

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 23, 2016**

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
MAY 23, 2016 at 9:30 a.m. CST**

Hammock Bay Welcome Center
Located at 74 Great Hammock Bend, Freeport Florida 32439

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 meeting will begin at 9:30 a.m. CST with the first section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The second section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The third section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops 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 23, 2016

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 **Monday, May 23, 2016 at 9:30 a.m., CST** at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend, Freeport Florida 32439. Included below is the agenda:

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Resolution 2016-04; Designation of Assistant Secretary Tab 01 Page 04
 - B. Consideration of Resolution 2016-06; Approving Proposed Fiscal Year 2017 Budget
& Setting Public Hearing Tab 02 Page 05
 - C. Annual Disclosure of Qualified Electors Tab 03 Page 15
 - D. 2016 Election Process Tab 04 Page 17
 - E. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of the Board of Supervisors Meeting Minutes January 22, 2016 Tab 05 Page 18
 - B. Consideration of Operations and Maintenance Expenditures May 2016 Tab 06 Page 23
 - C. Review of Financial Statements Month Ending March 31, 2016 Tab 07 Page 39
- 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 2016-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMMOCK
BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN
ASSISTANT SECRETARY**

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Secretary;

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

Section 1. Norman Kaiser is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designation herein are forthwith rescinded.

Section 3. This Resolution shall become effective on May 23, 2016.

PASSED AND ADOPTED THIS 23RD DAY OF MAY, 2016.

ATTEST:

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN

RESOLUTION 2016-06

A RESOLUTION OF THE BOARD OF SUPERVISORS APPROVING A PROPOSED BUDGET FOR THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2017, SETTING A HEARING FOR PUBLIC CONSIDERATION OF THE SAME

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

WHEREAS, the District now believes it appropriate to make reasonable provision with respect to the manner in which the District’s Board of Supervisors (hereinafter the “Board”) will incur expenses and provide revenues necessary for its operation and any proposed improvement; and

WHEREAS, the District Manager has heretofore prepared and submitted to the District’s Board, a proposed operating budget for Fiscal Year 2017; and

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

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

Section 1. The **Proposed Budget** for the Hammock Bay Community Development District for Fiscal Year 2017, attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt the same.

Section 2. A Public Hearing on the proposed budget as approved by the District’s Board is hereby declared and set for August 22, 2016 at 9:30 a.m. at Hammock Bay Welcome Center located at 74 Great Hammock Bend Freeport, FL 32439.

Section 3. Notice of this Public Hearing shall be published in accordance with Section 190.008(2)(a), Florida Statutes.

Section 4. The District’s Secretary is directed to submit the proposed budget to Walton County not less than sixty (60) days prior to its scheduled final adoption (Public Hearing).

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2016.

HAMMOCK BAY COMMUNITY
DEVELOPMENT DISTRICT

ATTEST:

CHAIRMAN

SECRETARY

2017



HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017

PROPOSED ANNUAL OPERATING BUDGET

MAY 23, 2016



HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017

PROPOSED ANNUAL OPERATING BUDGET

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MAY 23, 2016

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 2017, which begins on October 1, 2016. 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 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 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/16 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	46,629.00	32,707.69	11,715.13	44,422.82	(2,206.18)
Operations & Maintenance Assmts - Off-Roll	0.00	101.03	0.00	101.03	101.03
TOTAL SPECIAL ASSESSMENTS	46,629.00	32,808.72	11,715.13	44,523.85	(2,105.15)
INTERFUND TRANSFER					
Interfund Transfer	12,396.00	1,097.19	15,860.09	16,957.28	4,561.28
TOTAL INTERFUND TRANSFER	12,396.00	1,097.19	15,860.09	16,957.28	4,561.28
TOTAL REVENUES	\$59,025.00	\$33,905.91	\$27,575.22	\$61,481.13	\$2,456.13
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,200.00	1,200.00	1,200.00	2,400.00	1,200.00
TOTAL LEGISLATIVE	1,200.00	1,200.00	1,200.00	2,400.00	1,200.00
FINANCIAL & ADMINISTRATIVE					
District Engineer	1,000.00	0.00	100.00	100.00	(900.00)
Disclosure Report	500.00	1,500.00	0.00	1,500.00	1,000.00
Trustees Fees	6,000.00	6,793.16	0.00	6,793.16	793.16
Management & Accounting Services	34,540.00	17,269.98	17,270.02	34,540.00	0.00
Auditing Services	6,500.00	0.00	6,500.00	6,500.00	0.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Financial Services	250.00	0.00	0.00	0.00	(250.00)
Postage, Phone, Faxes, Copies	500.00	309.60	0.00	309.60	(190.40)
Professional Liability Insurance	1,800.00	1,838.00	0.00	1,838.00	38.00
Legal Advertising	750.00	1,127.33	500.00	1,627.33	877.33
Bank Fees	500.00	405.20	405.20	810.40	310.40
Dues, Licenses & Fees	185.00	175.00	0.00	175.00	(10.00)
Website Administration	0.00	480.42	0.00	480.42	480.42
TOTAL FINANCIAL & ADMINISTRATIVE	53,175.00	30,548.69	24,775.22	55,323.91	2,148.91
LEGAL COUNSEL					
District Counsel	3,800.00	1,575.22	1,500.00	3,075.22	(724.78)
TOTAL LEGAL COUNSEL	3,800.00	1,575.22	1,500.00	3,075.22	(724.78)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	750.00	582.00	0.00	582.00	(168.00)
HOA Maintenance Agreement	100.00	0.00	100.00	100.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	850.00	582.00	100.00	682.00	(168.00)
TOTAL EXPENDITURES	\$59,025.00	\$33,905.91	\$27,575.22	\$61,481.13	\$2,456.13
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2016 BUDGET ANALYSIS

