board seat. I will share your information with the other Board members and be back in touch with you.

**From:** M B <[mab2976@gmail.com](mailto:mab2976@gmail.com)>  
**Sent:** Tuesday, October 11, 2022 1:31 PM  
**To:** Koncar, Robert <[bob.koncar@inframark.com](mailto:bob.koncar@inframark.com)>  
**Subject:** CDD open position

**WARNING:** This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

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Bob thank you for returning my call this morning. My husband and I recently moved here from Illinois. We had owned our property here for over 6 years prior to building our home and very familiar with the area. We are very excited to be able to live the rest of our lives with the freedom to think and act the way we choose rather than having to listen to crazy rhetoric.

I have been in the business world for my entire career. My husband owns his own business and I have overseen all the finances the entire time. In addition to maintaining my husband's business I have been a business manager for an all boys high school in Chicago for 24 years along with being an Associate Dean. Prior to my career in the high school setting I was a buyer for a large national retail store for 20 years. During all those years I have had to deal with budgets, forecasts and predictions. In my career I have overseen operations of a school as well as 3 departments for the midwest region of a national department store. These operations included project management, advertising, cost negotiations, factory output, payroll, quality control, market research, competitor analysis, product evaluations, testing, monitoring purchase orders and creating reports for management. As we all know budgeting is a very tedious job but one which is mandatory in order to have a profitable outcome.

I am currently retired and am looking forward to getting involved in my new community. I would very much like to be considered for the open position on the board of supervisors for the Community Development District. If you should need any further information please don't hesitate to contact me.

Thank you and have a good day,

Mary Barnes  
c: 708.567.9562  
e: [mab2976@gmail.com](mailto:mab2976@gmail.com)

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, 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 the County of Walton; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Robert Koncar</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF FEBRUARY, 2023.**

**ATTEST:**

**HAMMOCK BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman

# HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

August 25, 2022, Minutes of the Public Hearing and Regular Meeting

## MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING

The Public Hearing and Regular Meetings for the Hammock Bay Community Development District Board of Supervisors was held on **Thursday, August 25, 2022, at 6:00 p.m. (CST)** at the Hammock Bay Welcome Center located at 74 Great Hammock Bend, Freeport, FL 32429.

### 1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Public Hearing and Regular Meetings of the Hammock Bay Community Development District Board of Supervisors to order on **Thursday, August 25, 2022, at 6:00 p.m. (CST)**.

#### Board Members Present and Constituting a Quorum:

Tim Edwards	Chair
Robert Sullivan	Vice-Chair
Manny Vital	Supervisor

#### Staff Members Present:

Brian Lamb	District Manager, Inframark
Tucker Mackie	District Counsel, Kutak Rock LLP <i>(via conference call)</i>

There were some resident's audience members in attendance.

### 2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

### 3. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

### 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

#### A. Open the Public Hearing on Final Fiscal Year 2023 Budget

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 Presentation**

Mr. Lamb made a presentation to the Board related to the 2023 Budget.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2022-03; Adopting Final Fiscal Year 2023 Budget**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Vital
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

**A. Open the Public Hearing on Levying O&M Assessments**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Vital
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

85 **B. Staff Presentation**

86  
87 Mr. Lamb made a presentation to the Board regarding the O&Ms assessments.  
88

89 **C. Public Comment**

90  
91 A resident made a comment on the O&Ms assessment and Mr. Lamb ensued a conversation with  
92 the resident. He also commented if the funds pertain to new projects and the Board stated it is not.  
93

94 A resident made a comment regarding the current assessment and Bond funds. Mr. Lamb ensued a  
95 conversation with the resident and explained the assessment funds of the Bonds.  
96

97 Ms. Tucker discussed that there is no increase on assessment this year.  
98

99 **D. Consideration of Resolution 2022-04; Levying O&M Assessments**

100  
101 The Board reviewed and discussed the resolution. The Board discussed and explained the purpose  
102 of the O&Ms fees with the line items.  
103

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

110  
111 **E. Close the Public Hearing on Levying O&M Assessments**  
112

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

119  
120 **6. RETURN AND PROCEED TO THE REGULAR MEETING**  
121

122 Mr. Lamb directed the Board to proceed to the regular meeting.  
123

124  
125 **7. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-05; Setting FY 2023 Meeting Schedule**

The Board reviewed the resolution and set the fiscal year 2023 meeting schedule which requires to meet in May and August. The upcoming meeting are set for May 18, 2023 at 9:30 am and August 24, 2023 at 6:00 p.m.

