

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 29, 2018**

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
MAY 29, 2018 at 10:30 a.m. CST**

Hammock Bay Lake Center,
Located at 1850 Great Hammock Bend, Freeport, FL 32429

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

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

The District Agenda is comprised of four different sections:

The workshop will begin at **10:30 a.m. CST**.

Public Hearing & Regular Meetings sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, 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.

May 29, 2018

Board of Supervisors
Hammock Bay
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Hammock Bay Community Development District will be held on **Tuesday, May 29, 2018 at 10:30 a.m., CST** at the Hammock Bay Lake Center, located at 1850 Great Hammock Bend, Freeport, FL 32429. Included below is the agenda:

Conference Call Information: Dial 1-866-906-9330 Access Code: 4863181

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018-01; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing Tab 01
 - B. Annual Disclosure of Qualified Electors Tab 02
 - C. 2018 Election Process Tab 03
 - D. Consideration of Resolution 2018-02; General Elections, November 2018 Tab 04
 - E. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of the Board of Supervisors Public Workshop Minutes Aug. 15, 2017 . Tab 05
 - B. Consideration of the Board of Supervisors Public Hearing Minutes Aug. 28, 2017 Tab 06
 - C. Consideration of Operations and Maintenance Expenditures September 2017 Tab 07
 - D. Consideration of Operations and Maintenance Expenditures Oct. 2017 – April 2018 . Tab 08
 - E. Review of Financial Statements Month Ending April 30, 2018 Tab 09
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb
District Manager

RESOLUTION 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Hammock Bay Community Development District (“District”) prior to June 15, 2018, a proposed operations and maintenance budget for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: August 27, 2018

HOUR: 11:30 AM

LOCATION: Hammock Bay Lake Center
1850 Great Hammock Bend
Freeport, FL 32429

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

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

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

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

PASSED AND ADOPTED THIS 29th DAY OF MAY 2018.

ATTEST:

**HAMMOCK BAY COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2018/2019 Budget

2019



HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019

PROPOSED ANNUAL OPERATING BUDGET

MAY 29, 2018



HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019

PROPOSED ANNUAL OPERATING BUDGET

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MAY 29, 2018

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 2019, which begins on October 1, 2018. 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
200	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 2018 Final Operating Budget	Current Period Actuals 10/1/17 - 3/31/18	Projected Revenues & Expenditures 4/1/18 to 9/30/18	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	46,629.00	42,425.46	636.83	43,062.29	(3,566.71)
Operations & Maintenance Assmts - Off-Roll	0.00	101.03	0.00	101.03	101.03
TOTAL SPECIAL ASSESSMENTS	46,629.00	42,526.49	636.83	43,163.32	(3,465.68)
INTERFUND TRANSFER					
Interfund Transfer	12,396.00	0.00	11,930.19	11,930.19	(465.81)
TOTAL INTERFUND TRANSFER	12,396.00	0.00	11,930.19	11,930.19	(465.81)
TOTAL REVENUES	\$59,025.00	\$42,526.49	\$12,567.02	\$55,093.51	(\$3,931.49)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,200.00	0.00	1,600.00	1,600.00	400.00
TOTAL LEGISLATIVE	1,200.00	0.00	1,600.00	1,600.00	400.00
FINANCIAL & ADMINISTRATIVE					
District Engineer	1,000.00	0.00	1,000.00	1,000.00	0.00
Disclosure Report	500.00	0.00	500.00	500.00	0.00
Trustees Fees	6,000.00	3,771.25	0.00	3,771.25	(2,228.75)
Management & Accounting Services	34,540.00	17,269.98	17,270.02	34,540.00	0.00
Auditing Services	6,500.00	0.00	6,600.00	6,600.00	100.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Financial Services	250.00	0.00	250.00	250.00	0.00
Postage, Phone, Faxes, Copies	500.00	77.87	77.87	155.74	(344.26)
Professional Liability Insurance	1,800.00	0.00	1,800.00	1,800.00	0.00
Legal Advertising	750.00	(468.45)	350.00	(118.45)	(868.45)
Bank Fees	500.00	360.18	360.18	720.36	220.36
Dues, Licenses & Fees	185.00	175.00	0.00	175.00	(10.00)
Office Supplies	0.00	99.61	0.00	99.61	99.61
TOTAL FINANCIAL & ADMINISTRATIVE	53,175.00	21,935.44	28,208.07	50,143.51	(3,031.49)
LEGAL COUNSEL					
District Counsel	3,800.00	0.00	2,500.00	2,500.00	(1,300.00)
TOTAL LEGAL COUNSEL	3,800.00	0.00	2,500.00	2,500.00	(1,300.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	750.00	0.00	750.00	750.00	0.00
HOA Maintenance Agreement	100.00	0.00	100.00	100.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	850.00	0.00	850.00	850.00	0.00
TOTAL EXPENDITURES	\$59,025.00	\$21,935.44	\$33,158.07	\$55,093.51	(\$3,931.49)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$20,591.05	(\$20,591.05)	\$0.00	\$0.00

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18	Fiscal Year 2019 Proposed Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	46,629.00	43,062.29	(3,566.71)	43,163.32	(3,465.68)
Operations & Maintenance Assmts - Off-Roll	0.00	101.03	101.03	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	46,629.00	43,163.32	(3,465.68)	43,163.32	(3,465.68)
INTERFUND TRANSFER					
Interfund Transfer	12,396.00	11,930.19	(465.81)	13,911.68	1,515.68
TOTAL INTERFUND TRANSFER	12,396.00	11,930.19	(465.81)	13,911.68	1,515.68
TOTAL REVENUES	\$59,025.00	\$55,093.51	(\$3,931.49)	\$57,075.00	(\$1,950.00)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,200.00	1,600.00	400.00	1,600.00	400.00
TOTAL LEGISLATIVE	1,200.00	1,600.00	400.00	1,600.00	400.00
FINANCIAL & ADMINISTRATIVE					
District Engineer	1,000.00	1,000.00	0.00	1,000.00	0.00
Disclosure Report	500.00	500.00	0.00	500.00	0.00
Trustees Fees	6,000.00	3,771.25	(2,228.75)	4,000.00	(2,000.00)
Management & Accounting Services	34,540.00	34,540.00	0.00	34,540.00	0.00
Auditing Services	6,500.00	6,600.00	100.00	6,600.00	100.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Financial Services	250.00	250.00	0.00	250.00	0.00
Postage, Phone, Faxes, Copies	500.00	155.74	(344.26)	500.00	0.00
Professional Liability Insurance	1,800.00	1,800.00	0.00	1,800.00	0.00
Legal Advertising	750.00	(118.45)	(868.45)	750.00	0.00
Bank Fees	500.00	720.36	220.36	750.00	250.00
Dues, Licenses & Fees	185.00	175.00	(10.00)	185.00	0.00
Office Supplies	0.00	99.61	99.61	100.00	100.00
TOTAL FINANCIAL & ADMINISTRATIVE	53,175.00	50,143.51	(3,031.49)	51,625.00	(1,550.00)
LEGAL COUNSEL					
District Counsel	3,800.00	2,500.00	(1,300.00)	3,000.00	(800.00)
TOTAL LEGAL COUNSEL	3,800.00	2,500.00	(1,300.00)	3,000.00	(800.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	750.00	750.00	0.00	750.00	0.00
HOA Maintenance Agreement	100.00	100.00	0.00	100.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	850.00	850.00	0.00	850.00	0.00
TOTAL EXPENDITURES	\$59,025.00	\$55,093.51	(\$3,931.49)	\$57,075.00	(\$1,950.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.00)

FISCAL YEAR 2019
PROPOSED ANNUAL OPERATING BUDGET

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 Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Capital Outlay

This is to purchase new equipment as required.