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Proposed Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	46,629.00	44,422.82	(2,206.18)	46,629.00	0.00
Operations & Maintenance Assmts - Off-Roll	0.00	101.03	101.03	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	46,629.00	44,523.85	(2,105.15)	46,629.00	0.00
INTERFUND TRANSFER					
Interfund Transfer	12,396.00	16,957.28	4,561.28	12,396.00	0.00
TOTAL INTERFUND TRANSFER	12,396.00	16,957.28	4,561.28	12,396.00	0.00
TOTAL REVENUES	\$59,025.00	\$61,481.13	\$2,456.13	\$59,025.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,200.00	2,400.00	1,200.00	1,200.00	0.00
TOTAL LEGISLATIVE	1,200.00	2,400.00	1,200.00	1,200.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Engineer	1,000.00	100.00	(900.00)	1,000.00	0.00
Disclosure Report	500.00	1,500.00	1,000.00	500.00	0.00
Trustees Fees	6,000.00	6,793.16	793.16	6,000.00	0.00
Management & Accounting Services	34,540.00	34,540.00	0.00	34,540.00	0.00
Auditing Services	6,500.00	6,500.00	0.00	6,500.00	0.00
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	309.60	(190.40)	500.00	0.00
Professional Liability Insurance	1,800.00	1,838.00	38.00	1,800.00	0.00
Legal Advertising	750.00	1,627.33	877.33	750.00	0.00
Bank Fees	500.00	810.40	310.40	500.00	0.00
Dues, Licenses & Fees	185.00	175.00	(10.00)	185.00	0.00
Website Administration	0.00	480.42	480.42	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	53,175.00	55,323.91	2,148.91	53,175.00	0.00
LEGAL COUNSEL					
District Counsel	3,800.00	3,075.22	(724.78)	3,800.00	0.00
TOTAL LEGAL COUNSEL	3,800.00	3,075.22	(724.78)	3,800.00	0.00
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	750.00	582.00	(168.00)	750.00	0.00
HOA Maintenance Agreement	100.00	100.00	0.00	100.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	850.00	682.00	(168.00)	850.00	0.00
TOTAL EXPENDITURES	\$59,025.00	\$61,481.13	\$2,456.13	\$59,025.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2017
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 maintenence 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	\$	222,795
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TOTAL REVENUES	\$	222,795
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EXPENDITURES

Series 2016 May Bond Principal Payment	\$	120,000
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Series 2016 May Bond Interest Payment	\$	52,388
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Series 2016 November Bond Interest Payment	\$	50,408
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TOTAL EXPENDITURES	\$	222,795
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2016	\$	3,175,000
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Principal Payment Applied Toward Series 2016 Bonds	\$	120,000
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Bonds Outstanding - Period Ending 11/1/2017	\$	3,055,000
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HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Total Unit Count	Debt Service Unit Count	Fiscal Year 2016					Fiscal Year 2017					Assessment Variance ⁽²⁾	
				Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2016 Total w/o Debt Service	Fiscal Year 2016 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 2017 Total w/o Debt Service	Fiscal Year 2017 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	\$669.10	\$64.39	\$107.48	\$64.39	\$776.58	\$526.88	\$64.39	\$107.48	\$64.39	\$634.36	\$0.00	(\$142.22)
70	1.17	107	36	\$782.85	\$64.39	\$107.48	\$64.39	\$890.33	\$616.45	\$64.39	\$107.48	\$64.39	\$723.93	\$0.00	(\$166.40)
75	1.25	92	43	\$836.38	\$64.39	\$107.48	\$64.39	\$943.86	\$658.60	\$64.39	\$107.48	\$64.39	\$766.08	\$0.00	(\$177.78)
80	1.33	149	112	\$889.91	\$64.39	\$107.48	\$64.39	\$997.39	\$700.76	\$64.39	\$107.48	\$64.39	\$808.24	\$0.00	(\$189.15)
85	1.42	1	1	\$950.13	\$64.39	\$107.48	\$64.39	\$1,057.61	\$748.18	\$64.39	\$107.48	\$64.39	\$855.66	\$0.00	(\$201.95)
90	1.50	5	1	\$1,003.65	\$64.39	\$107.48	\$64.39	\$1,111.13	\$790.32	\$64.39	\$107.48	\$64.39	\$897.80	\$0.00	(\$213.33)
95	1.58	2	2	\$1,057.18	\$64.39	\$107.48	\$64.39	\$1,164.66	\$832.47	\$64.39	\$107.48	\$64.39	\$939.95	\$0.00	(\$224.71)
100	1.67	73	54	\$1,117.40	\$64.39	\$107.48	\$64.39	\$1,224.88	\$879.89	\$64.39	\$107.48	\$64.39	\$987.37	\$0.00	(\$237.51)
110	1.83	22	15	\$1,224.46	\$64.39	\$107.48	\$64.39	\$1,331.94	\$964.19	\$64.39	\$107.48	\$64.39	\$1,071.67	\$0.00	(\$260.27)
Commercial	2.00	50	50	\$1,338.21	\$64.39	\$107.48	\$64.39	\$1,445.69	\$1,053.77	\$64.39	\$107.48	\$64.39	\$1,161.25	\$0.00	(\$284.44)
Total		504	317												

