

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 29, 2019**

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT AGENDA

MAY 29, 2019 AT 10:30 a.m. CST.

Hammock Bay Welcome Center

Located at 74 Great Hammock Bend, Freeport, FL 32429

District Board of Supervisors	Chairman	Robert Sullivan
	Vice Chairman	Tim Edwards
	Supervisor	Trish Dalton
	Supervisor	Vacant
	Supervisor	Vacant
District Managers	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 meeting will begin at **10:30 a.m. CST** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. Following public comment, the meeting will proceed with the third section called **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The fourth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, 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.

The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 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.

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.

Hammock Bay Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of Hammock Bay Community Development District will be held on **Wednesday, May 29, 2019 at 10:30 a.m. CST**, at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend, Freeport, FL 32429. The agenda is included below.

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

4. BUSINESS ITEMS

- A. Consideration of Resolution 2019-01; Approving Fiscal Year 2020 Proposed Budget & Setting Public Hearing..... Tab 01
- B. Annual Disclosure of Qualified Electors..... Tab 02
- C. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Public Hearing Minutes August 27, 2018... Tab 03
- B. Consideration of Operations and Maintenance Expenditures August 2018..... Tab 04
- C. Consideration of Operations and Maintenance Expenditures September 2018..... Tab 05
- D. Consideration of Operations and Maintenance Expenditures October 2018..... Tab 06
- E. Consideration of Operations and Maintenance Expenditures November 2018..... Tab 07
- F. Consideration of Operations and Maintenance Expenditures December 2018..... Tab 08
- G. Consideration of Operations and Maintenance Expenditures January 2019..... Tab 09
- H. Consideration of Operations and Maintenance Expenditures February 2019..... Tab 10
- I. Consideration of Operations and Maintenance Expenditures March 2019..... Tab 11
- J. Consideration of Operations and Maintenance Expenditures April 2019..... Tab 12
- K. Review of Financial Statements Month Ending April 30, 2019..... Tab 13

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 2019-01

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

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hammock Bay Community Development District (“**District**”) prior to June 15, 2019, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 26, 2019

HOUR: 10:30 a.m. (CST)

LOCATION: Hammock Bay Welcome Center
74 Great Hammock Bend
Freeport, Florida 32429

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

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

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

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

PASSED AND ADOPTED THIS 29th DAY OF MAY, 2019.

ATTEST:

**HAMMOCK BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

2020



HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 PROPOSED ANNUAL OPERATING BUDGET

MAY 29, 2019



HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 PROPOSED ANNUAL OPERATING BUDGET

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MAY 29, 2019

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 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Refunding Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	43,163.32	41,437.00	1,726.32	43,163.32	0.00
TOTAL SPECIAL ASSESSMENTS	43,163.32	41,437.00	1,726.32	43,163.32	0.00
INTERFUND TRANSFER					
Interfund Transfer	13,911.68	0.00	7,512.28	7,512.28	(6,399.40)
TOTAL INTERFUND TRANSFER	13,911.68	0.00	7,512.28	7,512.28	(6,399.40)
TOTAL REVENUES	\$57,075.00	\$41,437.00	\$9,238.60	\$50,675.60	(\$6,399.40)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	0.00	0.00	(1,600.00)
TOTAL LEGISLATIVE	1,600.00	0.00	0.00	0.00	(1,600.00)
FINANCIAL & ADMINISTRATIVE					
District Engineer	1,000.00	0.00	0.00	0.00	(1,000.00)
Disclosure Report	500.00	0.00	0.00	0.00	(500.00)
Trustees Fees	4,000.00	1,257.00	2,843.00	4,100.00	100.00
Management & Accounting Services	34,790.00	14,392.00	20,148.80	34,540.80	(249.20)
Auditing Services	6,600.00	0.00	6,600.00	6,600.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	500.00	46.00	64.40	110.40	(389.60)
Professional Liability Insurance	1,800.00	766.00	1,072.40	1,838.40	38.40
Legal Advertising	750.00	0.00	0.00	0.00	(750.00)
Bank Fees	750.00	75.00	105.00	180.00	(570.00)
Dues, Licenses & Fees	185.00	825.00	(650.00)	175.00	(10.00)
Office Supplies	100.00	0.00	0.00	0.00	(100.00)
Website Administration	0.00	950.00	850.00	1,800.00	1,800.00
TOTAL FINANCIAL & ADMINISTRATIVE	51,625.00	18,311.00	31,683.60	49,994.60	(1,630.40)
LEGAL COUNSEL					
District Counsel	3,000.00	0.00	0.00	0.00	(3,000.00)
TOTAL LEGAL COUNSEL	3,000.00	0.00	0.00	0.00	(3,000.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	750.00	68.00	613.00	681.00	(69.00)
HOA Maintenance Agreement	100.00	0.00	0.00	0.00	(100.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	850.00	68.00	613.00	681.00	(169.00)
TOTAL EXPENDITURES	\$57,075.00	\$18,379.00	\$32,296.60	\$50,675.60	(\$6,399.40)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$23,058.00	(\$23,058.00)	\$0.00	\$0.00