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	\$	223,060
TOTAL REVENUES	\$	223,060

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	130,000
Series 2016 May Bond Interest Payment	\$	47,603
Series 2016 November Bond Interest Payment	\$	45,458
TOTAL EXPENDITURES	\$	223,060
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	2,930,000
Principal Payment Applied Toward Series 2016 Bonds	\$	130,000
Bonds Outstanding - Period Ending 11/1/2019	\$	2,800,000

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Total Unit Count	Debt Service Unit Count	Fiscal Year 2018					Fiscal Year 2019					Assessment Variance ⁽²⁾	
				Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2018 Total w/o Debt Service	Fiscal Year 2018 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 2019 Total w/o Debt Service	Fiscal Year 2019 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	\$64.39	\$107.48	\$64.39	\$634.36	\$0.00	\$0.00
70	1.17	107	36	\$616.45	\$64.39	\$107.48	\$64.39	\$723.93	\$616.45	\$64.39	\$107.48	\$64.39	\$723.93	\$0.00	\$0.00
75	1.25	92	42	\$658.60	\$64.39	\$107.48	\$64.39	\$766.08	\$658.60	\$64.39	\$107.48	\$64.39	\$766.08	\$0.00	\$0.00
80	1.33	149	111	\$700.76	\$64.39	\$107.48	\$64.39	\$808.24	\$700.76	\$64.39	\$107.48	\$64.39	\$808.24	\$0.00	\$0.00
85	1.42	1	1	\$748.18	\$64.39	\$107.48	\$64.39	\$855.66	\$748.18	\$64.39	\$107.48	\$64.39	\$855.66	\$0.00	\$0.00
90	1.50	5	1	\$790.32	\$64.39	\$107.48	\$64.39	\$897.80	\$790.32	\$64.39	\$107.48	\$64.39	\$897.80	\$0.00	\$0.00
95	1.58	2	2	\$832.47	\$64.39	\$107.48	\$64.39	\$939.95	\$832.47	\$64.39	\$107.48	\$64.39	\$939.95	\$0.00	\$0.00
100	1.67	73	53	\$879.89	\$64.39	\$107.48	\$64.39	\$987.37	\$879.89	\$64.39	\$107.48	\$64.39	\$987.37	\$0.00	\$0.00
110	1.83	22	15	\$964.19	\$64.39	\$107.48	\$64.39	\$1,071.67	\$964.19	\$64.39	\$107.48	\$64.39	\$1,071.67	\$0.00	\$0.00
Commercial	2.00	50	50	\$1,053.77	\$64.39	\$107.48	\$64.39	\$1,161.25	\$1,053.77	\$64.39	\$107.48	\$64.39	\$1,161.25	\$0.00	\$0.00
Total		504	314												

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.



FISCAL YEAR 2019

PROPOSED ANNUAL OPERATING BUDGET



Bobby Beasley
Supervisor of Elections
Walton County

April 16, 2018

Contact Information

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

Address

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

Tel: (850) 892-8112

Fax: (850) 892-8113

Brian K. Lamb, District Manager
Hammock Bay CDD
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Re: Hammock Bay Community Development District

Dear Mr. Lamb:

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

We are showing that there were 1,487 (one thousand four hundred and 87) registered voters in that district as of April 15, 2018.

Sincerely,

Bobby Beasley, Supervisor of Elections

Date 4/17/2018
Time 02:07 PM

Bobby Beasley
Supervisor of Elections
Active Voters by District/Precinct

WALTON COUNTY, FL

9

Hammock Bay

430 Freeport City Hall
Hammock Bay

<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
208	951	309	19	1,487	1,357	35	55	40	701	773	13
208	951	309	19	1,487	1,357	35	55	40	701	773	13



HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 120 ♦ Tampa, Florida 33607 ♦
(813) 397-5120 ♦ Fax (813) 873-7070

Hammock Bay Community Development District Notice of Qualifying Period for Candidates for Hammock Bay Community Development District Board of Supervisors

In accordance with section 190.006(3)(b), Florida Statutes, Hammock Bay Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the Hammock Bay Community Development District begins at noon on Monday, June 18, 2018 and expires at noon on Friday, June 22, 2018.

The District has two seats up for election, Seats 4 and 5. Elections are non-partisan and will be held at the same time as the general election on November 6, 2018 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Walton County Supervisor of Elections located at either the Walton County Courthouse, 571 U.S. Hwy 90 East, Suite 102, DeFuniak Springs, Florida 32433 (telephone 850-892-8112) or Walton County Courthouse Annex, 31 Coastal Centre Blvd., Suite 300, Santa Rosa Beach, Florida 32459 (telephone 850-622-0744). All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Walton County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

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

Brian Lamb
District Manager

RESOLUTION 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE WALTON COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2018.

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

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

WHEREAS, pursuant to Section 190.006(8) Florida Statutes each supervisor is entitled to receive an amount not to exceed \$200 per meeting or workshop of the District and not to exceed \$4,800 per year per supervisor; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No.4, Currently held by Norman Kaiser
Seat No.5, Currently held by Manuel Vital

Length of term: Four-years
Length of term: Four-years

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

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 6, 2018, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 18, 2018 through noon June 22, 2018, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 3. Conduction and Procedure of Election.

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

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

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

This Resolution is duly passed and adopted this 29th day of May 2018.

ATTEST:

**HAMMOCK BAY COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chairperson
- ☐ Vice Chairperson

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

August 15, 2017 Minutes of the Public Workshop

Minutes of the Public Workshop

The Public Workshop for the Hammock Bay Community Development District Board of Supervisors was held on Tuesday, August 15, 2017 at 6:00 p.m. (CST) at the **Hammock Bay Welcome Center**, located at 74 Great Hammock Bend, Freeport, FL 32439.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Public Workshop of the Hammock Bay Community Development District Board of Supervisors to order on Tuesday, August 15, 2017 at 6:00 p.m. (CST)

Board Members Present:

Robert Sullivan	Chairman
Tim Edwards	Vice Chairman
Manuel Vital	Supervisor
Norman Kaiser	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
------------	---------------------------

There were approximately 20 residents in attendance.

Mr. Lamb stated that the purpose of the public workshop is to go through the history of the community, explain what the CDD does, and answer any questions that might come up.

The Board members introduced themselves to residents.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were some audience questions about what parts of the community that CDD covers, and the Board and Mr. Lamb went over the areas.

3. BUSINESS ADMINISTRATION

A. Public Workshop Presentation by Brian Lamb

Mr. Lamb explained how the special assessments and bonds work; he next went over the history of the District and the costs associated with developing it. Mr. Lamb continued to explain the methodology of how the assessments were calculated and why CDDs are created, and he also went over the Bond refinancing.

Audience members and the Board asked questions and discussed the assessments and bond.