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 2017

PROPOSED ANNUAL OPERATING BUDGET



Bobby Beasley
Supervisor of Elections
Walton County

April 15, 2016

Brian K Lamb
Hammock Bay Community Development District
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

RE: Hammock Bay CDD Registered Voters

Dear Mr. Lamb:

This is in response to your request for the number of registered voters in the Hammock Bay Community Development District as of April 15, 2016. We have **781** registered voters in this District.

Sincerely,

A handwritten signature in blue ink that reads "LaJuana Rinker".

LaJuana Rinker, Chief Deputy

Date 4/15/2016
Time 08:44 AM

Bobby Beasley
Supervisor of Elections
Active Voters by District/Precinct

WALTON COUNTY, FL

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>
114	503	156	8	781	721	16	28	16	380	397	4
114	503	156	8	781	721	16	28	16	380	397	4



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 20, 2016 and expires at noon on Friday, June 24, 2016.

The District has three seats up for election, Seats 1, 2, and 3. Elections are non-partisan and will be held at the same time as the general election on November 8, 2016 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

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

January 22, 2016 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting for the Hammock Bay Community Development District Board of Supervisors was held on Friday, January 22, 2016 at 10:00 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 Special Meeting of the Hammock Bay Community Development District Board of Supervisors to order on Friday, January 22, 2016 at 10:05 a.m. (CST)

Board Members Present and Constituting a Quorum:

Robert Sullivan	Chairman
Tim Edwards	Vice Chairman
Trish Dalton	Supervisor
Manuel Vital	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus Districts
Tucker Mackie	District Counsel
Mike Williams	Bond Counsel (<i>via speakerphone</i>)
Don Edwards	Trustmark Bank (<i>via speakerphone</i>)

Mary Rosenheim with JM Group - developer

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

No audience members present.

3. STAFF REPORTS

A. District Counsel

Tucker Mackie stated they were monitoring a few bills that was in the Capital and that they should have more substantial of a report regarding any bills that would affect CDD's at the next meeting.

B. District Engineer

C. District Manager

Mr. Lamb stated that they may look at amending the agenda to add one item. In discussion with Trustmark there was a request for a consideration with the District's operations account. Currently we are utilizing Wells Fargo as the Public Depository for Hammock Bay CDD. Trustmark is a Qualified Public Depository and has the ability to house and operate the funds of the District.

4. BUSINESS ADMINISTRATION

A. Consideration of Resolution 2016-04; Designation of Assistant Secretary

This Resolution is being stricken from the agenda today as Mr. Kaiser is not in attendance.

5. MATTERS RELATING TO REFUNDING OF SERIES 2004A BONDS

A. Consideration of Resolution 2016-02; Authorizing the Issuance of and Awarding the Sale of Special Assessment Revenue Refunding Note, Series 2016

1. Commitment Letter – Trustmark National Bank

2. Second Supplemental Trust Indenture

3. Escrow Deposit Agreement

Tucker Mackie reviewed the background of this Resolution with the Board.

Mike Williams gave a brief synopsis of the bonds, etc. with the Board.

(The full discussion is available on audio)

There was a question from the Board on the Resolution that stated it was not to exceed \$3,470,000.00 and now the loan is going to be for \$3,175,000.00 and said that was a discrepancy of \$295,000.00. Is that money they have in escrow now, and what was that set aside for? It was answered that is was really a timing issue to get on the agenda they knew the District was not going to issue more than \$3,470,000.00 because that was the amount of the 2004A bonds outstanding. By the time the commitment letter was received it became clear that the amount of the note would be \$3,175,000.00 so because of the timing issue the Resolution could have said that amount. If it is an issue with anyone, a change could be made.