FISCAL YEAR 2019 BUDGET ANALYSIS

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Proposed Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	43,163.32	43,163.32	0.00	43,142.84	(20.48)
TOTAL SPECIAL ASSESSMENTS	43,163.32	43,163.32	0.00	43,142.84	(20.48)
INTERFUND TRANSFER					
Interfund Transfer	13,911.68	7,512.28	(6,399.40)	3,800.00	(10,111.68)
Reserves	0.00	0.00	0.00	4,472.16	4,472.16
TOTAL INTERFUND TRANSFER	13,911.68	7,512.28	(6,399.40)	8,272.16	(5,639.52)
TOTAL REVENUES	\$57,075.00	\$50,675.60	(\$6,399.40)	\$51,415.00	(\$5,660.00)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	(1,600.00)	0.00	(1,600.00)
TOTAL LEGISLATIVE	1,600.00	0.00	(1,600.00)	0.00	(1,600.00)
FINANCIAL & ADMINISTRATIVE					
District Engineer	1,000.00	0.00	(1,000.00)	500.00	(500.00)
Disclosure Report	500.00	0.00	(500.00)	0.00	(500.00)
Trustees Fees	4,000.00	4,100.00	100.00	3,800.00	(200.00)
Management & Accounting Services	34,790.00	34,540.80	(249.20)	34,790.00	0.00
Auditing Services	6,600.00	6,600.00	0.00	6,600.00	0.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	500.00	110.40	(389.60)	150.00	(350.00)
Professional Liability Insurance	1,800.00	1,838.40	38.40	1,800.00	0.00
Legal Advertising	750.00	0.00	(750.00)	250.00	(500.00)
Bank Fees	750.00	180.00	(570.00)	200.00	(550.00)
Dues, Licenses & Fees	185.00	175.00	(10.00)	175.00	(10.00)
Office Supplies	100.00	0.00	(100.00)	0.00	(100.00)
Website Administration	0.00	1,800.00	1,800.00	250.00	250.00
TOTAL FINANCIAL & ADMINISTRATIVE	51,625.00	49,994.60	(1,630.40)	49,165.00	(2,460.00)
LEGAL COUNSEL					
District Counsel	3,000.00	0.00	(3,000.00)	1,500.00	(1,500.00)
TOTAL LEGAL COUNSEL	3,000.00	0.00	(3,000.00)	1,500.00	(1,500.00)
OTHER PHYSICAL ENVIRONMENT					
General Liability Insurance	750.00	681.00	(69.00)	750.00	0.00
HOA Maintenance Agreement	100.00	0.00	(100.00)	0.00	(100.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	850.00	681.00	(169.00)	750.00	(100.00)
TOTAL EXPENDITURES	\$57,075.00	\$50,675.60	(\$6,399.40)	\$51,415.00	(\$5,660.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Engineer

Requirements for engineering services are estimated annual expenditures on as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Disclosure Report

This is required of the District as part of the bond indentures.

Trustees Fees

This is required of the District as part of the bond indentures.

Management & Accounting Ser

As part of the consulting managers contract, the District retains Accounting Services to process invoices, prepare tax-rolls and record the District's transactions in compliance with governmental accounting standards.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Professional Liability Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Capital Outlay

This is to purchase new equipment as required.

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

LEGAL COUNSEL

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract

The District carries \$1,000,000 in general liability and also has sovereign immunity.

HOA Maintenance Agreement

An agreement in place between the District and the HOA allows the HOA to govern the repairs and maintenance program of District assets.

INTERFUND TRANSFER

Transfers

A provision has been made to collect amounts attributable to collection costs on Series 2016 A Bonds to be transferred to Debt Service Revenue Funds.

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	217,945
TOTAL REVENUES	\$	217,945

EXPENDITURES

Series 2016 May Bond Principal Payment	\$	130,000
Series 2016 May Bond Interest Payment	\$	45,045
Series 2016 November Bond Interest Payment	\$	42,900
TOTAL EXPENDITURES	\$	217,945
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	2,730,000
Principal Payment Applied Toward Series 2016 Bonds	\$	130,000
Bonds Outstanding - Period Ending 11/1/2020	\$	2,600,000

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Total Unit Count	Debt Service Unit Count	Fiscal Year 2019					Fiscal Year 2020					Assessment Variance ⁽²⁾	
				Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2019 Total w/o Debt Service	Fiscal Year 2019 Total with Debt Service	Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2020 Total w/o Debt Service	Fiscal Year 2020 Total with Debt Service	Inc/(Dec) In O&M w/o DS Per Unit	Inc/(Dec) In O&M with DS Per Unit
60	1.00	3	3	\$526.88	\$64.39	\$107.48	\$64.39	\$634.36	\$526.88	\$64.39	\$107.48	\$64.39	\$634.36	\$0.00	\$0.00
70	1.17	107	36	\$616.45	\$64.39	\$107.48	\$64.39	\$723.93	\$616.45	\$64.39	\$107.48	\$64.39	\$723.93	\$0.00	\$0.00
75	1.25	92	42	\$658.60	\$64.39	\$107.48	\$64.39	\$766.08	\$658.60	\$64.39	\$107.48	\$64.39	\$766.08	\$0.00	\$0.00
80	1.33	149	110	\$700.76	\$64.39	\$107.48	\$64.39	\$808.24	\$700.76	\$64.39	\$107.48	\$64.39	\$808.24	\$0.00	\$0.00
85	1.42	1	1	\$748.18	\$64.39	\$107.48	\$64.39	\$855.66	\$748.18	\$64.39	\$107.48	\$64.39	\$855.66	\$0.00	\$0.00
90	1.50	5	1	\$790.32	\$64.39	\$107.48	\$64.39	\$897.80	\$790.32	\$64.39	\$107.48	\$64.39	\$897.80	\$0.00	\$0.00
95	1.58	2	2	\$832.47	\$64.39	\$107.48	\$64.39	\$939.95	\$832.47	\$64.39	\$107.48	\$64.39	\$939.95	\$0.00	\$0.00
100	1.67	73	52	\$879.89	\$64.39	\$107.48	\$64.39	\$987.37	\$879.89	\$64.39	\$107.48	\$64.39	\$987.37	\$0.00	\$0.00
110	1.83	22	15	\$964.19	\$64.39	\$107.48	\$64.39	\$1,071.67	\$964.19	\$64.39	\$107.48	\$64.39	\$1,071.67	\$0.00	\$0.00
Commercial	2.00	50	50	\$1,053.77	\$64.39	\$107.48	\$64.39	\$1,161.25	\$1,053.77	\$64.39	\$107.48	\$64.39	\$1,161.25	\$0.00	\$0.00
Total		504	312												

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 2020
PROPOSED ANNUAL OPERATING BUDGET



Bobby Beasley
Supervisor of Elections
Walton County

April 15, 2019

Contact Information

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

Address

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

Tel: (850) 892-8112
Fax: (850) 892-8113

Brian K. Lamb, District Manager
Hammock Bay CDD
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Re: Hammock Bay Community Development District

Dear Mr. Lamb:

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

We are showing that there were 1,875 (one thousand eight hundred and seventy-five) registered voters in that district as of April 15, 2019.

