

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
DECEMBER 18, 2015**

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
DECEMBER 18, 2015 at 9:00 a.m. CST**

Hammock Bay Welcome Center  
Located at 1669 State Highway 20, Freeport Florida 32569

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

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

**The District Agenda is comprised of four different sections:**

The meeting will begin at 9:00 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.

December 18, 2015

Board of Supervisors  
**Hammock Bay  
Community Development District**

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Hammock Bay Community Development District will be held on **Friday, December 18, 2015 at 9:00 a.m., CST** at the Hammock Bay Welcome Center, located at 1669 State Highway 20, Freeport Florida 32569. 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 2016-01; Re-Designating Officers ..... Tab 01 Page 04
  - B. Consideration of the Board of Supervisors Meeting Minutes September 10, 2015..... Tab 02 Page 05
  - C. Consideration of Operations and Maintenance Expenditures December 2015 ..... Tab 03 Page 10
  - D. Review of Financial Statements Month Ending October 31, 2015..... Tab 04 Page 31
- 5. BUSINESS ITEMS**
  - A. Update on Refinancing
  - B. Trustmark Term Sheet ..... Tab 05 Page 38
  - C. Consideration of Arbitrage Rebate Report ..... Tab 06 Page 40
  - D. Discussion on Controlled Burn
  - E. General Matters of the District
- 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 2016-01**

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

**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 (hereinafter the “Board”) previously designated the Officers of the District; and

**WHEREAS**, the Board now desires to re-designate certain Officers whose service to the District relates to their position within the District management company.

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

**Section 1.**        \_\_\_\_\_ is appointed Chairman.  
                         \_\_\_\_\_ is appointed Vice Chairman.  
                         Brian Lamb is appointed Secretary.  
                         Walter X. Morales is appointed Treasurer.  
                         Brian Howell is appointed Assistant Secretary.  
                         \_\_\_\_\_ is appointed Assistant Secretary.  
                         \_\_\_\_\_ is appointed Assistant Secretary.  
                         \_\_\_\_\_ is appointed Assistant Secretary.

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

**Section 3.**        This Resolution shall become effective on December 18, 2015.

**PASSED AND ADOPTED THIS 18<sup>TH</sup> DAY OF DECEMBER, 2015.**

**ATTEST:**

**HAMMOCK BAY  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**SECRETARY / ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN**

# HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

## September 10, 2015 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 Thursday, September 10, 2015 at 9:30 a.m. (CST) at the **Hammock Bay Welcome Center**, located at 1669 State Highway 20, Freeport, FL 32569.

#### 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 Thursday, September 10, 2015 at 9:30 a.m. (CST)

Board Members Present and Constituting a Quorum:

Trish Dalton	Chairman
Tim Edwards	Supervisor
Robert Sullivan	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus Districts
Tucker Mackie	District Counsel ( <i>via speakerphone</i> )

Norman Kaiser  
Manny Vitel  
Mary Rosenheim

#### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

#### 3. STAFF REPORTS

##### A. District Counsel

Ms. Mackie asked Mr. Kaiser and Mr. Vitel if either of them have ever served as a public official on a Board before. They both said no they had not. Ms. Mackie then went through the rules and regulations of what they are allowed and not allowed to do.

##### B. District Engineer

##### C. District Manager

#### 4. PUBLIC HEARING ON FISCAL YEAR 2016 PROPOSED BUDGET

##### A. Open Public Hearing on Fiscal Year 2016 Proposed Budget

MOTION TO: Open Public Hearing on Fiscal Year 2016 Proposed Budget	
MADE BY:	Supervisor Dalton
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

Mr. Lamb went through some of the budget and what the CDD is paying for. They want to achieve evaluation of interest rate for the bonds but have not been successful. The assessment on

the commercial parcel is the hold up. There was a question about confirming the current interest rate and balance of bonds. Mr. Lamb replied with this information. Supervisor Dalton asked if the commercial parcel can be removed in order to refinance.

**B. Staff Presentations**

**C. Public Comment**

**D. Close Public Hearing on Fiscal Year 2016 Proposed Budget**

MOTION TO:	Close Public Hearing on Fiscal Year 2016 Proposed Budget
MADE BY:	Supervisor Dalton
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**E. Consideration of Resolution 2015-03; Adopting Fiscal Year 2016 Budget**

MOTION TO:	Approve Fiscal Year 2016 Budget
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**5. BUSINESS ADMINISTRATION**

**A. Consideration of Resolution 2015-04; Special Assessments**

MOTION TO:	Approve Resolution 2015-04; Special Assessments
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

Ms. Mackie explained the special assessments are to offset expenditures. She also confirmed that the assessments are not increasing.

**B. Consideration of Resolution 2015-05; Setting Fiscal Year 2016 Meeting Schedule**

MOTION TO:	Approve Fiscal Year 2016 Meeting Schedule
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

Mr. Lamb explained the meeting schedule and that there might be a need to hold a special meeting.