It was asked what the refinancing is costing the District? Mr. Lamb stated it was about \$150,000.00.

(The full discussion is available on audio)

MOTION TO:	Approve Resolution 2016-02.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Policies and Procedures for Monitoring Post-Issuance Compliance with the Requirements of the Internal Revenue Code

Ms. Mackie and Mr. Williams reviewed this with the Board.
(The full discussion is available on audio)

MOTION TO:	Approve Policies and Procedures for Monitoring Post-Issuance Compliance with the Requirements of the Internal Revenue Code.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

C. Consideration of Resolution 2016-03; Allocating Special Assessments Securing Series 2016 Refunding Note

1. Second Supplemental Assessment Allocation Report, Series 2016 Refunding Note

Mr. Lamb gave a brief review of the Second Supplemental Assessment Allocation Report to the Board.

Ms. Mackie also went over key notes of the report and went over the Resolution with the Board.

(The full discussion is available on audio)

MOTION TO:	Approve Resolution 2016-03.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None Further.
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

Mr. Lamb asked the Board if they would like to Re-Designate the Qualified Public Depository from Wells Fargo to Trustmark and authorize Staff and the authorized signers to coordinate and execute. Mr. Lamb stated it would be Resolution 2016-05.

Mr. Lamb answered questions the Board had.
(The full discussion is available on audio)

MOTION TO:	Approve the form of Resolution 2016-05 as stated by the Manager.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None Further.
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously

6. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Meeting Minutes December 18, 2015
- B. Consideration of Operations and Maintenance Expenditures January 2016
- C. Review of Financial Statements Month Ending November 30, 2015

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

7. BUSINESS ITEMS

- A. General Matters of the District

8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

9. 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

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Signature

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AD Aussies, LLC	61	\$ 27.50		Website Maintenance - February
AD Aussies, LLC	67	190.42	\$ 217.92	Website Maintenance - 03/15-09/15
Meritus Districts	7260	2,938.27		Management Service - February
Meritus Districts	7302	3,098.05		Management Service - March
Meritus Districts	7340	2,882.70		Management Service - April
Meritus Districts	7383	2,881.10	\$ 11,800.12	Management Service - May
Monthly Contract Sub-Total		\$ 12,018.04		
Variable Contract				
Halifax Media Group	2028368-0116	\$ 343.90		Notice of Board Meeting - 01/15/16
Halifax Media Group	2028368-0216	0.00		Past Due Notice - 02/28/16
Halifax Media Group	2028368-0316	0.00	\$ 343.90	Past Due Notice - 03/27/16
Hopping Green & Sams	86818	306.72		Professional Services thru 02/29/16 - General
Variable Contract Sub-Total		\$ 650.62		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Supervisor: Manuel Vital	MV012216	\$ 200.00		Supervisor Fees - 01/22/16
Supervisor: Robert Sullivan	RS012216	200.00		Supervisor Fees - 01/22/16
Supervisor: Tim Edwards	TE012216	200.00	\$ 600.00	Supervisor Fees - 01/22/16
Regular Services Sub-Total		\$ 600.00		
Additional Services				

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
David Lithway	DL012016	\$ 854.31		Refund Overpayment - Lot 26 Orchard at Hammock Bay
Hopping Green & Sams	86041	799.00		Professional Services thru 12/31/15 - General
Northwest Florida Daily News	34761802	167.18		Advertising thru 05/16/16
Additional Services Sub-Total		\$ 1,820.49		
TOTAL:		\$ 15,089.15		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



AD Aussies LLC
(813) 629-1401
ADAussies@Gmail.com
Computers.ADAussies.com

Invoice

Date	Invoice #
1/15/2016	61

Bill To
Hammock Bay CDD C/O Meritus Corp 5680 W. Cypress Street Suite A Tampa, FL 33607

Terms
Net 30

Quantity	Description	Rate	Amount
1	Month Hosting (February)	15.00	15.00
0.25	Added Meeting Agenda	50.00	12.50
Please make checks payable to:AD Aussies LLC 11318 Hascroft Forest Ct Riverview FL 33579		Total	\$27.50

Approved 1/27/2016 by wxavier



AD Aussies LLC
(813) 629-1401
ADAussies@Gmail.com
Computers.ADAussies.com

Invoice

Date	Invoice #
2/1/2016	67

Bill To
Hammock Bay CDD C/O Meritus Corp 5680 W. Cypress Street Suite A Tampa , FL 33607