MOTION TO:	Approve Resolution 2022-05 as stated.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**B. Discussion & Consideration of Supervisor to Open Board Seat**

Mr. Lamb and Ms. Tucker discussed the open seats that are currently vacant which are seat 4 and 5.

Ms. Tucker discussed the reflection of the Supervisor Of election website and stated that no one qualifies for those seats and with the upcoming election in November the seats will remain vacant unless stated otherwise by the Board to appoint.

A conversation ensued amongst the Board and staff member.

A resident requested a brief detailed information regarding the Sunshine Law to become a supervisor. Ms. Tucker explained the Sunshine Law and matters to the resident.

The Board accepted the resignation of Norman Kaiser with term ending in November of 2022.

MOTION TO:	Approve the resignation by Norman Kaiser.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

Ms. Tucker suggested to wait to appoint a person to the vacant seats in the May meeting.

Mr. Mark Lane reconsider to be appointed on the Board of Supervisors.

A resident requested clarification on what assets the CDD is responsible for. Mr. Lamb ensued a conversation with the resident regarding the CDD asset and responsibility.

A conversation ensued amongst the Board and residents on Bond funds.



The Board appointed Mark Lane to seat 2 for a two-year term for the Board of Supervisors.

MOTION TO:	Approve to appoint Mark Lane to Seat #2 on the Board of Supervisor.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

### **C. General Matter of the District**

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

### **8. CONSENT AGENDA**

**A. Consideration of Minutes of the Regular Meeting May 19, 2022**

**B. Consideration of Operation and Maintenance Expenditures May 2022**

**C. Consideration of Operation and Maintenance Expenditures June 2022**

**D. Consideration of Operation and Maintenance Expenditures July 2022**

**E. Review of Financial Statements Month Ending July 31, 2022**

The Board reviewed the Consent Agenda items.

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

### **9. VENDOR/STAFF REPORTS**

#### **A. District Counsel**

Ms. Tucker explained in detailed to the regarding the dissolved Bond information to the Board.

Mr. Lamb suggested a Board Workshop to further discuss any questions or concerns pertaining to the Bond funding.

#### **B. District Engineer**

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

**C. District Manager**

Mr. Lamb discussed briefly regarding the history of Hammock Bay to the Board and residents.

**10. SUPERVISOR REQUESTS AND COMMENTS**

There was no supervisor request at this time.

**11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

The audience had several questions regarding the assessment fees and Mr. Lamb and the Board ensued a conversation with the residents.

**12. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - 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
<b>Monthly Contract</b>				
<b>Monthly Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Variable Contract</b>				
Supervisor: Manny Vital	MV 051922	\$ 200.00		Supervisor Fee - 05/19/22
Supervisor: Manny Vital	MV 082522	200.00		Supervisor Fee - 08/25/22
Supervisor: Norman Kaiser	NK 051922	200.00		Supervisor Fee - 05/19/22
Supervisor: Robert Sullivan	RS 051922	200.00		Supervisor Fee - 05/19/22
Supervisor: Robert Sullivan	RS 082522	200.00		Supervisor Fee - 08/25/22
Supervisor: Tim Edwards	TE 051922	200.00		Supervisor Fee - 05/19/22
Supervisor: Tim Edwards	TE 082522	200.00	<b>\$ 400.00</b>	Supervisor Fee - 08/25/22
<b>Variable Contract Sub-Total</b>		<b>\$ 1,400.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Connelly & Wicker Inc	18010042 06	\$ 735.00		Professional Service - Thru 07/29/22
<b>Regular Services Sub-Total</b>		<b>\$ 735.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 2,135.00</b>		

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
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Signature

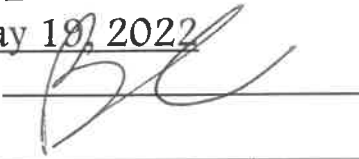
Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**HAMMOCK BAY CDD**

MEETING DATE: May 18, 2022

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	X	SALARY ACCEPTED	\$200.00

*mv 051922*

**HAMMOCK BAY CDD**MEETING DATE: August 25, 2022DMS 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 082522

**HAMMOCK BAY CDD**MEETING DATE: May 19, 2022DMS 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	X	SALARY ACCEPTED	\$200.00