Sincerely,

Bobby Beasley, Supervisor of Elections

Date 4/15/2019
Time 03:44 PM

Bobby Beasley
Supervisor of Elections
Active Voters by District/Precinct

WALTON COUNTY, FL

9

Hammock Bay

430 Freeport City Hall
Hammock Bay

<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
252	1,220	378	25	1,875	1,712	46	60	57	890	962	23
252	1,220	378	25	1,875	1,712	46	60	57	890	962	23

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

August 27, 2018 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing for the Hammock Bay Community Development District Board of Supervisors was held on **Monday, August 27, 2018 at 10:30 a.m. (CST)** at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend, Freeport, FL 32439.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting and Public Hearing of the Hammock Bay Community Development District Board of Supervisors to order on **Monday, August 27, 2018 at 10:40 a.m. (CST)**.

Board Members Present and Constituting a Quorum:

Robert Sullivan	Chairman
Tim Edwards	Vice Chairman
Manuel Vital	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
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There was one resident in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no resident questions or comments on agenda items.

3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2019 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Staff Presentations

Mr. Lamb went over the budget and line items. He also went over assessments and trustee fees. The Board asked some questions about the trustee. Mr. Lamb answered. The Board asked to look into having Trustmark as the trustee. They also asked for the trustee fees to be negotiated down.

C. Public Comments

There were no public comments.

D. Close Public Hearing on Adopting Fiscal Year 2019 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Vital
SECONDED BY:	Supervisor Edwards
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Consideration of Resolution 2018-03; Adopting Fiscal Year 2019 Budget

Mr. Lamb went over the resolution with the Board. The Board asked for more details on management and accounting fees. They also asked about the audit. Mr. Lamb went over the fees and the audit process with the Board. Mr. Lamb and the Board also briefly discussed the District's infrastructure and assets. The Board asked to have a list of the District assets for the next meeting.

The full discussion is available on audio recording.

MOTION TO:	Approve Resolution 2018-03.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

4. BUSINESS ITEMS

A. Consideration of Resolution 2018-04; Assessment Resolution

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2018-04.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Resolution 2018-05; Setting Fiscal Year 2019 Meeting Schedule

Mr. Lamb went over the resolution and meeting schedule with the Board. The Board discussed adding a November meeting. They wanted to add November 19, 2018 to the meeting schedule. They also wanted to change the May meeting to May 20, 2019 to avoid the Memorial Day holiday, and the August meeting will be on August 26, 2019. All of the meetings will be held at 10:30 CST at the same location.

MOTION TO:	Approve Resolution 2018-05 with changes as discussed.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Vital
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

C. Acceptance of Financial Report for Fiscal Year Ended September 30, 2017

Mr. Lamb went over the Audit with the Board.

MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2017.
MADE BY:	Supervisor Vital
SECONDED BY:	Supervisor Sullivan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

D. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Meeting Minutes May 29, 2018**
- B. Consideration of the Operations and Maintenance Expenditures May 2018**
- C. Consideration of the Operations and Maintenance Expenditures June 2018**
- D. Consideration of the Operations and Maintenance Expenditures July 2018**
- E. Review of Financial Statements Month Ending July 31, 2018**

The Board reviewed the Consent Agenda items. The Board asked about the open Board seats and closing the Wells Fargo account.

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

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Edwards asked about the brochure. The Board and Mr. Lamb briefly discussed the brochure and bond. There were no audience comments.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Sullivan
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
Monthly Contract				
Meritus Districts	8527	\$ 2,882.76		Management Services - September, July postage, and copies
Monthly Contract Sub-Total		\$ 2,882.76		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Car Riggs & Ingram	16509804	\$ 6,600.00		Final billing on audit of financial statements as of 9/30/2017 Inv#16509804
Hopping Green & Sams	101732	527.50		Professional Services - thru 06/30/2018 Bill #101732
Additional Services Sub-Total		\$ 7,127.50		
TOTAL:		\$ 10,010.26		

Approved (with any necessary revisions noted):

Signature

Printed Name

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

INVOICE

Invoice Number: 8527
Invoice Date: Sep 1, 2018
Page: 1

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

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			9/1/18

Quantity	Item	Description	Unit Price	Amount
17.00	District Mgmt Svcs	District Management Services - September		2,878.33
	Postage	Postage - July		1.88
	Copies - B/W	Copies: B/W - July	0.15	2.55
Subtotal				2,882.76
Sales Tax				
Total Invoice Amount				2,882.76
Payment/Credit Applied				
TOTAL				2,882.76

Check/Credit Memo No:



CRI CARR
RIGGS &
INGRAM

CPAs and Advisors

500 Grand Boulevard, Suite 210

Miramar Beach, FL 32550

850-837-3141

Federal ID 72-1396621

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

Invoice No. 16509804 (include on check)
Date 08/10/2018
Client No. 20-03076.000

Professional services rendered as follows:

Final billing on audit of financial statements
as of September 30, 2017,

Current Amount Due \$ 6,600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,600.00	0.00	0.00	0.00	0.00	6,600.00