			Terms
			Net 30
Quantity	Description	Rate	Amount
7	March, April, May, June, July, August, September,	15.00	105.00
1	October (Prepaid on First Month)	0.00	0.00
0.33333	Updated Board Members and Published Site	50.00	16.67
0.25	Updated Meeting Minutes/Meeting Book	50.00	12.50
	Updated Map and Property Address		
	Published New Site		
0.75	Adding Refinance Note and Publishing	75.00	56.25
	Building the Site to have content updatable for handover to Meritus		
51300 5103			
Please make checks payable to: AD Aussies LLC 11318 Hascroft Forest Ct Riverview FL 33579		Total	\$190.42

Approved 3/10/2016 by wxavier

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7260
Invoice Date: Feb 1, 2016
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:

Hammock Bay CDD
5680 W.Cypress Street
Ste A
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		2/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - February		2,878.33
	Postage	Postage - December		5.34
354.00	Copies - B/W	Copies: B/W - December	0.15	53.10
3.00	Copies - Color	Copies: Color - December	0.50	1.50

Subtotal	2,938.27
Sales Tax	
Total Invoice Amount	2,938.27
Payment/Credit Applied	
TOTAL	2,938.27

Check/Credit Memo No:

Approved 1/21/2016 by wxavier

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607

Voice: 813-873-7300
Fax: 813-873-7070



INVOICE


Invoice Number: 7302
Invoice Date: Mar 1, 2016
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		3/1/16

Quantity	Item	Description	Unit Price	Amount
1,212.00	DMS	District Management Services - March		2,878.33
	Postage	Postage - January		2.91
	Copies - B/W	Copies: B/W - January	0.15	181.80
	EXP	Express Delivery Service - 1/21/16		35.01
				

Subtotal	3,098.05
Sales Tax	
Total Invoice Amount	3,098.05
Payment/Credit Applied	
TOTAL	3,098.05

Check/Credit Memo No:

Approved 2/25/2016 by wxavier

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607

Voice: 813-873-7300
Fax: 813-873-7070



INVOICE

Invoice Number: 7340
Invoice Date: Apr 1, 2016
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		4/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - April		2,878.33
	Postage	Postage - February		4.37
Subtotal				2,882.70
Sales Tax				
Total Invoice Amount				2,882.70
Payment/Credit Applied				
TOTAL				2,882.70

Check/Credit Memo No:

Approved 4/7/2016 by wxavier

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7383
Invoice Date: May 1, 2016
Page: 1

Voice: 813-873-7300
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
51300	Best Way		5/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS 312	District Management Services - May		2,878.33
	Postage 4/10/1	Postage - March		0.97
12.00	Copies - B/W	Copies: B/W - March	0.15	1.80

Subtotal	2,881.10
Sales Tax	
Total Invoice Amount	2,881.10
Payment/Credit Applied	
TOTAL	2,881.10

Check/Credit Memo No:

Approved 5/3/2016 by wxavier

INVOICE DATE	INVOICE NO.
1/31/2016	2028368-0116

Location ID DN Balance Due \$343.90

7 - 165

HAMMOCK BAY COMM DEVELOP
5680 W CYPRESS ST STE 5680A
TAMPA FL 33607-7002



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

100202836800000343900

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		\$343.90	\$0.00	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
01/01/16	34747715	4110-DN Legal Line 201622 MEETING 1/15	103.00		168.77
01/13/16	34749311	4110-DN Legal Line 216171 HAMMOCK BAY COMMUNITY	107.00		175.13

Approved 2/10/2016 by dhukill

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. This statement is Due and Payable Upon Receipt. A Service Charge of 1.5% per month will be charged to accounts unpaid 30 days.

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$0.00	\$343.90	\$0.00	\$343.90

Questions regarding this invoice should call:

Tel: (866) 470-7133

Fax: (863) 802-7825

INVOICE DATE	INVOICE NO.
2/28/2016	2028368-0216

7 - 153

Location ID DN Balance Due \$343.90

HAMMOCK BAY COMM DEVELOP
5680 W CYPRESS ST STE 5680A
TAMPA FL 33607-7002



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

1002028368000000343900

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	\$343.90	\$0.00	\$0.00	
DATE	REF #	DESCRIPTION		UNITS	RATE	AMOUNT
02/01/16	AGING	* Balance Forward *				343.90

57300 4801

Approved 3/16/2016 by bhowell

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. This statement is Due on Payable Upon Receipt. A Service Charge of 1.5% per month will be charged to accounts unpaid 30 Days.

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$343.90	\$0.00	\$0.00	\$343.90



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

Advertising Invoice

Page 1

INVOICE DATE	INVOICE NO.
3/27/2016	2028368-0316

Location ID DN Balance Due \$343.90CR

HAMMOCK BAY COMM DEVELOP
5680 W CYPRESS ST STE 5680A
TAMPA FL 33607-7002



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

1002028368000000343900

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	\$343.90CR	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
02/29/16	AGING	* Balance Forward *			343.90
03/01/16	241439	9135-FF FSC Lockbox Cash Payment			343.90-
03/18/16	209624	9135-FF FSC Lockbox Cash Payment			343.90-

Approved 4/7/2016 by wxavier

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. This statement is Due and Payable Upon Receipt. A Service Charge of 1.5% per month will be charged to accounts unpaid 30 days.