48 To prevent further confusion, Mr. Lamb suggested creating a brochure to accurately provide
49 information about the CDD for current and future residents.
50

51 Mr. Lamb also went over the agreement between the CDD and HOA and how the HOA has
52 taken on many of the operations and maintenance items. He also went over why assessments
53 could go up on the operations and maintenance side and why the District could have a special
54 assessment.
55

56 The audience and Board members continued to ask questions about assessments, and Mr. Lamb
57 answered the questions.
58

59 *The full discussion is available on audio recording.*
60

61 Mr. Lamb stated he will put the PowerPoint on the website for residents to access.
62
63

64 **4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS** 65

66 There were a few more audience questions about paying the bond portion of the assessments.
67
68

69 **5. ADJOURNMENT** 70

71 Mr. Lamb adjourned the public workshop.
72
73

* 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

August 28, 2017 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing for the Hammock Bay Community Development District Board of Supervisors was held on **Monday, August 28, 2017 at 9:30 a.m. (CST)** at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend, Freeport, FL 32439.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting and Public Hearing of the Hammock Bay Community Development District Board of Supervisors to order on **Monday, August 28, 2017 at 9:30 a.m. (CST)**.

Board Members Present and Constituting a Quorum:

Robert Sullivan	Chairman
Tim Edwards	Vice Chairman
Manuel Vital	Supervisor
Norman Kaiser	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	<i>via speakerphone</i>
Tucker Mackie	District Counsel	<i>via speakerphone</i>
Mary Rosenheim	Representative from Jay Odom Group	

There were no residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no resident questions or comments on agenda items.

3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2018 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Staff Presentations

Mr. Lamb went over the budget line items and assessments and said there were no changes from the proposed budget. He also said that it is anticipated that the Association will continue funding and maintaining the operations for the District facilities. For the record, Mr. Lamb said that there was a community workshop a few weeks ago about the history of the District, assessments, bonds, and operations and maintenance.

C. Public Comments

There was a question about if there was a special assessment or increase in assessments this year, and Mr. Lamb answered no, not for the CDD, but he could not speak for the Association. The Board discussed the budget and assessments. Mr. Lamb answered the Board's questions about lot sizes and refinancing.

D. Consideration of Resolution 2017-05; Adopting Fiscal Year 2018 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2017-05 with the net operating proceeds as described and the debt service indicated for this year.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Kaiser
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Close Public Hearing on Adopting Fiscal Year 2018 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

4. BUSINESS ITEMS

A. Consideration of Resolution 2017-06; Assessment Resolution

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2017-06 with modifications as discussed and pending review of 2017's historical assessment records.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Resolution 2017-07; Setting Fiscal Year 2018 Meeting Schedule

Mr. Lamb went over the resolution. The Board reviewed and discussed the meeting schedule and decided to make a change to the May meeting avoid having the meeting on the Memorial Day holiday. The May meeting will now be Monday, May 21, 2018 at 9:30 a.m. CST at the same location. The August meeting will still be on Monday, August 27, 2018 at 9:30 a.m. CST.

MOTION TO:	Approve Resolution 2017-07 with a change to Monday, May 21, 2018 at 9:30 a.m. CST to avoid the holiday, and Monday, August 27, 2018 at 9:30 a.m. CST.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Acceptance of Fiscal Year Ending September 30, 2016 Financial Audit

The Board reviewed the audit and asked questions about revenues, payoffs, assessments, and refinancing, and Mr. Lamb answered their questions. The Board continued to review the Audit and had a question about the \$11,000 and how it ties into lot sales on page 5. There were also some questions about audits, and Mr. Lamb went over compliance and the auditing process.

MOTION TO:	Approve the Fiscal Year Ending September 30, 2016 Financial Audit as prepared, subject to review and clarification to the comment on page 5 in the second to last paragraph as it deals with lot sales.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

D. General Matters of the District

5. CONSENT AGENDA

A. Consideration of the Board of Supervisors Meeting Minutes May 22, 2017

The Board went over the minutes.

MOTION TO:	Approve the May 22, 2017 minutes.
MADE BY:	Supervisor Vital
SECONDED BY:	Supervisor Kaiser
DISCUSSION:	None Further.
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Review of Financial Statements Month Ending July 31, 2017

The Board reviewed the financials. Mr. Lamb said something to keep an eye on is those who are still paying on the debt and those who have paid off the debt and how that relates to the financials. The Board asked a question about the reserve fund.

MOTION TO:	Accept the unaudited financials.
MADE BY:	Supervisor Kaiser
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None Further.
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

6. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

The Board asked about the District brochure as discussed at the workshop. Mr. Lamb said the management company could create it and send it out soon. The Board, Ms. Mackie, Mr. Lamb, and Ms. Rosenheim discussed the details of the brochures. There was also a Board request and discussion about a document that outlines what the CDD is and how much the payoff would be.

The full discussion is available on audio recording.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
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

Signature

Printed Name

Printed Name

Title:

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

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				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Auto-Owners	011055120 091117	\$ 601.00		General Liability - 10/01/17 to 10/01/18
Variable Contract Sub-Total		\$ 601.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Supervisor: Manuel Vital	MV082817	\$ 200.00		Supervisor Fee - 08/28/17
Supervisor: Norma Kaiser	NK082817	200.00		Supervisor Fee - 08/28/17
Supervisor: Robert Sullivan	RS082817	200.00		Supervisor Fee - 08/28/17
Supervisor: Tim Edwards	TE082817	200.00	\$ 800.00	Supervisor Fee - 08/28/17
Regular Services Sub-Total		\$ 800.00		
Additional Services				
GateHouse Media	2028368 0817	\$ 608.37		Advertising - 08/07/17 & 08/20/17
Additional Services Sub-Total		\$ 608.37		
TOTAL:		\$ 2,009.37		

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

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

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	09-11-2017
Account Number	011055120
Payment Plan	FULL PAY
Due Date	10-01-2017

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

Summary of Billing Account Activity					
Previous Balance	Payments	Policy Activity	Fees	Total	Minimum Due
\$0.00	\$0.00	\$668.00	\$0.00	\$668.00	\$601.00
Total with Paid In Full Discount					
\$601.00					

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

fold and detach here

0066293

12-0349-00

Auto-Owners
INSURANCE

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

SEP 18 2017

Billing Account Information	
Account Number	011055120
Due Date	10-01-2017
Total	\$668.00
Minimum Due	\$601.00
Total with Paid In Full Discount	
\$601.00	

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

____ Address Change

Please make checks payable to:

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



10000011055120000000000000000000006010000000601000

Policies on Account

TAILORED PROTECTION 20-701940	Effective Date	Policy Activity	Total	Minimum Due	Total Due with Paid in Full Discount
	10-01-2016	\$0.00	\$0.00	\$0.00	Discount Applied

Policy PID Code: 9X5 P28 P1R

TAILORED PROTECTION 20-701940	Effective Date	Policy Activity	Total	Minimum Due	Total Due with Paid in Full Discount
	10-01-2017	\$668.00	\$668.00	\$601.00	\$601.00

Policy PID Code: 9X5 P28 P1R

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 \$15.00 may be charged if a cancellation bill is issued.
- A fee of up to \$25.00 may be charged for returned items. Returned items may be represented as an electronic ACH transaction.
- A convenience fee of up to \$8.00 may be charged when making a payment by phone.
- Enroll at www.auto-owners.com to enjoy the convenience of viewing and paying your bill online. Eligible policies may be added online by using the assigned personal ID (PID) codes listed on this bill.