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

Invoice Date: 08/10/2018 Client No: 20-03076
Invoice Number: 16509804 Total Amount Due: \$ 6,600.00 Hammock Bay CDD

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

Payment Amount: _____ Signature: _____

Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 30, 2018

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

Bill Number 101732
Billed through 06/30/2018

General Representation

HAMBAY 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

05/31/18	SRS	Conduct research regarding ADA compliance measures for special district websites and follow-up regarding same.	0.10 hrs
06/07/18	TFM	Review matters pertaining to ADA website accessibility.	0.20 hrs
06/13/18	DGW	Draft budget and assessment documents.	0.70 hrs
06/26/18	TFM	Confer with Lamb regarding FY 2017 Audit.	0.20 hrs
06/26/18	DGW	Confirm names of qualified electors.	0.20 hrs
06/27/18	JLE	Review auditor request letter, and review and revise draft response; follow-up regarding the same.	0.20 hrs
06/27/18	APA	Prepare response to auditor letter.	0.50 hrs
06/28/18	TFM	Confer with Lamb regarding FY 2017 Audit.	0.30 hrs
06/29/18	JLK	Research, review and edit memorandum summarizing ADA website standards and related information; attend multiple conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding ADA information; transmit information to district manager on same.	0.10 hrs
06/29/18	SRS	Conduct research and implement ADA compliance measures for special district websites.	0.20 hrs
Total fees for this matter			\$527.50

MATTER SUMMARY

Papp, Annie M. - Paralegal	0.50 hrs	125 /hr	\$62.50
Wilbourn, David - Paralegal	0.90 hrs	125 /hr	\$112.50
Earlywine, Jere L.	0.20 hrs	295 /hr	\$59.00
Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Sandy, Sarah R.	0.30 hrs	250 /hr	\$75.00

=====

Mackie, A.Tucker Frazee	0.70 hrs	275 /hr	\$192.50
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TOTAL FEES	\$527.50
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TOTAL CHARGES FOR THIS MATTER	\$527.50
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BILLING SUMMARY

Papp, Annie M. - Paralegal	0.50 hrs	125 /hr	\$62.50
Wilbourn, David - Paralegal	0.90 hrs	125 /hr	\$112.50
Earlywine, Jere L.	0.20 hrs	295 /hr	\$59.00
Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Sandy, Sarah R.	0.30 hrs	250 /hr	\$75.00
Mackie, A.Tucker Frazee	0.70 hrs	275 /hr	\$192.50

TOTAL FEES	\$527.50
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TOTAL CHARGES FOR THIS BILL	\$527.50
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Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

August 2, 2018

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

**Re: Hammock Bay Community Development District
HAMBAY/001 - Bill Number 101732 - General Representation**

Dear District Manager:

Enclosed please find our billing statement for services rendered and expenses incurred on behalf of Hammock Bay Community Development District through the month of June 2018.

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

Sincerely,



Tucker F. Mackie

TFM/kgH

Enclosure

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8572	\$ 2,992.89		Management Services - October, postage, copies, express delivery Inv#8572
Monthly Contract Sub-Total		\$ 2,992.89		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
GateHouse Media	2028368 0818	\$ 448.40		Advertising Digital - 8/12/18 Inv# 2028368-0818
Hopping Green & Sams	102356	420.00		Professional Services - thru 07/31/18 Inv# 102356
Hopping Green & Sams	102810	498.00	\$ 918.00	Professional Services - thru 08/31/2018 Inv#102810
Additional Services Sub-Total		\$ 1,366.40		
TOTAL:		\$ 4,359.29		

Approved (with any necessary revisions noted):

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

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

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

INVOICE

Invoice Number: 8572
Invoice Date: Oct 1, 2018
Page: 1

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

Bill To:

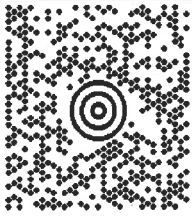

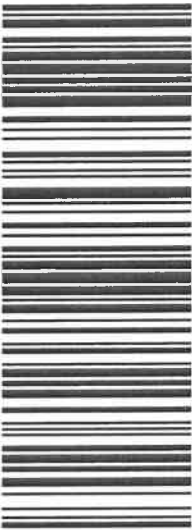

Hammock Bay CDD
2005 Pan Am Circle
Ste 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			10/1/18

Quantity	Item	Description	Unit Price	Amount
	District Mgmt Svcs	District Management Services - October		2,878.33
	Postage	Postage - August		0.47
719.00	Copies - B/W	Copies: B/W - August	0.15	107.85
	Reimbursement	Express delivery 8/10/18		6.24
Subtotal				2,992.89
Sales Tax				
Total Invoice Amount				2,992.89
Payment/Credit Applied				
TOTAL				2,992.89

Check/Credit Memo No:

ANNA LYALINA 8133975120 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607	0.5 LBS LTR	1 OF 1
SHIP TO: LOCKBOX SERVICES-12-2657 8138737300 US BANK, NA - CDD 1200 ENERGY PARK DRIVE EP-MN-01LB SAINT PAUL MN 55108		
	MN 554 9-02 	
UPS 2ND DAY AIR A.M. 2A TRACKING #: 1Z A7E 454 07 9665 0391		
		
BILLING: P/P		
Reference No. 1: UPS 8.10.18		
 XOL 18.07.27 NV45 03.0A 07/2018		

Hammock Bay 6.24



Received

SEP 06 2018

7 - 151

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

Advertising Invoice

INVOICE DATE	INVOICE NO.
9/2/2018	2028368-0818

Location ID DN Balance Due \$448.40

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

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



100202836800000448405

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		\$448.40	\$0.00	\$0.00	\$0.00
DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
08/12/18	34841529	4110-DN Legal Line 7/0987DN HAMMOCK BAY	236.00		448.40