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$343.90	\$0.00	\$687.80	\$343.90CR



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

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

March 15, 2016

Hammock Bay Community Development District
c/o Meritus Districts
5680 W. Cypress Street, Suite 5680A
Tampa, FL 33607

Bill Number 86818
Billed through 02/29/2016

General Representation

HAMBAY 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

02/02/16	TFM	Prepare resolution regarding change in banking institution and confer with Farlow regarding same.	0.80 hrs
02/02/16	DGW	Draft resolution re-designating qualified public depository and confer with Mackie regarding same; draft news release regarding bond refunding.	0.80 hrs
Total fees for this matter			\$288.00

DISBURSEMENTS

Conference Calls	18.72
Total disbursements for this matter	\$18.72

MATTER SUMMARY

Wilbourn, David - Paralegal	0.80 hrs	125 /hr	\$100.00
Mackie, A.Tucker Frazee	0.80 hrs	235 /hr	\$188.00

TOTAL FEES	\$288.00
TOTAL DISBURSEMENTS	\$18.72

TOTAL CHARGES FOR THIS MATTER	\$306.72
--------------------------------------	-----------------

BILLING SUMMARY

Wilbourn, David - Paralegal	0.80 hrs	125 /hr	\$100.00
Mackie, A.Tucker Frazee	0.80 hrs	235 /hr	\$188.00

TOTAL FEES	\$288.00
TOTAL DISBURSEMENTS	\$18.72

TOTAL CHARGES FOR THIS BILL	\$306.72
------------------------------------	-----------------

Please include the bill number on your check.

Approved 3/29/2016 by wxavier

HAMMOCK BAY CDD

MEETING DATE: January 22, 2016

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



JAN 28 2016



Approved 2/10/2016 by wxavier

DISTRICT CHECK REQUEST FORM

Today's Date 1/20/2016

District Name Hammock Bay CDD

Check Amount \$ 854.31

Payable to David Lithway

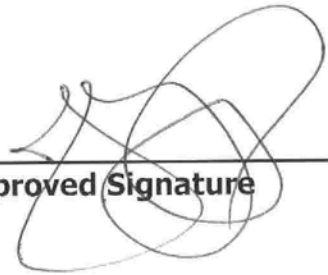
Mailing Address Please give the check to Jimmy Paleveda

Check Description

LOT 26 ORCHARD AT HAMMOCK BAY – Overpayment Refund

Special Instructions

Print on a separate check.


Approved Signature

DM	_____
Fund	<u>001</u>
G/L	<u>13102</u>
CK #	_____
Date	_____

Approved 1/26/2016 by dhukill

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

January 21, 2016

Hammock Bay Community Development District
c/o Meritus Districts
5680 W. Cypress Street, Suite 5680A
Tampa, FL 33607

Bill Number 86041
Billed through 12/31/2015

General Representation

HAMBAY 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

12/01/15	TFM	Confer with Williams; Paleveda and Kessler.	0.40 hrs
12/17/15	TFM	Review agenda package and prepare for upcoming board meeting.	1.00 hrs
12/18/15	TFM	Prepare for and attend board meeting by phone; follow-up from board meeting.	2.00 hrs
Total fees for this matter			\$799.00

MATTER SUMMARY

Mackie, A.Tucker Frazee	3.40 hrs	235 /hr	\$799.00
TOTAL FEES			\$799.00
TOTAL CHARGES FOR THIS MATTER			<u>\$799.00</u>

BILLING SUMMARY

Mackie, A.Tucker Frazee	3.40 hrs	235 /hr	\$799.00
TOTAL FEES			\$799.00
TOTAL CHARGES FOR THIS BILL			<u>\$799.00</u>

Please include the bill number on your check.

Approved 2/10/2016 by dhukill

Page	:	1 of 2	04/07/2016 12:59:45	Ad Number	:	34761802
Order Number	:	34347058		Ad Key	:	
PO Number	:			Salesperson	:	12 - Tabatha Tucker
Customer	:	2028368 Hammock Bay Community Development		Publication	:	Northwest Florida Daily News
Contact	:			Section	:	Classified 2006
Address1	:	5680 W. Cypress Street		Sub Section	:	Classified 2006
Address2	:	Suite A		Category	:	1100 Legal Advertising
City St Zip	:	Tampa FL 33607		Dates Run	:	05/16/2016-05/16/2016
Phone	:	(813) 873-7300		Days	:	1
Fax	:	(813) 873-7070		Size	:	1 x 10.81, 102 lines
Credit Card	:			Words	:	295
Printed By	:	Tabatha Tucker		Ad Rate	:	Legals Rate
Entered By	:	Tabatha Tucker		Ad Price	:	167.18
				Amount Paid	:	0.00
				Amount Due	:	167.18
Keywords	:	2016464 MEETING 5/23				
Notes	:					
Zones	:					

2016464

**HAMMOCK BAY
COMMUNITY
DEVELOPMENT
DISTRICT NOTICE OF
REGULAR BOARD OF
SUPERVISORS'
MEETING**

The Board of Supervisors of the Hammock Bay Community Development District will hold a regular Board meeting on Monday, May 23, 2016 at 9:30 a.m. at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend Road, Freeport, FL, 32439, for the purpose of conducting any and all business which may properly come before them.