**C. Consideration of Resolution 2015-06; Amending Date of FY 2016 Budget Public Hearing**

MOTION TO:	Amend the date of FY 2016 Budget Public Hearing.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

Mr. Lamb explained that this resolution was necessary because the original budget meeting had to be rescheduled.

**D. Consideration of the Board of Supervisors Meeting Minutes May 26, 2015**

MOTION TO:	Approve May 26, 2015 Meeting Minutes
MADE BY:	Supervisor Dalton
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

**E. Consideration of Operations and Maintenance Expenditures September 2015**

MOTION TO:	Approve September 2015 Operations and Maintenance Expenditures
MADE BY:	Supervisor Dalton
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**F. Review of Financial Statements Month Ending July 31, 2015**

The financial statements were accepted.

**6. BUSINESS ITEMS**

**A. Consideration of Appointment of Supervisors to Open Board Seats**

MOTION TO:	Approve Mr. Vitel and Mr. Kaiser for open Board seats.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

Mr. Vitel is seat 4 and Mr. Kaiser is seat 5.

**B. Update on Refinance**

Staff will look into local banks for refinancing options.

**7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Sullivan asked about the maintenance agreement between the HOA and CDD and stated that he would like a copy. Supervisor Sullivan also inquired about controlling the woods in the community. Mr. Lamb talked about a controlled burn.

**8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Dalton
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously



\* *The entire meeting is available on CD upon request.*

\**These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chairman**

☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
AD Aussies LLC	46	\$ 15.00		Website Hosting - November
AD Aussies LLC	52	15.00	<b>\$ 30.00</b>	Website Hosting - December
Meritus Districts	7068	2,882.90		Management Services - October
Meritus Districts	7105	2,898.08		Management Services - November
Meritus Districts	7178	2,881.81	<b>\$ 8,662.79</b>	Management Services - December
<b>Monthly Contract Sub-Total</b>		<b>\$ 8,692.79</b>		
<b>Variable Contract</b>				
Auto-Owners Insurance	011055120 101215	\$ 582.00		Casualty Insurance Policy - 10/01/15-10/01/16
Chubb	902011258254001C 092515	1,838.00		D&O Insurance - 10/01/15-10/01/16
Halifax	2028368-1115	95.63		Notice of Board Meeting - 11/06/15
Hopping Green & Sams	84016	352.50		Professional Services - thru 08/31/15 - General
Hopping Green & Sams	84452	1,338.56		Professional Services - thru 09/30/15 - General
Hopping Green & Sams	84865	469.50	<b>\$ 2,160.56</b>	Professional Services - thru 10/31/15 - General
LLS Tax Solutions Inc.	833	650.00		Rebate Calculation-Series 2004A&2004B - thru 10/31/15
<b>Variable Contract Sub-Total</b>		<b>\$ 5,326.19</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Department of Economic Opportunity	33361	\$ 175.00		Special District Fee - FY2016

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Supervisor: Robert Sullivan	RS091015	200.00		Supervisor Fees - 09/10/15
Supervisor: Tim Edwards	TE091015	200.00	<b>\$ 400.00</b>	Supervisor Fees - 09/10/15
<b>Regular Services Sub-Total</b>		<b>\$ 575.00</b>		
<b>Additional Services</b>				
AD Aussies LLC	40	\$ 205.00		Web Hosting Set Up & Website Maintenance - October
Digital Assurance Certification LLC	28669	1,500.00		Annual Dissemination Service - 11/02/15
<b>Additional Services Sub-Total</b>		<b>\$ 1,705.00</b>		
<b>TOTAL:</b>		<b>\$ 16,298.98</b>		

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 #
10/15/2015	46

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

Approved 12/15/2015 by dthomas

Terms
Net 30

Quantity	Description	Rate	Amount
1	Month Hosting (November)	15.00	15.00
Please make checks payable to: AD Aussies LLC 11318 Hascroft Forest Ct Riverview FL 33579		<b>Total</b>	\$15.00



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

# Invoice

Date	Invoice #
11/15/2015	52

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 (December)	15.00	15.00
Please make checks payable to:AD Aussies LLC 11318 Hascroft Forest Ct Riverview FL 33579		<b>Total</b>	\$15.00

Approved 12/11/2015 by wxavier

# Meritus Districts

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



# INVOICE

Invoice Number: 7068  
Invoice Date: Oct 1, 2015  
Page: 1

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

<b>Bill To:</b>
Hammock Bay CDD 5680 W. Cypress Street Ste A Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		10/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - October		2,878.33
	Postage	Postage - August		0.97
24.00	Copies - B/W	Copies: B/W - August	0.15	3.60

Subtotal	2,882.90
Sales Tax	
Total Invoice Amount	2,882.90
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,882.90</b>

Check/Credit Memo No:

Approved 9/30/2015 by rios

# Meritus Districts

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



# INVOICE

Invoice Number: 7105  
Invoice Date: Nov 1, 2015  
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		11/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - November		2,878.33
105.00	Copies - B/W	Copies: B/W - September	0.15	15.75
8.00	Copies - Color	Copies: Color - September	0.50	4.00

Handwritten signature or initials.