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

PREVIOUS BALANCE	NEW CHARGES	CREDITS	BALANCE DUE
\$0.00	\$448.40	\$0.00	\$448.40

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

August 10, 2018

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

Bill Number 102356
Billed through 07/31/2018

General Representation

HAMBAY 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

07/02/18	TFM	Confer with Lamb regarding filing of FY 2017 Audit; review FY 2017 Audit.	1.20 hrs
07/31/18	MGC	Conference call with Kilinski regarding ADA websites research, audio/minutes, and public records research; review emails and attached documents from Kilinski regarding ADA website compliance; research, review, and analyze the Sunshine Law Manual, attorney general opinions, and state and federal case law in connection with same; prepare section in memorandum addressing potential impact of ADA on website segregation; begin researching audio/video minutes issue.	0.20 hrs
07/31/18	JLK	Research, review and edit memorandum summarizing ADA website standards and related information; attend multiple conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding ADA information; transmit information to district manager on same.	0.10 hrs

Total fees for this matter \$420.00

MATTER SUMMARY

Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Collazo, Mike	0.20 hrs	320 /hr	\$64.00
Mackie, A.Tucker Frazee	1.20 hrs	275 /hr	\$330.00

TOTAL FEES \$420.00

TOTAL CHARGES FOR THIS MATTER

\$420.00

BILLING SUMMARY

Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Collazo, Mike	0.20 hrs	320 /hr	\$64.00
Mackie, A.Tucker Frazee	1.20 hrs	275 /hr	\$330.00

TOTAL FEES \$420.00

=====

TOTAL CHARGES FOR THIS BILL

\$420.00

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

Received
SEP 04 2018

August 30, 2018

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

**Re: Hammock Bay Community Development District
HAMBAY/001 - Bill Number 102356 - General Representation**

Dear District Manager:

Enclosed please find our billing statement for services rendered and expenses incurred on behalf of Hammock Bay Community Development District through the month of July 2018.

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

Sincerely,



Tucker F. Mackie

TFM/kgH

Enclosure

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

September 10, 2018

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

Bill Number 102810
Billed through 08/31/2018

General Representation

HAMBAY 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

08/27/18	TFM	Prepare for Board meeting.	1.10 hrs
08/29/18	TFM	Confer with Lamb and review Board meeting notes.	0.50 hrs
08/31/18	MGC	Research regarding ADA website accessibility and public records.	0.10 hrs
08/31/18	JLK	Research, review and edit memorandum summarizing ADA website standards and related information; attend multiple conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding ADA information; transmit information to district manager on same.	0.10 hrs

Total fees for this matter

Received

OCT 01 2018

\$498.00

MATTER SUMMARY

Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Collazo, Mike	0.10 hrs	320 /hr	\$32.00
Mackie, A.Tucker Frazee	1.60 hrs	275 /hr	\$440.00

TOTAL FEES

\$498.00

TOTAL CHARGES FOR THIS MATTER

\$498.00

BILLING SUMMARY

Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Collazo, Mike	0.10 hrs	320 /hr	\$32.00
Mackie, A.Tucker Frazee	1.60 hrs	275 /hr	\$440.00

TOTAL FEES

\$498.00

TOTAL CHARGES FOR THIS BILL

\$498.00

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

Received
OCT 01 2018

September 21, 2018

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

**Re: Hammock Bay Community Development District
HAMBAY/001 - Bill Number 102810 - General Representation**

Dear District Manager:

Enclosed please find our billing statement for services rendered and expenses incurred on behalf of Hammock Bay Community Development District through the month of August 2018.

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

Sincerely,



Tucker F. Mackie

TFM/kgh

Enclosure

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
ADA Site Compliance	460	\$ 850.00		Compliance Shield, Accessibility Policy, Technological Audit Inv#460
Chubb	9020 1125 8254 001C 101018	1,838.00		Notice premium and Notice of Cancellation #9020 1125 8254 001C
DEO	72362	175.00		FY 2018/2019 Special District Fee Inv#72362
Meritus Districts	8691	2,882.42		Management Services - November, postage and copies Inv# 8691
Additional Services Sub-Total		\$ 5,745.42		
TOTAL:		\$ 5,745.42		

Approved (with any necessary revisions noted):

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

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

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

ADA Site Compliance

6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com

**Invoice**

BILL TO
Hammock Bay CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
460	10/26/2018	\$850.00	11/05/2018	50/50	

DESCRIPTION	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	1,700.00
50% deposit within 30 days of execution. Additional 50% upon delivery	-850.00
BALANCE DUE	\$850.00

CHUBB®

NOTICE OF CANCELLATION

Received

OCT 15 2018

Writing Company:
FEDERAL INSURANCE COMPANY

Account Number
9020 1125 8254 001C

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRI
2005 PAN AM CIRCLE STE 120
TAMPA, FL 33607

Invoice Date
OCT 10 2018

Policyholder
HAMMOCK BAY COMMUNITY DEVELOPM

Your CHUBB agent or broker is:
INSURANCE OFFICE OF AMERICA, INC.
P. O. BOX 162207
ALTAMONTE SPRINGS, FL 32716-2207
1-407-788-3000

Questions about this notice? Please call
CHUBB PREMIUM ACCOUNTING SERVICE CENTER
at 1-800-372-4822

WE HAVE NOT YET RECEIVED THE MINIMUM PREMIUM PAYMENT FOR THE POLICY SHOWN BELOW AND HOPE THAT IT HAS ALREADY BEEN MAILED. THIS POLICY IS CANCELLED EFFECTIVE NOV 05 2018 BEGINNING AT 12:01AM. THIS IS THE FINAL NOTICE OF CANCELLATION WE WILL SEND PRIOR TO THE EFFECTIVE DATE AND TIME OF CANCELLATION INDICATED IN THIS NOTICE.