Billing Address Change

HAMMOCK BAY CDD

Account Number: 011055120

Street Address: _____ City: _____ State: _____ Zip Code: _____


Policies on Account

TAILORED PROTECTION

20-701940

HAMMOCK BAY CDD

MEETING DATE: August 28, 2017

DMS Staff Signature 

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

MV 082817

2015 515 units
411
— 15,210,107 3,758,220.00

HAMMOCK BAY CDD

MEETING DATE: August 28, 2017

DMS Staff Signature



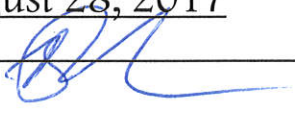
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
TRISH DALTON		SALARY WAIVED	0.00
ROBERT SULLIVAN	✓	SALARY ACCEPTED	\$200.00
TIM EDWARDS	✓	SALARY ACCEPTED	\$200.00
NORMAN KAISER	✓	SALARY ACCEPTED	\$200.00
MANUEL VITAL	✓	SALARY ACCEPTED	\$200.00

NK 082817

2015 5/5 units
411
— 15,210,107 3,758,220.00

HAMMOCK BAY CDD

MEETING DATE: August 28, 2017

DMS Staff Signature 

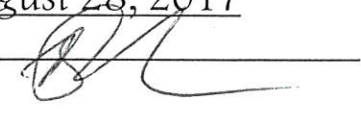
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
TRISH DALTON		SALARY WAIVED	0.00
ROBERT SULLIVAN	✓	SALARY ACCEPTED	\$200.00
TIM EDWARDS	✓	SALARY ACCEPTED	\$200.00
NORMAN KAISER	✓	SALARY ACCEPTED	\$200.00
MANUEL VITAL	✓	SALARY ACCEPTED	\$200.00

RS 082817

2015 515 units
411 15,210,107 3,758,220.00

HAMMOCK BAY CDD

MEETING DATE: August 28, 2017

DMS Staff Signature 

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

TE 082817

2015 515 units
411 — 15,210,107 3,758,220.00



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

Advertising Invoice

Page 1

INVOICE DATE	INVOICE NO.
8/27/2017	2028368-0817

7 - 136

Location ID DN Balance Due \$608.37

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

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



1002028368000000608374

AUG 31 2017

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

ACCOUNT NUMBER		CURRENT	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
2028368		\$608.37	\$0.00	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
08/07/17	34815188	4110-DN Legal Line 6/436DN NOTICE OF WORKSHOP	103.00		163.77
08/20/17	34815186	4110-DN Legal Line 6/435DN HAMMOCK BAY	234.00		444.60

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

PREVIOUS BALANCE		NEW CHARGES		CREDITS		BALANCE DUE
\$0.00	(±)	\$608.37	-	\$0.00	=	\$608.37



Questions regarding this invoice should call:

Tel: (866) 470-7133

Fax: (863) 802-7825

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

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8073	\$ 2,895.60		Management Services - October
Meritus Districts	8117	2,884.39	\$ 5,779.99	Management Services - November
Monthly Contract Sub-Total		\$ 5,779.99		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Chubb	902011258254001C 092517	\$ 1,838.00		Commercial Insurance - Oct 15 2017
DEO	70637	175.00		Annual Fee - Invoice No. 70637
GateHouse Media	2028368 0917	608.37		Advertising - Invoice No. 2028368-0917 - 9/24/2017
Hopping Green & Sams	96134	775.50		Professional Services through 08/31/17
Kaeser & Blair	71003346	99.61		Supplies/Laser checks - Invoice No. 71003346
Additional Services Sub-Total		\$ 3,496.48		
TOTAL:		\$ 9,276.47		

Approved (with any necessary revisions noted):

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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



INVOICE


Invoice Number: 8073
Invoice Date: Oct 1, 2017
Page: 1

Bill To:

Hammock Bay CDD
2005 Pan Am Circle
Ste 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		10/1/17

Quantity	Item	Description	Unit Price	Amount
109.00	DMS	District Management Services - October		2,878.33
	Postage	Postage - August		0.92
	Copies - B/W	Copies: B/W - August	0.15	16.35
				

Subtotal	2,895.60
Sales Tax	
Total Invoice Amount	2,895.60
Payment/Credit Applied	
TOTAL	2,895.60

Check/Credit Memo No:

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 8117
Invoice Date: Nov 1, 2017
Page: 1

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

Bill To:

Hammock Bay CDD
2005 Pan Am Circle
Ste 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		11/1/17

Quantity	Item	Description	Unit Price	Amount
22.00	DMS	District Management Services - November		2,878.33
	Postage	Postage - September		2.76
	Copies - B/W	Copies: B/W - September	0.15	3.30

Subtotal	2,884.39
Sales Tax	
Total Invoice Amount	2,884.39
Payment/Credit Applied	
TOTAL	2,884.39

Check/Credit Memo No:



COMMERCIAL INSURANCE BILL

SEP 29 2017

Account Number

9020 1125 8254 001C

HAMMOCK BAY COMMUNITY DEVELOPMENT
DISTRICT INC C/O MERITUS D
2005 PAN AM CIRCLE STE 120
TAMPA, FL 33607

Invoice Date

SEP 25 2017

Policyholder

HAMMOCK BAY COMMUNITY

Questions about your bill? Please call:

CHUBB PREMIUM ACCOUNTING SERVICE CENTER
COMMERCIAL DIRECT BILL at 1-800-372-4822

Your CHUBB agent or broker is :

INSURANCE OFFICE OF AMERICA, INC.
1-407-788-3000

Payment Options

To pay by phone call 1-800-372-4822, Option 1

To pay online, go to www.chubb.com,

select Pay My Bill

Account Summary

Previous Balance as of 09/26/2016	\$1,838.00
Payments/Adjustments	(1,838.00)
Premium/Charges	1,838.00
New Balance	\$1,838.00

MINIMUM PAYMENT DUE: OCT 15 2017 \$1,838.00

Details concerning your account are shown under "Account Statement."

Page 1

Please Return This Section Along With Your Payment

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

Payer HAMMOCK BAY COMMUNITY DEVELOPMENT
DISTRICT INC C/O MERITUS D

PAYMENT DUE DATE **OCT 15 2017**

Account Number 9020 1125 8254 001C

Payment Enclosed



Minimum Payment Due	\$1,838.00
Account Balance	\$1,838.00

190201125825400130000009 201710159 000000001838002 8



Payer HAMMOCK BAY COMMUNITY DEVELOPMENT
DISTRICT INC C/O MERITUS D

Account Number
9020 1125 8254 001C

Policyholder HAMMOCK BAY COMMUNITY
DEVELOPMENT DISTRICT INC C/O

Invoice Date
SEP 25 2017

ACCOUNT STATEMENT

PREVIOUS ACCOUNT BALANCE AS OF 09/26/2016	\$1,838.00
--	-------------------

PAYMENTS/ADJUSTMENTS

OCT 17 2016	PAYMENT FROM YOU	\$(1,838.00)
	TOTAL PAYMENTS/ADJUSTMENTS	\$(1,838.00)

PREMIUM/CHARGES

DIRECTORS & OFFICERS POLICY - 82091341

PAYMENT PLAN: 1PAY

WRITING COMPANY: FEDERAL INSURANCE COMPANY

POLICY RENEWED - TERM DATES: OCT 01 2017 - OCT 01 2018	\$1,838.00
--	------------

TOTAL PREMIUM/CHARGES	\$1,838.00
------------------------------	-------------------

NEW ACCOUNT BALANCE	\$1,838.00
----------------------------	-------------------



NOTICE TO POLICYHOLDERS

Enclosed is your commercial insurance bill from Chubb. The policy that corresponds with this bill has been mailed to you separately. While you may not have received the policy, your coverage is in place. To continue your coverage, it is important that you pay the amount due by the date indicated on the bill and not wait to receive the policy. Payment should be made directly to Chubb.