Subtotal	2,898.08
Sales Tax	
Total Invoice Amount	2,898.08
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,898.08</b>

Check/Credit Memo No:

Approved 11/5/2015 by wxavier

# Meritus Districts

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



# INVOICE

Invoice Number: 7178  
Invoice Date: Dec 1, 2015  
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		12/1/15

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - December		2,878.33
	Postage	Postage - October		2.43
7.00	Copies - B/W	Copies: B/W - October	0.15	1.05
		<b>Approved 12/15/2015 by dthomas</b>		
		<i>M</i>		

Subtotal	2,881.81
Sales Tax	
Total Invoice Amount	2,881.81
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,881.81</b>

Check/Credit Memo No:



12-0349-00



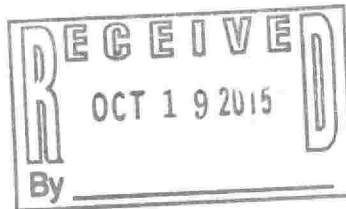
INSURANCE OFFICE OF AMERICA INC  
4915 W CYPRESS ST STE 100  
TAMPA FL 33607-3846  
**INVOICE**

P.O. Box 30315, Lansing, Michigan 48909-7815  
Phone 1-800-288-8740  
www.auto-owners.com

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

Billing Account Information	
Statement Date	10-12-2015
Account Number	011055120
Payment Plan	FULL PAY
Due Date	11-01-2015

HAMMOCK BAY CDD  
C/O DMS LLC  
5680 W CYPRESS ST STE 5680A  
TAMPA FL 33607-7002



Summary of Billing Account Activity					
Previous Balance	Payments	Policy Activity	Fees	Total Due	Minimum Due
\$0.00	\$0.00	\$582.00	\$0.00	\$582.00	\$582.00

fold and detach here

0068463

12-0349-00



HAMMOCK BAY CDD  
C/O DMS LLC  
5680 W CYPRESS ST STE 5680A  
TAMPA FL 33607-7002

Billing Account Information	
Account Number	011055120
Due Date	11-01-2015
Total Due	\$582.00
Minimum Due	\$582.00

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  
P.O. BOX 30315  
LANSING MI 48909-7815



000011055120 10 0000058200 0000058200  
101915

Approved 10/20/2015 by dhukill



# COMMERCIAL INSURANCE BILL

RECEIVED  
SEP 29 2015

**Account Number**

9020 1125 8254 001C

HAMMOCK BAY COMMUNITY DEVELOPMENT  
DISTRICT INC  
C/O DMS LLC 5680 W. CYPRESS ST.  
SUITE 5680A  
TAMPA, FL 33607

**Invoice Date**

SEP 25 2015

**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](http://www.chubb.com),  
select Pay My Bill

**Account Summary**

Previous Balance	\$1,789.38
Payments/Adjustments	(1,789.38)
Premium/Charges	1,838.00
New Balance	\$1,838.00

**MINIMUM PAYMENT DUE: OCT 15 2015 \$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 & Son, P.O. BOX 382001, Pittsburgh, PA 15250-8001.** For overnight delivery, please remit to Chubb & Son, 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

**PAYMENT DUE DATE** OCT 15 2015

**Account Number** 9020 1125 8254 001C

Payment Enclosed



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

190201125825400130000009 201510153 000000001838002 8



092915

18

Approved 9/29/2015 by dhukill



**Payer** HAMMOCK BAY COMMUNITY DEVELOPMENT  
DISTRICT INC

**Account Number**  
9020 1125 8254 001C

**Policyholder** HAMMOCK BAY COMMUNITY  
DEVELOPMENT DISTRICT INC

**Invoice Date**  
SEP 25 2015

### ACCOUNT STATEMENT

Approved 12/15/2015 by dthomas

<b>PREVIOUS ACCOUNT BALANCE</b>	<b>\$1,789.38</b>
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#### PAYMENTS/ADJUSTMENTS

OCT 07 2014	PAYMENT FROM YOU	\$(1,789.38)
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TOTAL PAYMENTS/ADJUSTMENTS		\$(1,789.38)
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#### PREMIUM/CHARGES

DIRECTORS & OFFICERS POLICY - 82091341

PAYMENT PLAN: 1PAY

WRITING COMPANY: FEDERAL INSURANCE COMPANY

POLICY RENEWED - TERM DATES: OCT 01 2015 - OCT 01 2016	\$1,838.00
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TOTAL PREMIUM/CHARGES	\$1,838.00
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<b>NEW ACCOUNT BALANCE</b>	<b>\$1,838.00</b>
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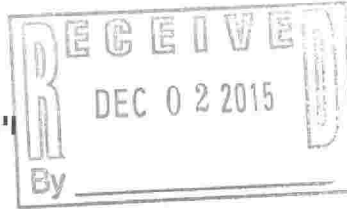


INVOICE DATE	INVOICE NO.
11/29/2015	2028368-1115

Location ID DN Balance Due \$95.63

7 - 167

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

100202836800000095637

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		\$95.63	\$0.00	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
11/02/15	AGING	* Balance Forward *			54.06-
11/06/15	34740643	4110-DN Legal Line 2015293 2016 BOARD MEETINGS	91.00		149.69