Policy: DIRECTORS & OFFICERS
Minimum amount due
Total amount due
Due date

000082091341
\$1,838.00
\$1,838.00
NOV 04 2018

Payment of premium signifies acceptance of all policy terms and conditions. Further, payment of account premium signifies acceptance of Chubb's account billing practice to spread return premium to open receivables.

Page 1

Please return This Section Along With Your Payment

Thank you for insuring through Chubb. **Payments must be made payable and submitted directly to Chubb, P.O. BOX 382001, Pittsburgh, PA 15250-8001.** For overnight delivery, please remit to Chubb, ATTN: Box 382001, 500 Ross Street 154-0455, Pittsburgh, PA 15262-0001. Please return this section along with your check, made payable to **Chubb**, in the envelope provided. Please include the policy 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 DISTRI **PAYMENT DUE DATE** **NOV 04 2018**
2005 PAN AM CIRCLE STE 120

Policy Number 000082091341

Payment Enclosed

Account Number 9020 1125 8254 001C

Minimum Payment Due \$1,838.00
Total Amount Due \$1,838.00

200008209134100079537892 201811148 000000001838002 42



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2018/2019 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72362			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

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

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



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

2. Telephone: (813) 397-5121
3. Fax: (813) 873-7070
4. Email: blamb@meritusdistricts.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: HammockBayCDD.com
8. County(ies): Walton
9. Function(s): Community Development
10. Boundary Map on File: 08/16/2007
11. Creation Document on File: 04/01/2004
12. Date Established: 02/10/2004
13. Creation Method: Local Ordinance
14. Local Governing Authority: City of Freeport
15. Creation Document(s): City Ordinances 2004-01 and 2007-01
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/06/2017

brian.lamb@merituscorp.com

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

Registered Agent's Signature: _____ Date 10.5.18

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

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

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

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

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Auto Owners Insurance	011055120 111218	\$ 68.00		General Liability Insurance Payment - 11/12/2018
Supervisor: Manuel Vital	MV082718	200.00		Supervisor Fee - 08/27/2018
Supervisor: Robert Sullivan	RS082718	200.00		Supervisor Fee - 08/27/2018
Supervisor: Tim Edwards	TE082718	200.00	\$ 600.00	Supervisor Fee - 08/27/2018
Regular Services Sub-Total		\$ 668.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 668.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

00016361



HAMMOCK BAY CDDMEETING DATE: August 27, 2018DMS Staff Signature 

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

MV082718

HAMMOCK BAY CDD

MEETING DATE: August 27, 2018

DMS Staff Signature 

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

RS082718

HAMMOCK BAY CDD

MEETING DATE: August 27, 2018

DMS Staff Signature 

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

TE 0821718

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8774	\$ 2,965.18		Management Services - December
Monthly Contract Sub-Total		\$ 2,965.18		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,965.18		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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


INVOICE

Invoice Number: 8774
Invoice Date: Dec 1, 2018
Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/18

Quantity	Item	Description	Unit Price	Amount
230.00		District Management Services - December		2,878.33
		Postage - October		2.35
		Copies: B/W - October	0.15	34.50
		ADA compliance		50.00
				

Subtotal	2,965.18
Sales Tax	
Total Invoice Amount	2,965.18
Payment/Credit Applied	
TOTAL	2,965.18

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8846	\$ 2,885.78		Management Services - January
Monthly Contract Sub-Total		\$ 2,885.78		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Meritus Districts	8927	\$ 50.00		ADA Compliance - 01/23/2019
Additional Services Sub-Total		\$ 50.00		
TOTAL:		\$ 2,935.78		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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

INVOICE


Invoice Number: 8846
Invoice Date: Jan 1, 2019
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	
	Shipping Method	Ship Date	Due Date
	Best Way		1/1/19

Quantity	Item	Description	Unit Price	Amount
34.00		District Management Services - January		2,878.33
		Postage - November		2.35
		Copies: B/W - November	0.15	5.10
				

Subtotal	2,885.78
Sales Tax	
Total Invoice Amount	2,885.78
Payment/Credit Applied	
TOTAL	2,885.78

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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

INVOICE

Invoice Number: 8927
Invoice Date: Jan 23, 2019
Page: 1

Bill To:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		1/23/19

Quantity	Item	Description	Unit Price	Amount
		ADA Compliance		50.00

Subtotal	50.00
Sales Tax	
Total Invoice Amount	50.00
Payment/Credit Applied	
TOTAL	50.00

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8894	\$ 2,880.43		Management Services - February
Monthly Contract Sub-Total		\$ 2,880.43		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,880.43		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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

INVOICE

Invoice Number: 8894
Invoice Date: Feb 1, 2019
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	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/19

Quantity	Item	Description	Unit Price	Amount
14.00		District Management Services - February Copies: B/W - December	0.15	2,878.33 2.10

Subtotal	2,880.43
Sales Tax	
Total Invoice Amount	2,880.43
Payment/Credit Applied	
TOTAL	2,880.43

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8950	\$ 2,885.18		Management Services - March
Monthly Contract Sub-Total		\$ 2,885.18		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
LLS Tax Solutions Inc.	1682	\$ 650.00		Rebate Requirement Calculation Period Ended 01/26/2019
Additional Services Sub-Total		\$ 650.00		
TOTAL:		\$ 3,535.18		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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


INVOICE

Invoice Number: 8950
Invoice Date: Mar 1, 2019
Page: 1

Bill To:
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/19

Quantity	Item	Description	Unit Price	Amount
29.00		District Management Services - March		2,878.33
		Postage - January		2.50
		Copies: B/W - January	0.15	4.35
				

Subtotal	2,885.18
Sales Tax	
Total Invoice Amount	2,885.18
Payment/Credit Applied	
TOTAL	2,885.18



Specializing In Tax - Exempt Bond Services

LLS Tax Solutions
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
2005 Pan AM Circle, Suite 120
Tampa, Florida 33607

DATE: February 28, 2019
INVOICE # 001682

DESCRIPTION	AMOUNT
Total billings in connection with the \$3,175,000 Hammock Bay Community Development District Special Assessment Revenue Refunding Note, Series 2016 – Rebate Requirement Calculation for the period ended January 26, 2019.	<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**

Thank You For Your Business!