This bill includes premium charged for terrorism coverage under the Terrorism Risk Insurance Program Reauthorization Act of 2007, if elected, as was disclosed at the time of offer for this policy period. Please refer to the Important Notice provided to you with your quote letter and the confirming notice included with your policy.

For questions about your coverage please contact your agent or broker. If you have any questions about your bill, call our Premium Accounting Service Center at 1-800-372-4822. Thank you for insuring through Chubb.



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2017/2018 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.: 70637			Date Invoiced: 10/02/2017
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/04/2017: \$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 120

Tampa, FL 33607

2. Telephone: (813) 397-5121
3. Fax: (813) 873-7070
4. Email: blamb@meritusdistricts.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: 11/07/2016

OCT 04 2017

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: 10/06/17

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 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.

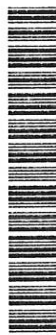
1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2015/2016 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.

000613000201



Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 2, 2017
Subject: Fiscal Year 2017/2018 Annual Special District Fee and Update
Post-Marked Due Date is December 4, 2017

This memo contains the instructions for complying with the annual fee and update requirement using the enclosed combined *Fiscal Year 2017/2018 Annual Special District Fee Invoice and Update Form* (the "form"). To avoid a \$25 late fee, the payment must be post-marked or paid online by **December 4, 2017**.

The Purpose of the Annual Fee

Chapter 189, Florida Statutes (the Uniform Special District Accountability Act), requires the Florida Department of Economic Opportunity's Special District Accountability Program (the "Program"), to perform a number of duties and responsibilities as they relate to special districts. The Legislature does not appropriate general revenue to pay the costs involved. Instead, section 189.018, Florida Statutes, requires the Program to collect an annual fee from each special district. The annual fee remains at \$175 per special district, unless the special district certifies that it is eligible for a zero fee. For more information about the Program and the annual fee, see www.FloridaJobs.org/SpecialDistricts.

The Purpose of Reviewing and Updating the Special District's Profile

One of the Program's responsibilities is to continuously maintain specific information about each special district and make it publically available through the *Official List of Special Districts Online* (www.FloridaJobs.org/OfficialList). More than 685 state and local agencies use this list to coordinate activities with special districts, classify and compile financial information and monitor Florida's 1,685-plus active special districts. Therefore, it is important for each registered agent to annually review the special district's profile to determine if anything needs to be corrected or updated.

Reminders

Each newly created special district must have an official website by the end of the first full fiscal year after its creation. All other special districts should already be maintaining a website. If your special district's official website address is not listed on the enclosed form, please provide it. For more information about website requirements, please visit www.FloridaJobs.org/SDWebsites#Req.

The *Florida Special District Handbook Online* (www.FloridaJobs.org/SpecialDistrictHandbook) covers general operating procedures, such as reporting requirements, for all types of special districts. The Program encourages each special district to review this handbook regularly to help ensure compliance with state accountability standards.

(TURN OVER FOR INSTRUCTIONS)

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

Instructions for Complying with the Annual Fee and Update Requirement

Please complete the following by December 4, 2017 to avoid a \$25 late fee:

STEP 1: Review the special district's profile on the enclosed form (you may download a duplicate form and our W-9 Form from www.FloridaJobs.org/SpecialDistrictFee):

- a. Make any needed changes/additions directly on the form by marking through the outdated or incorrect information and writing in the new information. Be sure to include a valid email address and the special district's required official website address.
- b. Sign and date where indicated.

STEP 2: Next, pay the \$175 fee or, if eligible, certify eligibility for the zero fee:

- a. The Program encourages all special districts to pay online with a Visa or MasterCard by visiting www.FloridaJobs.org/SpecialDistrictFee and following the instructions - it's fast, free and convenient.
- b. If not paying online, prepare a check payable to the **Florida Department of Economic Opportunity**.
- c. Or, if the special district meets all three statements in the "Zero Annual Fee Certification Section," certify eligibility for the zero fee by initialing each statement instead of paying the fee.

STEP 3: Make a copy of the form for your records or download another copy from www.FloridaJobs.org/SpecialDistrictFee.

STEP 4: Prepare and return the form and attachments, if applicable:

- a. If payment was made online, write "PAID ONLINE" on the form and email the form to the email address below or mail the form to the address below.
- b. If payment is not being made online, attach a check to the form to ensure the payment is properly credited to the correct special district and mail the form to the mailing address below.
- c. If certifying for a zero fee, email the form to the email address below or mail the form to the address below.
- d. If the form indicates the special district needs to provide the special district's boundary map and/or creation document, please email the documents to the email address below or attach the document(s) to the form and mail them to the address below.

**Florida Department of Economic Opportunity
Bureau of Budget Management
107 E. Madison Street, MSC 120
Tallahassee, FL 32399-4124**

Email Address: Jack.Gaskins@DEO.MyFlorida.com

Questions? Call Jack Gaskins at 850-717-8430

000613080202





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

Advertising Invoice

INVOICE DATE	INVOICE NO.
9/24/2017	2028368-0917

Location ID DN Balance Due \$608.37

7 - 219

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

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



SEP 28 2017

1002028368000000608374

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

ACCOUNT NUMBER		CURRENT	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
2028368		\$0.00	\$608.37	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
08/28/17	AGING	* Balance Forward *			608.37

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

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$608.37	\$0.00	\$0.00	\$608.37

Questions regarding this invoice should call:

Tel: (866) 470-7133

Fax: (863) 802-7825



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The Walton Sun • The Destin Log • The Washington County News • Holmes County Times • EmeraldCoast.com

Hopping Green & Sams

Attorneys and Counselors

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

OCT 02 2017

===== STATEMENT =====

September 28, 2017

Hammock Bay Community Development District
Meritus Districts
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Bill Number 96134
Billed through 08/31/2017

General Representation

HAMBAY 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

08/09/17	TFM	Confer with Lamb.	0.20 hrs
08/15/17	TFM	Attend workshop by phone.	1.10 hrs
08/28/17	TFM	Prepare for and attend Board meeting by phone; follow-up from Board meeting.	2.00 hrs
Total fees for this matter			\$775.50

MATTER SUMMARY

Mackie, A.Tucker Frazee	3.30 hrs	235 /hr	\$775.50
TOTAL FEES			\$775.50
TOTAL CHARGES FOR THIS MATTER			<u>\$775.50</u>

BILLING SUMMARY

Mackie, A.Tucker Frazee	3.30 hrs	235 /hr	\$775.50
TOTAL FEES			\$775.50
TOTAL CHARGES FOR THIS BILL			<u>\$775.50</u>

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

September 28, 2017

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

**Re: Hammock Bay Community Development District
HAMBAY/001 - Bill Number 96134 - General Representation**

Dear District Manager:

Enclosed please find our billing statement for services rendered and expenses incurred on behalf of Hammock Bay Community Development District through the month of August 2017.