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
\$54.06CR	\$149.69	\$0.00	\$95.63

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

September 21, 2015

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

Bill Number 84016  
Billed through 08/31/2015

### General Representation

HAMBAY 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

08/18/15	TFM	Confer with Farlow regarding budget hearing cancellation.	1.10 hrs
08/24/15	TFM	Review draft budget hearing notice.	0.40 hrs
Total fees for this matter			\$352.50

### MATTER SUMMARY

Mackie, A.Tucker Frazee	1.50 hrs	235 /hr	\$352.50
-------------------------	----------	---------	----------

TOTAL FEES	\$352.50
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TOTAL CHARGES FOR THIS MATTER	<u>\$352.50</u>
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### BILLING SUMMARY

Mackie, A.Tucker Frazee	1.50 hrs	235 /hr	\$352.50
-------------------------	----------	---------	----------

TOTAL FEES	\$352.50
------------	----------

TOTAL CHARGES FOR THIS BILL	<u>\$352.50</u>
-----------------------------	-----------------

Please include the bill number on your check.

Approved 9/29/2015 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

October 19, 2015

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

Bill Number 84452  
Billed through 09/30/2015

### General Representation

HAMBAY 00001 TFM

### FOR PROFESSIONAL SERVICES RENDERED

09/01/15	TFM	Confer with Farlow regarding agenda.	0.20 hrs
09/03/15	TFM	Confer with Farlow.	0.20 hrs
09/09/15	TFM	Review agenda package and prepare for board meeting; confer with Smith.	1.50 hrs
09/10/15	TFM	Prepare for and attend board meeting by phone; follow-up from meeting.	1.10 hrs
09/10/15	DGW	Prepare supervisor informational notebooks for new supervisors.	0.70 hrs
09/17/15	DGW	Communications with district manager regarding new supervisors.	0.10 hrs
09/28/15	TFM	Confer with District management regarding website.	0.30 hrs
09/28/15	DGW	Confirm statutory compliance with district website development.	0.30 hrs
09/30/15	TFM	Prepare website hosting agreement and follow-up with Vendor regarding questions to the same.	0.80 hrs
09/30/15	DGW	Draft website management agreement; conferences with Mackie regarding same.	1.90 hrs

Total fees for this matter \$1,338.50

### DISBURSEMENTS

Long Distance 0.06

Total disbursements for this matter \$0.06

### MATTER SUMMARY

Wilbourn, David - Paralegal	3.00 hrs	125 /hr	\$375.00
Mackie, A.Tucker Frazee	4.10 hrs	235 /hr	\$963.50

TOTAL FEES	\$1,338.50
TOTAL DISBURSEMENTS	\$0.06

Approved 11/4/2015 by dhukill

**TOTAL CHARGES FOR THIS MATTER****\$1,338.56****BILLING SUMMARY**

Wilbourn, David - Paralegal	3.00 hrs	125 /hr	\$375.00
Mackie, A.Tucker Frazee	4.10 hrs	235 /hr	\$963.50
TOTAL FEES			\$1,338.50
TOTAL DISBURSEMENTS			\$0.06
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$1,338.56</b>

**Please include the bill number on your check.****Approved 12/15/2015 by dthomas**

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

November 13, 2015

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

Bill Number 84865  
Billed through 10/31/2015

## General Representation

**HAMBAY 00001 TFM**

### FOR PROFESSIONAL SERVICES RENDERED

10/05/15	TFM	Review comments to web hosting agreement and confer with Bishop regarding same.	0.60 hrs
10/05/15	DGW	Review and prepare annual special district form from DEO for transmittal to district manager.	0.10 hrs
10/06/15	TFM	Review website compliance and confer with district management regarding same; confer with district management and Bishop regarding website hosting agreement.	0.60 hrs
10/06/15	DGW	Verify district website statutory compliance.	0.30 hrs
10/07/15	DGW	Prepare cover letter and transmit annual special district renewal form to district manager.	0.20 hrs
10/19/15	DGW	Revise/update supervisor notebook and disseminate same.	0.90 hrs
Total fees for this matter			\$469.50

### MATTER SUMMARY

Wilbourn, David - Paralegal	1.50 hrs	125 /hr	\$187.50
Mackie, A.Tucker Frazee	1.20 hrs	235 /hr	\$282.00

TOTAL FEES \$469.50

**TOTAL CHARGES FOR THIS MATTER \$469.50**

### BILLING SUMMARY

Wilbourn, David - Paralegal	1.50 hrs	125 /hr	\$187.50
Mackie, A.Tucker Frazee	1.20 hrs	235 /hr	\$282.00