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8997	\$ 2,879.38		Management Services - April
Monthly Contract Sub-Total		\$ 2,879.38		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
US Bank	5283393	\$ 3,771.25		Trustee Fees Series 2016 02/01/2019 to 01/31/2020 - 02/25/2019
Regular Services Sub-Total		\$ 3,771.25		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 6,650.63		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 8997
Invoice Date: Apr 1, 2019
Page: 1

Bill To:	
Hammock Bay CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607	

Ship to:	

Customer ID	Customer PO	Payment Terms	
Hammock Bay CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/1/19

Quantity	Item	Description	Unit Price	Amount
7.00		District Management Services - April Copies: B/W - February	0.15	2,878.33 1.05

Subtotal	2,879.38
Sales Tax	
Total Invoice Amount	2,879.38
Payment/Credit Applied	
TOTAL	2,879.38



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

Copy of Previously Printed Invoice
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

5283393
256859000
02/25/2019
STACEY JOHNSON
407-835-3805

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

HAMMOCK BAY CDD 2016

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$3,771.25

All invoices are due upon receipt.

15503

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

HAMMOCK BAY CDD 2016

Invoice Number:	5283393
Account Number:	256859000
Current Due:	\$3,771.25
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 256859000
Invoice # 5283393
Attn: Fee Dept St. Paul

Please mail payments to:

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



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
Copy of Previously Printed Invoice

Invoice Number: 5283393
Invoice Date: 02/25/2019
Account Number: 256859000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

HAMMOCK BAY CDD 2016

Accounts Included 256859000 256859001 256859002 256859003 256859004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,500.00	100.00%	\$3,500.00
Subtotal Administration Fees - In Advance 02/01/2019 - 01/31/2020				\$3,500.00
Incidental Expenses	3,500.00	0.0775		\$271.25
Subtotal Incidental Expenses				\$271.25
TOTAL AMOUNT DUE				\$3,771.25

Hammock Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Hammock Bay Community Development District

Balance Sheet

As of 4/30/2019

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets					
Cash-Operating Account TMB	53,966	0	0	0	53,966
Accounts Receivable - Other	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0
Investments--Revenue--Series 2016 #9000	0	375,119	0	0	375,119
Investments--Interest--Series 2016 #9001	0	0	0	0	0
Investments--Sinking--Series 2016 #9002	0	0	0	0	0
Investments--Prepayment--Seri... 2016 #9004	0	7,960	0	0	7,960
Investments--Reserve--Series 2016 #9003	0	25,000	0	0	25,000
Prepaid Items	0	0	0	0	0
Prepaid Prof Liab Insurance	766	0	0	0	766
Prepaid GL Insurance	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0
Improvements Other Than Buildings	0	0	14,553,296	0	14,553,296
Amount Available-Debt Service	0	0	0	380,061	380,061
Amount To Be Provided-Debt Service	0	0	0	2,474,939	2,474,939
Other	0	0	0	0	0
Total Assets	54,731	408,079	14,553,296	2,855,000	17,871,106
Liabilities					
Accounts Payable	3,771	0	0	0	3,771
Due To General Fund	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Revenue Bonds Payable --- Series 2004 A	0	0	0	0	0
Revenue Bonds Payable --- Series 2016	0	0	0	2,855,000	2,855,000
Other	0	0	0	0	0
Total Liabilities	3,771	0	0	2,855,000	2,858,771
Fund Equity & Other Credits					
Fund Balance-All Other Reserves	0	233,551	0	0	233,551

Hammock Bay Community Development District

Balance Sheet

As of 4/30/2019

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Fund Balance-Unreserved	36,834	0	0	0	36,834
Investment In General Fixed Assets	0	0	14,553,296	0	14,553,296
Other	14,126	174,528	0	0	188,654
Total Fund Equity & Other Credits	50,960	408,079	14,553,296	0	15,012,335
Total Liabilities & Fund Equity	54,731	408,079	14,553,296	2,855,000	17,871,106

Hammock Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	43,163	42,347	(816)	(2)%
Total Revenues	43,163	42,347	(816)	(2)%
Expenditures				
Legislative				
Supervisor Fees	1,600	0	1,600	100 %
Financial & Administrative				
District Engineer	1,000	0	1,000	100 %
Disclosure Report	500	0	500	100 %
Trustees Fees	4,000	5,028	(1,028)	(26)%
Management & Accounting Services	34,790	20,148	14,642	42 %
Auditing Services	6,600	0	6,600	100 %
Arbitrage Rebate Calculation	650	650	0	0 %
Postage, Phone, Faxes, Copies	500	54	446	89 %
Professional Liability Insurance	1,800	1,072	728	40 %
Legal Advertising	750	0	750	100 %
Bank Fees	750	75	675	90 %
Dues, Licenses & Fees	185	175	10	5 %
Office Supplies	100	0	100	100 %
Website Administration	0	950	(950)	0 %
Legal Counsel				
District Counsel	3,000	0	3,000	100 %
Other Physical Environment				
General Liability Insurance	750	68	682	91 %
HOA Maintenance Agreement	100	0	100	100 %
Total Expenditures	57,075	28,222	28,853	51 %
Other Financing Sources				
Interfund Transfer	13,912	0	(13,912)	(100)%
Excess Revenues Over (Under) Expenditures	0	14,126	14,126	0 %
Fund Balance, Beginning of Period	0	(40,228)	(40,228)	0 %
Fund Balance, End of Period	0	(26,102)	(26,102)	0 %