If you have any questions, please feel free to call.

Sincerely,



Tucker F. Mackie

TFM/kgH

Enclosure



4236 Grissom Drive
Batavia, Ohio 45103
(800) 607-8824
FAX (800) 322-6000
credit@kaeser-blair.com

INVOICE

INVOICE NO. 71003346
DATE: 10/23/17

CUSTOMER NUMBER 003042427

DEALER NUMBER 88178

BILL TO:

HAMMOCK BAY CDD
ATTN: TERESA FARLOW X-340
2005 PAN AM CIRCLE, SUITE 120
ATTN: TERESA FARLOW
TAMPA, FL 33607

SHIP TO:

HAMMOCK BAY CDD
ATTN: TERESA FARLOW X-340
2005 PAN AM CIRCLE, SUITE 120
ATTN: TERESA FARLOW
TAMPA, FL 33607

YOUR PO NUMBER

HAMMOCK BAY CHECKS

DATE SHIPPED

10/09/17

SHIP VIA

GROUND

TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	86.0000	86.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS
MG Promotional Products
TO REORDER CALL 813-949-9000
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at
paykaeser.com

SUBTOTAL 86.00
** SALES TAX .00
LESS: PAYMENT/DEPOSIT .00
SHIPPING & HANDLING 13.61
TOTAL DUE 99.61

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



003042427

88178

3771 Solutions Center
Chicago, IL 60677-3007

HAMMOCK BAY CDD
ATTN: TERESA FARLOW X-340
2005 PAN AM CIRCLE, SUITE 120
ATTN: TERESA FARLOW
TAMPA, FL 33607

REMITTANCE

INVOICE NO. 71003346
DATE: 10/23/17

TOTAL DUE: 99.61
Amount Paid

☐ IF PAYING BY CREDIT CARD,
CHECK THIS BOX AND SEE THE
BACK OF THIS FORM.

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8160	\$ 2,893.36		Management Services - December
Monthly Contract Sub-Total		\$ 2,893.36		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
GateHouse Media	2028368 1017	\$ -608.37		Advertising - 10/16/17
GateHouse Media	2028368 1117	608.37	\$ 0.00	Advertising - 11/10/2017
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,893.36		

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
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☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 120
Tampa, FL 33607




Invoice Number: 8160
Invoice Date: Dec 1, 2017
Page: 1

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

Bill To:	
Hammock Bay CDD 2005 Pan Am Circle Ste 120 Tampa, FL 33607	

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		12/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - December		2,878.33
	Postage	Postage - October		8.88
41.00	Copies - B/W	Copies: B/W - October	0.15	6.15
				

Subtotal	2,893.36
Sales Tax	
Total Invoice Amount	2,893.36
Payment/Credit Applied	
TOTAL	2,893.36

Check/Credit Memo No:



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

Advertising Invoice

INVOICE DATE	INVOICE NO.
10/29/2017	2028368-1017

Location ID DN Balance Due \$608.37CR

7 - 281

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

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



100202836800000608374

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

ACCOUNT NUMBER	CURRENT		PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
2028368	\$608.37CR		\$0.00	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
09/25/17	AGING	* Balance Forward *			608.37
09/25/17	250221	9135-FF FSC Lockbox Cash Payment			608.37-
10/16/17	160146	9135-FF FSC Lockbox Cash Payment			608.37-

NOV 02 2017

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

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$608.37	(±) \$0.00	\$1,216.74	= \$608.37CR



Questions regarding this invoice should call:

Tel: (866) 470-7133

Fax: (863) 802-7825

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The Walton Sun • The Destin Log • The Washington County News • Holmes County Times • EmeraldCoast.com



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

Advertising Invoice

INVOICE DATE	INVOICE NO.
11/26/2017	2028368-1117

Location ID DN Balance Due \$0.00

7 - 241

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

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

NOV 30 2017



1002028368000000000007

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

ACCOUNT NUMBER		CURRENT	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
2028368		\$0.00	\$0.00	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
10/30/17	AGING	* Balance Forward *			608.37-
11/10/17	4995	9630-DN Refund Check			608.37
		10/16 CHECK REFUND			

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

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$608.37CR	\$608.37	\$0.00	\$0.00

Questions regarding this invoice should call:

Tel: (866) 470-7133

Fax: (863) 802-7825



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The Walton Sun • The Destin Log • The Washington County News • Holmes County Times • EmeraldCoast.com

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8190	\$ 2,881.63		Management Services - January 2018
Monthly Contract Sub-Total		\$ 2,881.63		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,881.63		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



Meritus
Districts
Solutions for Better Communities.

Invoice Number: 8190
Invoice Date: Jan 1, 2018
Page: 1

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

Bill To:	
Hammock Bay CDD 2005 Pan Am Circle Ste 120 Tampa, FL 33607	

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		1/1/18

Quantity	Item	Description	Unit Price	Amount
22.00	DMS Copies - B/W	District Management Services - January Copies: B/W - November	0.15	2,878.33 3.30

Subtotal	2,881.63
Sales Tax	
Total Invoice Amount	2,881.63
Payment/Credit Applied	
TOTAL	2,881.63

Check/Credit Memo No:

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8229	\$ 2,881.34		Management Services - February 2018/Dec 2017 Postage/Copies
Monthly Contract Sub-Total		\$ 2,881.34		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
GateHouse Media	2028368 1217	\$ -608.37		Advertising - 12/8/2017
Additional Services Sub-Total		\$ -608.37		
TOTAL:		\$ 2,272.97		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



Invoice Number: 8229
Invoice Date: Feb 1, 2018
Page: 1

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

Bill To:
Hammock Bay CDD 2005 Pan Am Circle Ste 120 Tampa, FL 33607

Ship to:	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		2/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - February		2,878.33
	Postage	Postage - December		0.46
17.00	Copies - B/W	Copies: B/W - December	0.15	2.55

Subtotal	2,881.34
Sales Tax	
Total Invoice Amount	2,881.34
Payment/Credit Applied	
TOTAL	2,881.34

Check/Credit Memo No:



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

Advertising Invoice

INVOICE DATE	INVOICE NO.
12/31/2017	2028368-1217

Location ID DN Balance Due \$608.37CR

7 - 221

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

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



100202836800000608374

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

ACCOUNT NUMBER		CURRENT	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
2028368		\$608.37CR	\$0.00	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
12/08/17	800614	9135-FF FSC Lockbox Cash Payment			608.37-

JAN 04

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

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$0.00	(±) \$0.00	\$608.37	= \$608.37CR

Questions regarding this invoice should call:

Tel: (866) 470-7133

Fax: (863) 802-7825



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The Walton Sun • The Destin Log • The Washington County News • Holmes County Times • EmeraldCoast.com

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8265	\$ 2,911.53		Management Services - March & Postage - January Inv#8265
Monthly Contract Sub-Total		\$ 2,911.53		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
GateHouse Media	2028368 0118	\$ 0.00		Advertising - Inv date 2/4/2018 & Inv#2028368-0118
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,911.53		

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
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[] Chairman [] Vice Chairman [] Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 8265
Invoice Date: Mar 1, 2018
Page: 1

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

Bill To:

Hammock Bay CDD
2005 Pan Am Circle
Ste 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		3/1/18

Quantity	Item	Description	Unit Price	Amount
205.00	DMS	District Management Services - March		2,878.33
	Postage	Postage - January		2.45
	Copies - B/W	Copies: B/W - January	0.15	30.75

Subtotal	2,911.53
Sales Tax	
Total Invoice Amount	2,911.53
Payment/Credit Applied	
TOTAL	2,911.53

Check/Credit Memo No:



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

Advertising Invoice

INVOICE DATE	INVOICE NO.
2/4/2018	2028368-0118

Location ID DN Balance Due \$0.00

7 - 219

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

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



1002028368000000000007

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

ACCOUNT NUMBER		CURRENT	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
2028368		\$0.00	\$0.00	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
01/01/18	AGING	* Balance Forward *			608.37-
01/04/18	1425519	9630-DN Refund Check			608.37
		12/8 CHECK REFUND			

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

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$608.37CR	\$608.37	\$0.00	\$0.00

Questions regarding this invoice should call:

Tel: (866) 470-7133

Fax: (863) 802-7825



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The Walton Sun • The Destin Log • The Washington County News • Holmes County Times • EmeraldCoast.com

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8300	\$ 2,879.83		Management Services - April
Monthly Contract Sub-Total		\$ 2,879.83		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
GateHouse Media	2028368 0218	\$ 139.92		Advertising - Inv date 3/4/2018 & Inv #2028368-0218
LLS Tax Solutions Inc.	001402	650.00		Arbitrage Services period ended 1/26/18 Inv# 001402 2/22/2018
US Bank	4916583	3,771.25		Trustee bank fees Inv #4916583 Inv date 02/23/2018
Additional Services Sub-Total		\$ 4,561.17		
TOTAL:		\$ 7,441.00		

Approved (with any necessary revisions noted):

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 8300
Invoice Date: Apr 1, 2018
Page: 1

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

Bill To:

Hammock Bay CDD
2005 Pan Am Circle
Ste 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		4/1/18

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

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

Check/Credit Memo No:



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

Advertising Invoice

INVOICE DATE	INVOICE NO.
3/4/2018	2028368-0218

Received

7 - 183

MAR 07 2018

Location ID DN Balance Due \$139.92

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

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



100202836800000139924

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

ACCOUNT NUMBER		CURRENT	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
2028368		\$139.92	\$0.00	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
02/16/18	34831882	4110-DN Legal Line	88.00		139.92
2/0217DN NOTICE OF REGULAR BOA					

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

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$0.00	(±) \$139.92	\$0.00	= \$139.92



Questions regarding this invoice should call:

Tel: (866) 470-7133
Fax: (863) 802-7825

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

Invoice

Specializing in Tax-Exempt Bond Services

Invoice #: 001402

Invoice Date: 2/22/2018

2172 W. Nine Mile Road #
352
Pensacola, FL 32534

Phone # 850-754-0311

E-Mail liscott@llstax.com

Bill To:

Hammock Community Development District
c/o Meritus Districts
2005 Pan Am Circle # 120
Tampa, Florida 33607

P.O. Number:

Description	Amount
<p>Total Billing for Arbitrage Services in connection with the Hammock Bay Community Development District \$3,175,000 Special Assessment Revenue Refunding Bonds, Series 2016 –Rebate Amount Calculation for the period ended January 26, 2018.</p>	650.00
Total	\$650.00

Terms: Due and Payable upon receipt.

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola, FL 32534
Please include invoice number on check.



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

Invoice Number: 4916583
Account Number: 256859000
Invoice Date: 02/23/2018
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

HAMMOCK BAY COMMUNITY DEVELOPMENT DI
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 120
TAMPA FL 33607

HAMMOCK BAY CDD 2016

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$3,771.25

All invoices are due upon receipt.

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

HAMMOCK BAY CDD 2016

Received
MAR 02 2018

Invoice Number: 4916583
Account Number: 256859000
Current Due: \$3,771.25

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 256859000
Invoice # 4916583
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



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

Invoice Number: 4916583
Invoice Date: 02/23/2018
Account Number: 256859000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

HAMMOCK BAY CDD 2016

Accounts Included 256859000 256859001 256859002 256859003 256859004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,500.00	100.00%	\$3,500.00
Subtotal Administration Fees - In Advance 02/01/2018 - 01/31/2019				\$3,500.00
Incidental Expenses	3,500.00	0.0775		\$271.25
Subtotal Incidental Expenses				\$271.25
TOTAL AMOUNT DUE				\$3,771.25

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8350	\$ 2,891.44		Management Services - May, March postage and copies
Monthly Contract Sub-Total		\$ 2,891.44		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
GateHouse Media	2028368 0318	\$ 0.00		Advertising - Inv date 4/1/2018; Inv#2028368-0318
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,891.44		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

[] Chairman [] Vice Chairman [] Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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

INVOICE

Invoice Number: 8350
Invoice Date: May 1, 2018
Page: 1

Bill To:

Hammock Bay CDD
2005 Pan Am Circle
Ste 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/1/18

Quantity	Item	Description	Unit Price	Amount
78.00	DMS	District Management Services - May		2,878.33
	Postage	Postage - March		1.41
	Copies - B/W	Copies: B/W - March	0.15	11.70
Subtotal				2,891.44
Sales Tax				
Total Invoice Amount				2,891.44
Payment/Credit Applied				
TOTAL				2,891.44

Check/Credit Memo No:



APR 05 2018

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

Advertising Invoice

Page 1

INVOICE DATE	INVOICE NO.
4/1/2018	2028368-0318

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Location ID DN Balance Due \$0.00

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

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



1002028368000000000007

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

ACCOUNT NUMBER		CURRENT	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
2028368		\$0.00	\$0.00	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
03/05/18	AGING	* Balance Forward *			139.92
03/19/18	1901462	9135-FF FSC Lockbox Cash Payment			139.92-

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

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$139.92	\$0.00	\$139.92	\$0.00

Questions regarding this invoice should call:

Tel: (866) 470-7133

Fax: (863) 802-7825



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

Hammock Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2018



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Hammock Bay Community Development District

Balance Sheet

As of 4/30/2018

(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 2	62,179	0	0	0	62,179
Accounts Receivable - Other	0	0	0	0	0
Due From General Fund	(1,622)	1,623	0	0	1
Due From Debt Service Fund	0	0	0	0	0
Investments--Revenue--Series 2016 #9000	1,654	377,155	0	0	378,809
Investments--Interest--Series 2016 #9001	0	0	0	0	0
Investments--Sinking--Series 2016 #9002	0	0	0	0	0
Investments--Prepayment--Seri... 2016 #9004	0	11,539	0	0	11,539
Investments--Reserve--Series 2016 #9003	(32)	25,032	0	0	25,000
Prepaid Items	0	0	0	0	0
Prepaid Prof Liab Insurance	2,439	0	0	0	2,439
Improvements Other Than Buildings	0	0	14,553,296	0	14,553,296
Amount Available-Debt Service	0	0	0	380,061	380,061
Amount To Be Provided-Debt Service	0	0	0	2,784,939	2,784,939
Other	0	0	0	0	0
Total Assets	64,618	415,349	14,553,296	3,165,000	18,198,262
Liabilities					
Accounts Payable	0	0	0	0	0
Due To General Fund	0	0	0	0	0
Due To Debt Service Fund	1	0	0	0	1
Revenue Bonds Payable --- Series 2004 A	0	0	0	0	0
Revenue Bonds Payable --- Series 2016	0	0	0	3,165,000	3,165,000
Other	0	0	0	0	0
Total Liabilities	1	0	0	3,165,000	3,165,001
Fund Equity & Other Credits					
Fund Balance-All Other Reserves	0	247,928	0	0	247,928
Fund Balance-Unreserved	46,535	0	0	0	46,535