A copy of the agenda may be obtained at the offices of the District Manager, Meritus Districts located at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, or by calling Mr. Lamb at (813) 397-5120, during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may

Hammock Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2016



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

Hammock Bay Community Development District

Balance Sheet

As of 3/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2004	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets				
Cash-Operating Account 2	94,416	0	0	0
Accounts Receivable - Other	0	0	0	0
Due From General Fund	0	2,852	0	0
Due From Debt Service Fund	0	0	0	0
Interest Receivable	0	0	0	0
Investments--Interest Account--Series 2004A	0	0	0	0
Investments--Prepayment Account-Series2004A	0	0	0	0
Investments--Reserve Account--Series 2004A	0	0	0	0
Investments--Revenue Account-Series 2004A	0	0	0	0
Investments--Sinking Fund--Series 2004A	0	0	0	0
Investments--Escrow--Series 2004A	0	0	0	0
Investments--Revenue--Series 2016	0	0	0	0
Investments--Prepayment--Series 2016	0	0	0	0
Investments--Reserve--Series 2016	0	0	0	0
Investments--Cost of Issuance 2016	0	0	0	0
Prepaid Items	0	0	0	0
Prepaid Prof Liab Insurance	0	0	0	0
Prepaid GL Insurance	0	0	0	0
Prepaid Trustee Fees	0	0	0	0
Improvements Other Than Buildings	0	0	14,553,296	0
Ancillary Cost	0	0	0	0
Amount Available-Debt Service	0	0	0	669,022
Amount To Be Provided-Debt Service	0	0	0	2,800,978

Hammock Bay Community Development District

Balance Sheet

As of 3/31/2016

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2004	General Fixed Assets Account Group	General Long-Term Debt Account Group
Total Assets	<u>94,416</u>	<u>2,852</u>	<u>14,553,296</u>	<u>3,470,000</u>
Liabilities				
Accounts Payable	14,548	0	0	0
Accounts Payable Other	0	0	0	0
Unallocated Funds	0	0	0	0
Due To General Fund	0	854	0	0
Due To Debt Service Fund	3,903	0	0	0
Accrued Interest Payable	0	0	0	0
Accrued Expenses Payable	0	0	0	0
Other Current Liabilities	0	3,000,678	0	0
Revenue Bonds Payable --- Series 2004 A	0	0	0	3,470,000
Total Liabilities	<u>18,451</u>	<u>3,001,532</u>	<u>0</u>	<u>3,470,000</u>
Fund Equity & Other Credits				
Fund Balance-All Other Reserves	0	580,824	0	0
Fund Balance-Unreserved	77,062	0	0	0
Investment In General Fixed Assets	0	0	14,553,296	0
Other	(1,097)	(3,579,503)	0	0
Total Fund Equity & Other Credits	<u>75,965</u>	<u>(2,998,680)</u>	<u>14,553,296</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>94,416</u>	<u>2,852</u>	<u>14,553,296</u>	<u>3,470,000</u>

Hammock Bay Community Development District
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2015 Through 3/31/2016
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	46,629	32,708	13,921	29.85%
Operations & Maintenance Assmts - Off-Roll	0	101	(101)	0.00%
Total Revenues	46,629	32,809	13,820	29.64%
Expenditures				
Legislative				
Supervisor Fees	1,200	1,200	0	0.00%
Financial & Administrative				
District Engineer	1,000	0	1,000	100.00%
Disclosure Report	500	1,500	(1,000)	(200.00)%
Trustees Fees	6,000	6,793	(793)	(13.21)%
Management & Accounting Services	34,540	17,270	17,270	50.00%
Auditing Services	6,500	0	6,500	100.00%
Arbitrage Rebate Calculation	650	650	0	0.00%
Financial Services	250	0	250	100.00%
Postage, Phone, Faxes, Copies	500	310	190	38.08%
Professional Liability Insurance	1,800	1,838	(38)	(2.11)%
Legal Advertising	750	1,127	(377)	(50.31)%
Bank Fees	500	405	95	18.96%
Dues, Licenses & Fees	185	175	10	5.40%
Website Administration	0	480	(480)	0.00%
Legal Counsel				
District Counsel	3,800	1,575	2,225	58.54%
Other Physical Environment				
General Liability Insurance	750	582	168	22.40%
HOA Maintenance Agreement	100	0	100	100.00%
Total Expenditures	59,025	33,906	25,119	42.56%