Hammock Bay Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2004

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

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

Hammock Bay Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2016

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	222,565	225,673	3,108	1 %
Debt Service Prepayments	0	7,912	7,912	0 %
Interest Earnings				
Interest Earnings	0	3,299	3,299	0 %
Total Revenues	<u>222,565</u>	<u>236,883</u>	<u>14,318</u>	<u>6 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	92,565	47,355	45,210	49 %
Principal Payments	<u>130,000</u>	<u>15,000</u>	<u>115,000</u>	<u>88 %</u>
Total Expenditures	<u>222,565</u>	<u>62,355</u>	<u>160,210</u>	<u>72 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>174,528</u>	<u>174,528</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	233,551	233,551	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>408,079</u></u>	<u><u>408,079</u></u>	<u><u>0 %</u></u>

Hammock Bay Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash-Operating Account TMB
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	57,022.41
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>(3,056.85)</u>
Reconciled Bank Balance	53,965.56
Balance Per Books	<u>53,965.56</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Hammock Bay Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash-Operating Account TMB
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Outstanding Suspense Items

Item Number	Date	Description	Amount
CR217	4/30/2019	FY 2019 Tax Dist ID 8	(3,056.85)
Outstanding Suspense Items			(3,056.85)

Hammock Bay Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash-Operating Account TMB

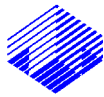
Reconciliation ID: 04/30/2019

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1041	3/29/2019	Series 2016 FY19 Tax Dist ID 7	2,108.81	Hammock Bay CDD
1040	4/1/2019	System Generated Check/Voucher	2,879.38	Meritus Districts
Cleared Checks/Vouchers			4,988.19	



Trustmark
National Bank

Post Office Box 291, Jackson, Mississippi 39205.

Customer Service 1-800-243-2524 or 1-601-961-6000.

Free Business Checking

Page 1 of 4

Statement Period
From 4/01/2019 To 4/30/2019

Account Number

2 Images Included

HAMMOCK BAY COMMUNITY DEVELOPMENT DIST
C/O DISTRICT MANAGER
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Customer Service:

1-800-243-2524 or 1-601-961-6000
Automated Response: 24 hours/day
Representatives: Mon. - Fri., 7am-7pm;
Sat. 9am-2pm

For questions, or to receive a **Trustmark Access Number** for use with automated telephone services, call during representative hours and choose option '0'.

FAQs available at www.trustmark.com



Summary

Description	Transactions	Amount
Balance last statement		58,953.75
Deposits and other credits	1	+ 3,056.85
Checks and other withdrawals	2	- 4,988.19
Service charges		- .00
Balance this statement		\$57,022.41

Note: Your lowest balance during this period was \$53,965.56, and it occurred on 4/17/2019.



Deposits and Other Credits

Date	Amount	Description
4/30	3,056.85	ACH DEPOSIT Rhonda Skipper Tax Distr CCD 999991

Total of Deposits and Other Credits: \$3,056.85



Checks and Other Withdrawals

Checks Paid

Number of images included in this statement: 2

Number	Date Paid	Amount	Number	Date Paid	Amount
1040	4 /2	2,879.38	1041	4 /17	2,108.81

Total of Checks Paid: \$4,988.19

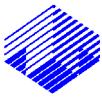
Indicates a break in the check number sequence before this check.

★ Represents an unnumbered check or a non-check item.

Thank you for banking with us.

74
128,455

APRIL



Trustmark
National Bank

Free Business Checking

Page 2 of 4

Statement Period
From 4/01/2019 To 4/30/2019

Account Number

Checks and Other Withdrawals - continued

Service Charges

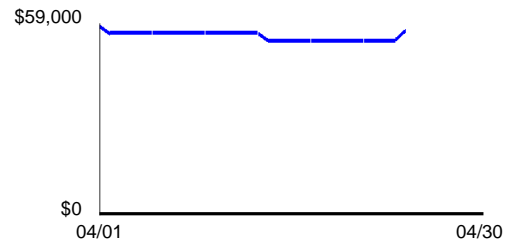
Aggregate Overdraft and Returned Item Fees

	Total for This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Daily Balance History

Date	Balance	Date	Balance
4/1	\$58,953.75	4/17	\$53,965.56
4/2	\$56,074.37	4/30	\$57,022.41



Your Balance this Period
Balance



Check Images

Note: The items below are true and correct copies of the original items which have been photographically reproduced by the bank.

HAMMOCK BAY CDD
2005 PAN AM CIRCLE SUITE 120
TAMPA, FL 33607
(813) 873-7300

TRUSTMARK NATIONAL BANK
9527063

DATE 1040
1040

AMOUNT \$

****Two Thousand Eight Hundred Seventy Nine and 38/100 Dollars

4/1/2019 \$2,879.38

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

PAY TO THE ORDER OF Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

⑈00104⑈ ⑆065300279⑆ ⑈7100294124⑈

Ck 1040 Ref 544537786 Pd 4/2 \$2879.38

HAMMOCK BAY CDD
2005 PAN AM CIRCLE SUITE 120
TAMPA, FL 33607
(813) 873-7300

TRUSTMARK NATIONAL BANK
9527063

DATE 1041
1041

AMOUNT \$

****Two Thousand One Hundred Eight and 81/100 Dollars

3/29/2019 \$2,108.81

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

PAY TO THE ORDER OF Hammock Bay CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

⑈00104⑈ ⑆065300279⑆ ⑈7100294124⑈

Ck 1041 Ref 546777727 Pd 4/17 \$2108.81

Thank you for banking with us.