Hammock Bay Community Development District

Balance Sheet

As of 4/30/2018

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Investment In General Fixed Assets	0	0	14,553,296	0	14,553,296
Other	18,082	167,420	0	0	185,503
Total Fund Equity & Other Credits	64,617	415,349	14,553,296	0	15,033,262
Total Liabilities & Fund Equity	64,618	415,349	14,553,296	3,165,000	18,198,262

Hammock Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2017 Through 4/30/2018
(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	46,629	42,954	(3,675)	(8)%
Total Revenues	<u>46,629</u>	<u>42,954</u>	<u>(3,675)</u>	<u>(8)%</u>
Expenditures				
Legislative				
Supervisor Fees	1,200	0	1,200	100 %
Financial & Administrative				
District Engineer	1,000	0	1,000	100 %
Disclosure Report	500	0	500	100 %
Trustees Fees	6,000	3,771	2,229	37 %
Management & Accounting Services	34,540	20,148	14,392	42 %
Auditing Services	6,500	0	6,500	100 %
Arbitrage Rebate Calculation	650	650	0	0 %
Financial Services	250	0	250	100 %
Postage, Phone, Faxes, Copies	500	79	421	84 %
Professional Liability Insurance	1,800	0	1,800	100 %
Legal Advertising	750	(468)	1,218	162 %
Bank Fees	500	417	83	17 %
Dues, Licenses & Fees	185	175	10	5 %
Office Supplies	0	100	(100)	0 %
Legal Counsel				
District Counsel	3,800	0	3,800	100 %
Other Physical Environment				
General Liability Insurance	750	0	750	100 %
HOA Maintenance Agreement	100	0	100	100 %
Total Expenditures	<u>59,025</u>	<u>24,872</u>	<u>34,153</u>	<u>58 %</u>
Other Financing Sources				
Interfund Transfer	12,396	0	(12,396)	(100)%
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>18,082</u>	<u>18,082</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(30,527)	(30,527)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(12,445)</u>	<u>(12,445)</u>	<u>0 %</u>

Hammock Bay Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2004

From 10/1/2017 Through 4/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	(580,824)	(580,824)	0 %
Fund Balance, End of Period	0	(580,824)	(580,824)	0 %

Hammock Bay Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2016

From 10/1/2017 Through 4/30/2018

(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	223,753	230,749	6,996	3 %
Debt Service Prepayments	0	10,377	10,377	0 %
Interest Earnings				
Interest Earnings	0	1,372	1,372	0 %
Total Revenues	223,753	242,498	18,745	8 %
Expenditures				
Debt Service Payments				
Interest Payments	98,753	50,078	48,676	49 %
Principal Payments	125,000	25,000	100,000	80 %
Total Expenditures	223,753	75,078	148,676	66 %
Excess Revenues Over (Under) Expenditures	0	167,420	167,420	0 %
Fund Balance, Beginning of Period	0	247,928	247,928	0 %
Fund Balance, End of Period	0	415,349	415,349	0 %

Hammock Bay Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 04/30/2018

Reconciliation Date: 4/30/2018

Status: Locked

Bank Balance	64,473.13
Less Outstanding Checks/Vouchers	2,293.92
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	62,179.21
Balance Per Books	<u>62,179.21</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Hammock Bay Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 04/30/2018

Reconciliation Date: 4/30/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1776	4/30/2018	Series 2016 FY18 Tax Dist ID 8	2,293.92	Hammock Bay CDD
Outstanding Checks/Vouchers			2,293.92	

Hammock Bay Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 04/30/2018

Reconciliation Date: 4/30/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1774	4/1/2018	System Generated Check/Voucher	2,879.83	Meritus Districts
1775	4/2/2018	Series 2016 FY18 Tax Dist ID 7	6,400.51	Hammock Bay CDD
CD047	4/30/2018	April bank fees	<u>56.36</u>	
Cleared Checks/Vouchers			<u>9,336.70</u>	

Hammock Bay Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 04/30/2018

Reconciliation Date: 4/30/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR131	4/2/2018	Tax Distribution 04-02-2018 Series 2016	0.00
	CR143	4/30/2018	Series 2016 - FY18 Tax Dist. ID 8	2,721.46
Cleared Deposits				<hr/> 2,721.46 <hr/>

Commercial Checking Acct Public Funds

Account number:
Image count: 2

■ April 1, 2018 - April 30, 2018 ■ Page 1 of 1

**WELLS
FARGO**

HAMMOCK BAY COMMUNITY DEVELOPMENT
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$71,088.37	\$2,721.46	-\$9,336.70	\$64,473.13

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	04/30	2,721.46	Rhonda Skipper W Tax Distr 000000 999991 Hammock Bay Fire Dist
		\$2,721.46	Total electronic deposits/bank credits
		\$2,721.46	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	04/11	56.36	Client Analysis Srvc Chrg 180410 Svc Chge 0318 002000028695534
		\$56.36	Total electronic debits/bank debits

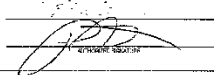
Checks paid

Number	Amount	Date	Number	Amount	Date
1774	2,879.83	04/02	1775	6,400.51	04/10
	\$9,280.34			Total checks paid	
	\$9,336.70			Total debits	

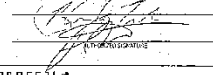
Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
03/31	71,088.37	04/10	61,808.03	04/30	64,473.13
04/02	68,208.54	04/11	61,751.67		
Average daily ledger balance		\$63,877.31			

Check Images

HAMMOCK BAY CDD 2005 PAN AM CIRCLE SUITE 120 TAMPA, FL 33607 (813) 875-7300		WELLS FARGO BANK, N.A. 60751302	DATE 1774
***Two Thousand Eight Hundred Seventy Nine and 83/100 Dollars		AMOUNT \$	
PAY TO THE ORDER OF Mentus Districts 2005 Pan Am Circle Suite 120 Tampa, FL 33607	4/1/2018	VOID AFTER 180 DAYS TWO SIGNATURES REQUIRED	\$2,879.83
			
⑈001774⑈ ⑆063407513⑆2000028695534⑈			

REF#8224661251 CK# 1774 2879.83

HAMMOCK BAY CDD 2005 PAN AM CIRCLE SUITE 120 TAMPA, FL 33607 (813) 875-7300		WELLS FARGO BANK, N.A. 60751302	DATE 1775
***Six Thousand Four Hundred and 51/100 Dollars		AMOUNT \$	
PAY TO THE ORDER OF Hammock Bay CDD 2005 Pan Am Circle, Suite 120 Tampa, FL 33607	4/2/2018	VOID AFTER 180 DAYS TWO SIGNATURES REQUIRED	\$6,400.51
			
⑈001775⑈ ⑆063407513⑆2000028695534⑈			

REF#8822859274 CK# 1775 6400.51