NK 051922

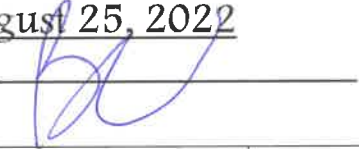


**HAMMOCK BAY CDD**MEETING DATE: May 19, 2022

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	X	SALARY ACCEPTED	\$200.00

RS 051922

**HAMMOCK BAY CDD**MEETING DATE: August 25, 2022DMS 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

RS 082522

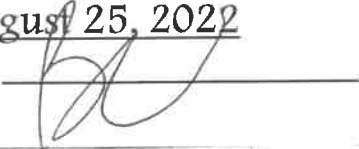
**HAMMOCK BAY CDD**MEETING DATE: May 19, 2022DMS Staff Signature 

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	X	SALARY ACCEPTED	\$200.00

TE 051922

**HAMMOCK BAY CDD**

MEETING DATE: August 25, 2022

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 082522



# Connelly & Wicker Inc.

Planning

Engineering

Landscape Architecture

July 29, 2022

Project No: 18-01-0042

Invoice No: 18010042-06

Hammock Bay CDD  
Brian K. Lamb; brian.lamb@merituscorp.com  
Municipal Financial Advisory Services  
2005 Pan Am Circle, Suite 120  
Tampa 33607

51300  
3103

Project 18-01-0042 Hammock Bay CDD Int Engineering

Annual Site Conditions Report

**Professional Services from June 25, 2022 to July 29, 2022**

Phase			Total JTD	Previous	Current
C1 Design	4,000.00	118.1875	4,727.50	3,992.50	735.00
ZCONS Consultant Expense	0.00	0.00	0.00	0.00	0.00
ZREIM Reimbursable Expenses	0.00	0.00	0.00	0.00	0.00
Total Fee	4,000.00		4,727.50	3,992.50	735.00

**Total this Invoice \$735.00**

Authorized by:

Richard Welch, P.E.

# Backup Report

Connelly & Wicker Inc.

As of 7/29/2022

Billing	Date	Employee/	Description	Units	Rate	Amount
Project Number: 18-01-0042 Hammock Bay CDD Int Engineering						
Phase Number: C1 C1 Design						
Labor:						
	7/27/2022		Welch, Richard	1.50	250.00	375.00
	annual report					
	7/29/2022		John Henderson	2.00	180.00	360.00
Total						735.00

## Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Auto Owners Insurance	011055120 091222	\$ 2,284.80		Policy Payment - 09/12/22
Regular Services Sub-Total		\$ 2,284.80		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
<b>TOTAL:</b>		<b>\$ 2,284.80</b>		

Approved (with any necessary revisions noted):

---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

00001455

INSURANCE OFFICE OF AMERICA INC  
1855 W STATE ROAD 434  
LONGWOOD FL 32750-5069  
**INVOICE**



Received  
SEP 19 2022

# Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

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

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

Billing Account Information	
Statement Date	09-12-2022
Account Number	011055120
Payment Plan	Full Pay
Due Date	10-01-2022

HAMMOCK BAY CDD  
C/O MERITUS  
2005 PAN AM CIR STE 300  
TAMPA FL 33607

Summary of Billing Account Activity					
Previous Balance	Payments	Policy Activity	Fees	Total	Minimum Due
\$1,723.00	\$1,552.00	\$2,366.76	\$0.00	\$2,537.76	\$2,284.80
Total with Paid in Full Discount					
\$2,284.80					

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

fold and detach here

5003219

12-0349-00

**Auto-Owners**  
INSURANCE

HAMMOCK BAY CDD  
C/O MERITUS  
2005 PAN AM CIR STE 300  
TAMPA FL 33607

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

\_\_\_\_ Address Change



Billing Account Information	
Account Number	011055120
Due Date	10-01-2022
Total	\$2,537.76
Minimum Due	\$2,284.80
Total with Paid in Full Discount	
\$2,284.80	

Please make checks payable to:

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

2000001105512000000000000000000022848000002284804



**Policies on Account**

GENERAL LIABILITY 20-701940	Effective Date 10-01-2021	Policy Activity \$0.00	Total \$0.00	Minimum Due \$0.00	Total Due with Paid in Full Discount Discount Applied
GENERAL LIABILITY 20-701940	Effective Date 10-01-2022	Policy Activity \$2,537.76	Total \$2,537.76	Minimum Due \$2,284.80	Total Due with Paid in Full Discount \$2,284.80

**Important Billing Information**

- Payment of your premium by check, to Auto-Owners Insurance or your agency, authorizes us to process your payment electronically. Funds may be withdrawn from your account as soon as the same day we receive your payment.
- A fee of up to \$0.00 may be charged if a cancellation bill is issued (except IL, IA, MI, & VA).
- IL, IA, MI, & VA only - A fee of \$15.00 is charged if a cancellation bill is issued and your insurance is continued or reinstated. No fee is charged if your insurance is cancelled and not reinstated.
- A fee of up to \$15.00 may be charged for returned items. Returned items may be represented as an electronic ACH transaction.
- A convenience fee of up to \$6.00 may be charged when making a payment by phone.