Hammock Bay Community Development District
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2015 Through 3/31/2016
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
	<hr/>	<hr/>	<hr/>	<hr/>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	24,503	0	24,503	100.00%
Interfund Transfer				
Transfers	(12,107)	0	(12,107)	100.00%
Total Other Financing Sources	<hr/> 12,396	<hr/> 0	<hr/> 12,396	<hr/> 100.00%
Excess Revenues Over (Under) Expenditures	<hr/> (12,396)	<hr/> (1,097)	<hr/> (11,299)	<hr/> 91.14%

Hammock Bay Community Development District
Statement of Revenues and Expenditures
200 - Debt Service Fund Series 2004
From 10/1/2015 Through 3/31/2016
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	301,560	225,443	76,117	25.24%
Debt Service Prepayments	0	8,630	(8,630)	0.00%
Interest Earnings				
Interest Earnings	0	12	(12)	0.00%
Total Revenues	301,560	234,086	67,474	22.38%
Expenditures				
Debt Service Payments				
Miscellaneous	0	34,700	(34,700)	0.00%
Interest Payments	211,560	174,987	36,573	17.28%
Principal Payments	90,000	3,490,000	(3,400,000)	(3,777.77)%
Total Expenditures	301,560	3,699,687	(3,398,127)	(1,126.85)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(113,902)	113,902	0.00%
Total Other Financing Sources	0	(113,902)	113,902	0.00%
Excess Revenues Over (Under) Expenditures	0	(3,465,602)	3,465,602	0.00%

Hammock Bay Community Development District
Statement of Revenues and Expenditures
201 - Debt Service Fund Series 2016
From 10/1/2015 Through 3/31/2016
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Prepayments	0	8,955	(8,955)	0.00%
Debt Service Assmts - Off-Roll	0	1,050	(1,050)	0.00%
Interest Earnings				
Interest Earnings	0	1	(1)	0.00%
Total Revenues	0	10,006	(10,006)	0.00%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	113,902	(113,902)	0.00%
Debt Proceeds				
Bond Proceeds	0	25,000	(25,000)	0.00%
Total Other Financing Sources	0	138,902	(138,902)	0.00%
Excess Revenues Over (Under) Expenditures	0	10,006	(10,006)	0.00%

Hammock Bay Community Development District
Statement of Revenues and Expenditures
301 - Capital Projects Fund Series 2016
From 10/1/2015 Through 3/31/2016
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	(0)	0.00%
Total Revenues	0	0	(0)	0.00%
Expenditures				
Financial & Administrative				
District Manager	0	17,500	(17,500)	0.00%
Trustees Fees	0	10,000	(10,000)	0.00%
Bond Counsel	0	38,500	(38,500)	0.00%
Financial Advisory Services	0	49,125	(49,125)	0.00%
Legal Counsel				
District Counsel	0	30,000	(30,000)	0.00%
Total Expenditures	0	145,125	(145,125)	0.00%
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	149,322	(149,322)	0.00%
Total Other Financing Sources	0	149,322	(149,322)	0.00%
Excess Revenues Over (Under) Expenditures	0	(145,125)	145,125	0.00%

Hammock Bay Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash-Operating Account 2
Reconciliation ID: 03/31/16
Reconciliation Date: 3/31/2016
Status: Locked

Bank Balance	92,410.46
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	2,005.70
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	94,416.16
Balance Per Books	<u>94,416.16</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Hammock Bay Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2
Reconciliation ID: 03/31/16
Reconciliation Date: 3/31/2016
Status: Locked

Outstanding Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
JV768	1/21/2016	Overpayment Refund - Lot 26 Orchard at Hammock bay	854.31
JV788	3/18/2016	Lot Closing - Lot 2	1,151.39
Outstanding Other Cash Items			2,005.70

Commercial Checking Acct Public Funds

Account number:
Image count: 4

■ March 1, 2016 - March 31, 2016 ■ Page 1 of 2

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
	\$93,179.17	\$3,265.36	-\$4,034.07	\$92,410.46

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	03/25	3,265.36	Rhonda Skipper W Tax Distr ¹
			Hammock Bay Fire Dist
		\$3,265.36	Total electronic deposits/bank credits
		\$3,265.36	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	03/11	57.80	Client Analysis Svc Chrg 160310 Svc Chge
		\$57.80	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1578	343.90	03/01	1581	190.42	03/18	1582	343.90	03/18
1580 *	3,098.05	03/04						
			\$3,976.27			Total checks paid		

* Gap in check sequence.

\$4,034.07 **Total debits**



Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
02/29	93,179.17	03/04	89,737.22	03/18	89,145.10
03/01	92,835.27	03/11	89,679.42	03/25	92,410.46
Average daily ledger balance		\$90,493.91			