TOTAL FEES \$469.50

Approved 12/2/2015 by dhukill



=====

**TOTAL CHARGES FOR THIS BILL**

**\$469.50**

**Please include the bill number on your check.**

**Approved 12/15/2015 by dthomas**



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: liscott@llstax.com

## INVOICE

**BILL TO:**

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

DATE: November 19, 2015  
INVOICE # 000833

DESCRIPTION	AMOUNT
Total billings in connection with the Hammock Bay Community Development District (Freeport, Florida) \$6,345,000 Special Assessment Bonds, Series 2004A \$10,810,000 Special Assessment Bonds, and Series 2004B – Rebate Amount Calculation for the period ended October 31, 2015.	<u>\$650.00</u>

**PAYMENT TERMS**

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

**Total** **\$650.00**

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola FL 32534 or submit electronic payments to NFCU, Account Name LLS Tax Solutions Inc., ABA # 256074974, Account # 7022553064

*Thank You For Your Business!*

Approved 12/15/2015 by dhukill

**Instructions:** In accordance with Sections 189.064 and 189.018, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the Department of Economic Opportunity OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: \$175.00	LATE FEE: \$0.00	RECEIVED: \$0.00	FEE DUE, POSTMARKED BY 12/03/2015: \$175.00
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District's Name, Registered Agent & Office\*:

Hammock Bay Community Development District  
Mr. Brian K. Lamb  
5680 West Cypress Street, Suite A  
Tampa, FL 33607

Telephone: (813) 397-5121  
Fax: (813) 873-7070  
Status\*: Independent  
Creation Document: On File  
Map: On File  
Last Update: 10/06/2014

Website:  
E-mail: blamb@meritusdistricts.com  
County(ies): Walton  
Local Governing Authority\*: City of Freeport  
Function(s)\*: Community Development  
Date Established: 02/10/2004  
Creation Documents\*: City Ordinances 2004-01 and 2007-01  
Statutory Authority\*: Chapter 190, Florida Statutes  
Board Selection\*: Elected  
Authority to Issue Bonds\*: Yes  
Revenue Source\*: Assessments

\*Explanations

Registered Agent: The person designated by the special district to accept due process on behalf of the special district  
Status: Independent or Dependent - see Section 189.012, F.S.  
Local Governing Authority: The governing body of a unit of local general-purpose government  
Functions: The function/purpose of the special district  
Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.  
Statutory Authority: The Florida Statute governing the function of the special district  
Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other  
Authority to Issue Bonds: Yes or No  
Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

**CERTIFICATION:** I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does \_\_\_\_\_ or does not \_\_\_\_\_ need to be changed.

Registered Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**ZERO ANNUAL FEE CERTIFICATION SECTION** - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2013/2014 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
4. This certification will be returned to the Department at the address above postmarked by 12/03/2015 and,
5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above 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 investigated and verified with the Department of Financial Services and the Auditor General.

**SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:**

Registered Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Department Use Only: \_\_\_\_\_ Verified and Approved \_\_\_\_\_ Denied - Reason(s): \_\_\_\_\_

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT.      DEO-SDAP-001 Effective 05/15/2014  
DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

Hammock Bay Community Development District	ANNUAL FEE \$175.00	LATE FEE \$0.00	RECEIVED \$0.00	FEE DUE \$175.00
--	------------------------	--------------------	--------------------	---------------------

**HAMMOCK BAY CDD**

MEETING DATE: September 10, 2015

DMS Staff Signature JS. Vae

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

Approved 12/15/2015 by dthomas

RECEIVED

SEP 11 2015

SEP 11 2015

RECEIVED



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

# Invoice

Date	Invoice #
9/24/2015	40

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

			Terms
			Due on receipt
Quantity	Description	Rate	Amount
1	Initial Month Hosting (October)	15.00	15.00
1	Last Month Hosting	15.00	15.00
1	Initial Build Out of HammockBayCDD.com	125.00	125.00
1	Custom Domain fee	50.00	50.00
	HC Sales Tax	7.00%	0.00
Please make checks payable to:AD Aussies LLC 11318 Hascroft Forest Ct Riverview FL 33579		<b>Total</b>	\$205.00

Approved 10/6/2015 by dhukill

Pay online at: <https://ipn.intuit.com/j2f7jdk3>



Digital Assurance Certification LLC  
390 N. Orange Ave., Suite 1750  
Orlando, FL 32801

## Invoice

Phone (407) 515-1100

DATE	INVOICE NUMBER
11/2/2015	28669

<b>BILL TO:</b>
Brian Lamb c/o District Management Services Hammock Bay Community Development 5680 W. Cypress St., Ste 5680A Tampa, FL 33607

<b>REFERENCE:</b>
Hammock Bay Community Development District Dissemination Service and Storage Fee for Outstanding Issues

Description	Amount
Ongoing Fee  Dissemination Type: Annual  Professional Services Rendered to Hammock Bay Community Development for centralized document repository for client filings, cover sheet creation, even dissemination to EMMA and investors, links to and from client web-site (if requested), email reminders keyed to continuing disclosure agreement, creation of templates for operating data, staffed help desk and access to Continuing Professional Education (CPE) credits.  Wire funds to: Bank of America ABA #026009593  For credit to: Digital Assurance Certification (DAC) Account #229049807799 Invoice #28669	1,500.00
Thank you for your business. Our Federal EIN:59-3536820	<b>Total</b> \$1,500.00