**Billing Address Change**

HAMMOCK BAY CDD

Account Number: 011055120

Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**Policies on Account**

GENERAL LIABILITY

20-701940

GENERAL LIABILITY

20-701940

# Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$0.00		
Variable Contract				
Variable Contract Sub-Total		\$0.00		
Utilities				
Utilities Sub-Total		\$0.00		
Regular Services				
Chubb & Son	902011258254001C	\$617.11		Insurance Payment
Dept of Economic Opp	86734	\$175.00		District Fee FY 2022/2023
Kutak Rock LLP	3111051	\$605.00		Professional Services 08/25/2022
Regular Services Sub-Total		\$1,397.11		
Additional Services				
Additional Services Sub-Total		\$0.00		
TOTAL:		\$1,397.11		

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

**CHUBB®**  
Commercial Insurance Statement

Received

09/16/22

Statement Date 09/26/22  
Account Number 9020 1125 8254 001C  
Policy Number 000082091341

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT  
INC C/O MERITUS D  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

<b>Payment Due Date</b>	<b>10/16/22</b>
Minimum Due	\$617.11
Account Balance	\$617.11

**For billing questions, please contact us at**  
1-833-550-9660 M-F 8AM - 8PM ET

**For claim questions, please contact us at**  
1-844-539-3801

or contact your agent


**Pay your account at**

<https://commercialservice.chubb.com>

**Account Activity** (Since your last statement)

Date	Description	Policy Number	Effective Date	Amount
09/24/21	Last Statement amount			\$1,838.00
11/17/21	Payment			-\$1,838.00
12/03/21	Payment			-\$1,838.00
12/20/21	Refund			\$1,838.00
08/02/22	Policy Renewed - DIRECTORS & OFFICERS	000082091341	10/01/22	\$605.00

Pay  Online: <https://commercialservice.chubb.com> or  Phone: 1-833-550-9660 or  Mail using the coupon below

See back for policy details 

**CHUBB®**

Please return this coupon with your payment. Write your **Account Number** on your check, make it payable to **Chubb**, and mail your check so we receive it by the Due Date. Thank you for insuring through Chubb.

Account No: 9020 1125 8254 001C  
HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT INC C/O  
MERITUS D

CHUBB  
P O BOX 382001  
PITTSBURGH PA 15250-8001

**Payment Due Date:** 10/16/22

**Total Balance:** \$617.11

**Minimum Amount Due:** \$617.11

**Amount Enclosed:** \$



190201125825400130000009 202210167 000000000617118 1

**Account Activity (Continued)**

Date	Description	Policy Number	Effective Date	Amount
08/02/22	Surcharge and Taxes	000082091341	10/01/22	\$12.11
<b>Total Balance</b>				<b>\$617.11</b>

**Policy Details as of Statement Date**

Policy Number	Policy Period	Writing Company	Coverage	Payment Plan	Balance	Minimum Due	Paid Amount
000082091341	10/01/22 - 10/01/23	FEDERAL INSURANCE COMPANY	DIRECTORS & OFFICERS	1 Pay	\$605.00	\$605.00	\$0.00
			Surcharge and Taxes		\$12.11	\$12.11	\$0.00
			Total		\$617.11	\$617.11	\$0.00
000082091341	10/01/21 - 10/01/22	FEDERAL INSURANCE COMPANY	DIRECTORS & OFFICERS	1 Pay	\$0.00	\$0.00	\$1,838.00
			Total		\$0.00	\$0.00	\$1,838.00
Account Total					\$617.11	\$617.11	\$1,838.00

**Our Payment Policy:** Paying your premium means you accept all policy provisions, payment plan(s), and billing conditions. You will not receive a premium refund unless your account is paid in full. If you have any billing questions, please contact us at 1-833-550-9660. Please have your account number ready.