DUE UPON RECEIPT

Approved 12/15/2015 by dhukill

# Hammock Bay Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2015



Meritus Districts  
5680 West Cypress Street ~ Suite A ~ Tampa, Florida 33607  
Tel: (813) 278-5800 Fax: (813) 278-5850

# Hammock Bay Community Development District

## Balance Sheet

As of 10/31/2015

(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets				
Cash-Operating Account 2	73,958	0	0	0
Accounts Receivable - Other	0	0	0	0
Due From General Fund	0	1,417	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	29,206	0	0
Investments--Reserve Account--Series 2004A	0	309,413	0	0
Investments--Revenue Account-Series 2004A	0	240,791	0	0
Investments--Sinking Fund--Series 2004A	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	580,827
Amount To Be Provided-Debt Service	0	0	0	2,909,173
Total Assets	73,958	580,827	14,553,296	3,490,000
Liabilities				
Accounts Payable	1,793	0	0	0
Accounts Payable Other	0	0	0	0
Unallocated Funds	0	0	0	0
Due To General Fund	0	0	0	0
Due To Debt Service Fund	1,417	0	0	0
Accrued Interest Payable	0	0	0	0
Accrued Expenses Pivable	0	0	0	0



# Hammock Bay Community Development District

## Balance Sheet

As of 10/31/2015

(In Whole Numbers)

	General Fund	Debt Service Fund	General Fixed Assets Account Group	General Long-Term Debt Account Group
Revenue Bonds Payable --- Series 2004 A	0	0	0	3,490,000
Total Liabilities	3,210	0	0	3,490,000
Fund Equity & Other Credits				
Fund Balance-All Other Reserves	0	579,407	0	0
Fund Balance-Unreserved	77,258	0	0	0
Investment In General Fixed Assets	0	0	14,553,296	0
Other	(6,510)	1,420	0	0
Total Fund Equity & Other Credits	70,748	580,827	14,553,296	0
Total Liabilities & Fund Equity	73,958	580,827	14,553,296	3,490,000

# Hammock Bay Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 10/31/2015

(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	205	46,424	99.56%
Interfund Transfer				
Interfund Transfer	24,503	0	24,503	100.00%
Total Revenues	71,132	205	70,927	99.71%
Expenditures				
Legislative				
Supervisor Fees	1,200	0	1,200	100.00%
Financial & Administrative				
District Engineer	1,000	0	1,000	100.00%
Disclosure Report	500	0	500	100.00%
Trustees Fees	6,000	507	5,493	91.54%
Management & Accounting Services	34,540	2,878	31,662	91.66%
Auditing Services	6,500	0	6,500	100.00%
Arbitrage Rebate Calculation	650	0	650	100.00%
Financial Services	250	0	250	100.00%
Postage, Phone, Faxes, Copies	500	5	495	99.08%
Professional Liability Insurance	1,800	1,838	(38)	(2.11)%
Legal Advertising	750	0	750	100.00%
Bank Fees	500	55	445	89.03%
Dues, Licenses & Fees	185	175	10	5.40%
Website Administration	0	205	(205)	0.00%
Legal Counsel				
District Counsel	3,800	470	3,331	87.64%
Other Physical Environment				
General Liability Insurance	750	582	168	22.40%
HOA Maintenance Agreement	100	0	100	100.00%
Interfund Transfer				
Transfers	12,107	0	12,107	100.00%
Total Expenditures	71,132	6,715	64,417	90.56%
Excess Revenues Over (Under) Expenditures	0	(6,510)	6,510	0.00%

# Hammock Bay Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2015 Through 10/31/2015

(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	1,417	300,143	99.53%
Interest Earnings				
Interest Earnings	0	3	(3)	0.00%
Total Revenues	301,560	1,420	300,140	99.53%
Expenditures				
Debt Service Payments				
Interest Payments	211,560	0	211,560	100.00%
Principal Payments	90,000	0	90,000	100.00%
Total Expenditures	301,560	0	301,560	100.00%
Excess Revenues Over (Under) Expenditures	0	1,420	(1,420)	0.00%

Hammock Bay Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash-Operating Account 2  
Reconciliation ID: 10/31/15  
Reconciliation Date: 10/31/2015  
Status: Locked

Bank Balance	73,957.74
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	73,957.74
Balance Per Books	<u>73,957.74</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

# Commercial Checking Acct Public Funds

Account number:

■ October 1, 2015 - October 31, 2015 ■ Page 1 of 2

Image count: 7

**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](http://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
-	\$78,441.45	\$1,621.50	-\$6,105.21	\$73,957.74

## Credits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	10/30	1,621.50	Rhonda Skipper W Tax Distr 151030 999991 Hammock Bay Fire Dist
		<b>\$1,621.50</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$1,621.50</b>	<b>Total credits</b>

## Debits

### Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	10/13	54.81	Client Analysis Srvc Chrg 151009 Svc Chge 0915 002000028695534
		<b>\$54.81</b>	<b>Total electronic debits/bank debits</b>

### Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1540	1,838.00	10/05	1543	205.00	10/15	1545	15.00	10/26
1541	352.50	10/05	1544	175.00	10/30	1546	582.00	10/26
1542	2,882.90	10/02						
	<b>\$6,050.40</b>		<b>Total checks paid</b>					
	<b>\$6,105.21</b>		<b>Total debits</b>					



**Trustmark**

December 8, 2015

Hammock Bay CDD  
ATTN: Brian Lamb  
5680 W. Cypress Street, Suite A  
Tampa, FL 33607

Hammock Bay CDD Board Members,

***This letter is meant for discussion purposes only and is not a commitment from Trustmark National Bank.*** I am pleased to offer the following financing for Hammock Bay Community Development District for the refinance of Special Assessment Revenue Bonds Series 2004A in an amount up to \$3,495,000 subject to bank approval. The following are tentative terms and conditions of the renewal:

<b>Borrower:</b>	Hammock Bay CDD
<b>Loan Amount:</b>	An amount up to \$3,495,000
<b>Purpose:</b>	To provide funding of Special Assessment Bonds Series 2004A associated with the Hammock Bay CDD.
<b>Term:</b>	19 year straight amortizing Note with annual principal and semi-annual interest payments. Principal payment due annually in May. Interest payment due semi-annually in May and November.
<b>Rate:</b>	Fixed rate of 3.3% (assuming Bank Qualified and Tax Exempt)
<b>Fees:</b>	None
<b>Other Conditions:</b>	The following other conditions are of significance regarding the Bank's offer:  Loan will be subject to the standard terms and conditions typically associated with this type of financing.  Loan proceeds are to be used only to refinance existing principal balance of Hammock Bay CDD Bond Series 2004A and to pay cost of issuance fees.

In the event there is a "determination of taxability", meaning notice is given to the District that a final decree or judgement of any Federal court or a final action of the Internal Revenue Service determination that interest paid or payable on any Series 2016 Bond is or was includable in the gross income of an Owner of said Bond for the Federal income tax purposes, not caused by the action of the Owners, the District agrees that the Series 2016 Bonds would bear interest at a taxable rate of 6.0% per annum upon the effective date of such determination of taxability. The District will not be responsible for overdue interest, penalties on overdue interest or additions to tax owed by the Owner of any Series Bond as a result of the occurrence of a determination of taxability.

*This is a Letter of Intent and does not represent a commitment from Trustmark Bank. A Commitment Letter will be provided upon receipt of approval by the appropriate lending authority.*

Please contact me if you have any questions or need further information.

Sincerely,



Don Edwards  
Assistant Vice President  
Trustmark National Bank



LLS Tax Solutions  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: liscott@llstax.com

November 19, 2015

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

**Hammock Bay Community Development District (Freeport, Florida)**  
**\$6,345,000 Special Assessment Bonds, Series 2004A**  
**\$10,810,000 Special Assessment Bonds, Series 2004B**

Dear Mr. Paleveda :

Attached you will find our arbitrage rebate report for the above-referenced issue for the annual period ended October 31, 2015 ("Computation Period"). This report indicates that there is no cumulative rebate liability as of October 31, 2015.

The next annual arbitrage rebate report date is October 31, 2016. We have enclosed the engagement letter for the next annual arbitrage calculation for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

cc: Mr. James Audette, US Bank, Orlando, FL.



# ***Hammock Bay Community Development District***

*Hammock Bay Community Development District  
(Freeport, Florida) \$6,345,000 Special Assessment  
Bonds, Series 2004A \$10,810,000 Special Assessment  
Bonds, Series 2004B*

*For the period ended October 31, 2015*



LLS Tax Solutions  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: liscott@llstax.com

November 19, 2015

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

Re: Hammock Bay Community Development District (Freeport, Florida) \$6,345,000 Special Assessment Bonds, Series 2004A \$10,810,000 Special Assessment Bonds, Series 2004B ("Bonds")

Hammock Bay Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended October 31, 2015 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Amount for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Amount of \$(1,147,480.63) at October 31, 2015. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038-G, the calculations have been performed based upon a Bond Yield of 5.8224%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Amount for the Bonds for the Computation Period based on the information provided to us. The Rebate Amount has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, DESCRIPTION OF SCHEDULE**

Hammock Bay Community Development District  
November 19, 2015  
\$6,345,000 Special Assessment Bonds, Series 2004A  
\$10,810,000 Special Assessment Bonds, Series 2004B  
For the period ended October 31, 2015

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is November 3, 2004.
2. The end of the first Bond Year for the Bonds is October 31, 2005.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Amount for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Amount for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Amount as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Amount as of the Next Computation Date will not be the Rebate Amount reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Amount computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION,  
DESCRIPTION OF SCHEDULE**

Hammock Bay Community Development District

November 19, 2015

\$6,345,000 Special Assessment Bonds, Series 2004A

\$10,810,000 Special Assessment Bonds, Series 2004B

For the period ended October 31, 2015

**NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(a) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. In order to prepare the Arbitrage Calculation we have relied on prior arbitrage report by Deloitte Tax LLP with respect to the Rebate Amount Liability as of October 31, 2011.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, DESCRIPTION OF SCHEDULE**

Hammock Bay Community Development District  
November 19, 2015  
\$6,345,000 Special Assessment Bonds, Series 2004A  
\$10,810,000 Special Assessment Bonds, Series 2004B  
For the period ended October 31, 2015

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Amount on certain prescribed dates.
5. *Rebate Amount*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION,  
DESCRIPTION OF SCHEDULE**

Hammock Bay Community Development District  
November 19, 2015  
\$6,345,000 Special Assessment Bonds, Series 2004A  
\$10,810,000 Special Assessment Bonds, Series 2004B  
For the period ended October 31, 2015

**SOURCE INFORMATION**

Bonds

Closing Date

Bond Yield

Investments

Principal and Interest Receipt Amounts  
and Dates

Investment Dates and Purchase Prices

Source

Tax Compliance Certificate  
of Issuer

Form 8038G

Source

Trust Statements

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION,  
DESCRIPTION OF SCHEDULE**

Hammock Bay Community Development District  
November 19, 2015  
\$6,345,000 Special Assessment Bonds, Series 2004A  
\$10,810,000 Special Assessment Bonds, Series 2004B  
For the period ended October 31, 2015

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATE AMOUNT CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Amount.

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT (FREEPORT, FLORIDA)  
\$6,345,000 SPECIAL ASSESSMENT BONDS, SERIES 2004A  
\$10,810,000 SPECIAL ASSESSMENT BONDS, SERIES 2004B

SCHEDULE 1 - REBATE AMOUNT CALCULATION

11 / 3 / 2004 ISSUE DATE  
11 / 1 / 2014 BEGINNING OF COMPUTATION PERIOD  
10 / 31 / 2015 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.8224%	ALLOWABLE EARNINGS
11 / 1 / 2014	BEGINNING BALANCE		0.00	312,153.13	330,592.49	18,439.36
11 / 3 / 2014	RESERVE FUND A		0.00	(306.25)	(324.24)	(17.99)
11 / 3 / 2014	RESERVE FUND A		1.60	0.00	0.00	0.00
11 / 4 / 2014	RESERVE FUND A		0.00	(1.60)	(1.69)	(0.09)
12 / 1 / 2014	RESERVE FUND A		1.54	0.00	0.00	0.00
12 / 2 / 2014	RESERVE FUND A		0.00	(1.54)	(1.62)	(0.08)
1 / 2 / 2015	RESERVE FUND A		1.60	0.00	0.00	0.00
1 / 5 / 2015	RESERVE FUND A		0.00	(1.60)	(1.68)	(0.08)
2 / 2 / 2015	RESERVE FUND A		1.60	0.00	0.00	0.00
2 / 3 / 2015	RESERVE FUND A		0.00	(1.60)	(1.67)	(0.07)
3 / 2 / 2015	RESERVE FUND A		1.44	0.00	0.00	0.00
3 / 3 / 2015	RESERVE FUND A		0.00	(1.44)	(1.50)	(0.06)
4 / 1 / 2015	RESERVE FUND A		1.60	0.00	0.00	0.00
4 / 2 / 2015	RESERVE FUND A		0.00	(1.60)	(1.65)	(0.05)
5 / 1 / 2015	RESERVE FUND A		1.54	0.00	0.00	0.00
5 / 1 / 2015	RESERVE FUND A		0.00	(2,434.37)	(2,505.24)	(70.87)
5 / 4 / 2015	RESERVE FUND A		0.00	(1.54)	(1.58)	(0.04)
6 / 1 / 2015	RESERVE FUND A		1.58	0.00	0.00	0.00
6 / 2 / 2015	RESERVE FUND A		0.00	(1.58)	(1.62)	(0.04)
7 / 1 / 2015	RESERVE FUND A		1.53	0.00	0.00	0.00
7 / 2 / 2015	RESERVE FUND A		0.00	(1.53)	(1.56)	(0.03)
8 / 3 / 2015	RESERVE FUND A		1.58	0.00	0.00	0.00
8 / 4 / 2015	RESERVE FUND A		0.00	(1.58)	(1.60)	(0.02)
9 / 1 / 2015	RESERVE FUND A		1.58	0.00	0.00	0.00
9 / 2 / 2015	RESERVE FUND A		0.00	(1.58)	(1.59)	(0.01)
10 / 1 / 2015	RESERVE FUND A		1.53	0.00	0.00	0.00
10 / 2 / 2015	RESERVE FUND A		0.00	(1.53)	(1.54)	(0.01)
		309,412.51	18.72	309,393.79	327,743.71	18,349.92

ACTUAL EARNINGS  
ALLOWABLE EARNINGS

18.72  
18,349.92

REBATE AMOUNT  
FUTURE VALUE OF 10/31/2014 CUMULATIVE REBATE AMOUNT  
COMPUTATION DATE CREDIT

(18,331.20)  
(1,127,499.43)  
(1,650.00)

CUMULATIVE REBATE AMOUNT

(1,147,480.63)