**Chubb is making it more convenient than ever to pay your bill!**

Easily access your account by logging into <https://commercialservice.chubb.com>. Here you can pay your statement balance or sign up for recurring payment options either directly from your bank account or by credit card.

Need to make a one-time payment? A secure one time payment can be made by simply going online to <https://commercialservice.chubb.com>.

Chubb offers you three easy and secure one-time payment options: check, debit card, or credit card. These can be easily processed through:

**Telephone** - 1-833-550-9660

**Traditional Mail** - Place this bill card tear-off along with your check in the envelope provided.

**Overnight Delivery** - Remit to Chubb, ATTN: Box 382001, 500 Ross Street 154-0455, Pittsburgh, PA 15262-0001

**NOTE:** When submitting payment using your bank or on-line payment processor, include your 16 digit bill account number (shown on the top right on the front of this bill) to expedite payment application.

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2022/2023 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86734			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**

**Hammock Bay Community Development District**  
 Mr. Brian K. Lamb  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607



2. Telephone: (813) 397-5121  
 3. Fax: (813) 873-7070  
 4. Email: brian.lamb@inframark.com  
 5. Status: Independent  
 6. Governing Body: Elected  
 7. Website Address: HammockBayCDD.com  
 8. County(ies): Walton  
 9. Function(s): Community Development  
 10. Boundary Map on File: 08/16/2007  
 11. Creation Document on File: 04/01/2004  
 12. Date Established: 02/10/2004  
 13. Creation Method: Local Ordinance  
 14. Local Governing Authority: City of Freeport  
 15. Creation Document(s): City Ordinances 2004-01 and 2007-01  
 16. Statutory Authority: Chapter 190, Florida Statutes  
 17. Authority to Issue Bonds: Yes  
 18. Revenue Source(s): Assessments  
 19. Most Recent Update: 12/16/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date: 10/6/22

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
  3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 26, 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. 3111051

Client Matter No. 9323-1

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

Invoice No. 3111051  
9323-1

Re: Hammock Bay CDD - General Repr

For Professional Legal Services Rendered

08/25/22	T. Mackie	2.00	580.00	Prepare for and attend Board meeting by phone; follow-up from meeting
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TOTAL HOURS 2.00

TOTAL FOR SERVICES RENDERED \$605.00

TOTAL CURRENT AMOUNT DUE \$605.00

<b>HAMMOCK BAY CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>		\$0.00		
<b>Monthly Contract Subtotal</b>		<b>\$0.00</b>		
<b>Variable Contract</b>		\$0.00		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>		\$0.00		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
ADA SITE COMPLIANCE	2486	\$750.00		TECH AUDITING
<b>Regular Services Subtotal</b>		<b>\$750.00</b>		
<b>Additional Services</b>		\$0.00		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$750.00</b>		

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):



<b>HAMMOCK BAY CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

**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
2486	10/26/2022	\$750.00	11/09/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	750.00	750.00

BALANCE DUE

**\$750.00**

# **Hammock Bay Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2022

Prepared by:



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 November 30, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash - Operating Account	45,173	-	-	-	45,173
Due From Other Funds	-	41,721	-	-	41,721
Investments:					
Prepayment Account	-	(2,129)	-	-	(2,129)
Reserve Fund	-	25,000	-	-	25,000
Revenue Fund	-	229,063	-	-	229,063
Prepaid Trustee Fees	1,257	-	-	-	1,257
Fixed Assets					
Improvements Other Than Buildings (IOTB)	-	-	14,553,296	-	14,553,296
Amount Avail In Debt Services	-	-	-	276,671	276,671
Amount To Be Provided	-	-	-	1,855,214	1,855,214
<b>TOTAL ASSETS</b>	<b>\$ 46,430</b>	<b>\$ 293,655</b>	<b>\$ 14,553,296</b>	<b>\$ 2,131,885</b>	<b>\$ 17,025,266</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 6,604	\$ -	\$ -	\$ -	6,604
Bonds Payable	-	-	-	2,131,885	2,131,885
Due To Other Funds	41,721	-	-	-	41,721
<b>TOTAL LIABILITIES</b>	<b>48,325</b>	<b>-</b>	<b>-</b>	<b>2,131,885</b>	<b>2,180,210</b>
<b><u>FUND BALANCES</u></b>					
Nonspendable:					
Prepaid Trustee Fees	1,257	-	-	-	1,257
Restricted for:					
Debt Service	-	293,655	-	-	293,655
Unassigned:	(3,152)	-	14,553,296	-	14,550,144
<b>TOTAL FUND BALANCES</b>	<b>(1,895)</b>	<b>293,655</b>	<b>14,553,296</b>	<b>-</b>	<b>14,845,056</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 46,430</b>	<b>\$ 293,655</b>	<b>\$ 14,553,296</b>	<b>\$ 2,131,885</b>	<b>\$ 17,025,266</b>

**HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 57,815	\$ 9,366	\$ (48,449)	16.20%
<b>TOTAL REVENUES</b>	<b>57,815</b>	<b>9,366</b>	<b>(48,449)</b>	<b>16.20%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	1,600	-	1,600	0.00%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Trustee Fees	4,300	-	4,300	0.00%
District Counsel	1,000	-	1,000	0.00%
District Engineer	2,500	-	2,500	0.00%
Management & Accounting Services	34,790	5,798	28,992	16.67%
Auditing Services	6,950	-	6,950	0.00%
Website Compliance	1,500	750	750	50.00%
Postage, Phone, Faxes, Copies	150	5	145	3.33%
Public Officials Insurance	1,838	-	1,838	0.00%
Legal Advertising	250	-	250	0.00%
Bank Fees	100	-	100	0.00%
Website Administration	500	51	449	10.20%
Dues, Licenses, Subscriptions	135	175	(40)	129.63%
<b>Total Administration</b>	<b>56,263</b>	<b>6,779</b>	<b>49,484</b>	<b>12.05%</b>
<b><u>Other Physical Environment - Phase I</u></b>				
Improvements Other Than Bldgs	-	6,741	(6,741)	0.00%
<b>Total Other Physical Environment - Phase I</b>	<b>-</b>	<b>6,741</b>	<b>(6,741)</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	1,552	-	1,552	0.00%
<b>Total Other Physical Environment</b>	<b>1,552</b>	<b>-</b>	<b>1,552</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>57,815</b>	<b>13,520</b>	<b>44,295</b>	<b>23.38%</b>
Excess (deficiency) of revenues	-	(4,154)	(4,154)	0.00%
Over (under) expenditures	-	(4,154)	(4,154)	0.00%
Net change in fund balance	\$ -	\$ (4,154)	\$ (4,154)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>2,259</b>	<b>2,259</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,259</b>	<b>\$ (1,895)</b>		

**HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
Series 2016 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 422	\$ 422	0.00%
Special Assmnts- Tax Collector	204,548	34,980	(169,568)	17.10%
<b>TOTAL REVENUES</b>	<b>204,548</b>	<b>35,402</b>	<b>(169,146)</b>	<b>17.31%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	69,548	-	69,548	0.00%
<b>Total Debt Service</b>	<b>204,548</b>	<b>-</b>	<b>204,548</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>204,548</b>	<b>-</b>	<b>204,548</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	35,402	35,402	0.00%
Net change in fund balance	\$ -	\$ 35,402	\$ 35,402	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>258,253</b>	<b>258,253</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 258,253</b>	<b>\$ 293,655</b>		

**HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	-	14,553,296		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 14,553,296</b>		

# HAMMOCK BAY CDD

## Bank Reconciliation

Bank Account No. 4124 Trustmark National Bank- GF- Operating  
Statement No. 11-22  
Statement Date 11/30/2022

G/L Balance (LCY)	45,172.83	Statement Balance	48,252.55
G/L Balance	45,172.83	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	48,252.55
Subtotal	45,172.83	Outstanding Checks	3,079.72
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	45,172.83	Ending Balance	45,172.83
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
<b>Checks</b>							
10/20/2022	Payment	1209	CHUBB & SON		617.11	617.11	0.00
10/20/2022	Payment	1210	DEPARTMENT OF ECONOMIC OPPORTY		175.00	175.00	0.00
Total Checks					792.11	792.11	0.00
<b>Deposits</b>							
11/10/2022		JE000017	assessment distribution	G/L	16,846.14	16,846.14	0.00
11/30/2022		JE000018	assessment distribution 11-5/11-18	G/L	24,918.30	24,918.30	0.00
Total Deposits					41,764.44	41,764.44	0.00
<b>Outstanding Checks</b>							
11/30/2022	Payment	1211	INFRAMARK LLC		3,079.72	0.00	3,079.72
<b>Total Outstanding Checks.....</b>					<b>3,079.72</b>		<b>3,079.72</b>