

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 26, 2019**

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 26, 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	Manny Vital
	Supervisor	Norman Kaiser
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 third section called **Public 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. The meeting will resume after the public hearing with the seventh section 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. 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. 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 eighth 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 ninth section is called **Vendor/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 tenth 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 Public Hearing & Regular Meeting of the Board of Supervisors of Hammock Bay Community Development District will be held on **Monday, August 26, 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. PUBLIC COMMENT ON AGENDA ITEMS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-02; Adopting Fiscal Year 2020 Budget..... Tab 01
 - E. Close the Public Hearing on Proposed Fiscal Year 2020 Budget
 - F. Consideration of Resolution 2019-03; Levying O&M Assessments Tab 02
- 5. BUSINESS ITEMS**
 - A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2018..... Tab 03
 - B. Consideration of Resolution 2019-04; Setting Fiscal Year 2020 Meeting Schedule..... Tab 04
 - C. General Matters of the District
- 6. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting May 29, 2019..... Tab 05
 - B. Consideration of Operation and Maintenance Expenditures May 2019..... Tab 06
 - C. Consideration of Operation and Maintenance Expenditures June 2019..... Tab 07
 - D. Consideration of Operation and Maintenance Expenditures July 2019..... Tab 08
 - E. Review of Financial Statements Month Ending July 31, 2019..... Tab 09
- 7. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 8. BOARD OF SUPERVISORS REQUESTS AND COMMENTNS**
- 9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 10. ADJORNMENT**

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 2019-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (“**Board**”) of the Hammock Bay Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hammock Bay Community Development District for the Fiscal Year Ending September 30, 2020.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$270,960.00 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$53,015.00
DEBT SERVICE FUND(S)	\$217,945.00
TOTAL ALL FUNDS	<u>\$270,960.00</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2019.

ATTEST:

**HAMMOCK BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

2020



HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

AUGUST 26, 2019



HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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AUGUST 26, 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

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 Final 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	6,072.16	6,072.16
TOTAL INTERFUND TRANSFER	13,911.68	7,512.28	(6,399.40)	9,872.16	(4,039.52)
TOTAL REVENUES	\$57,075.00	\$50,675.60	(\$6,399.40)	\$53,015.00	(\$4,060.00)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,600.00	0.00	(1,600.00)	1,600.00	0.00
TOTAL LEGISLATIVE	1,600.00	0.00	(1,600.00)	1,600.00	0.00
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)	\$53,015.00	(\$4,060.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2020
FINAL 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 Insuranc

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.



RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hammock Bay Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Walton County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Hammock Bay Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 26th day of August, 2019.

ATTEST:

**HAMMOCK BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

**Hammock Bay
Community
Development District**

FINANCIAL STATEMENTS

September 30, 2018



CRI CARR
RIGGS &
INGRAM

CPAs and Advisors

CRIcpa.com

**Hammock Bay Community Development District
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September 30, 2018**

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Hammock Bay Community Development District
Walton County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Hammock Bay Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 6, 2019, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 6, 2019



Management's Discussion And Analysis

Hammock Bay Community Development District Management's Discussion and Analysis

Our discussion and analysis of the Hammock Bay Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- At September 30, 2018, the assets and deferred outflows or resources of the District exceeded its liabilities by approximately \$6 million.
- During the year ended September 30, 2018, the District incurred approximately \$100,000 of interest expenditures and repaid principal of \$165,000.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 8 – 9 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 10. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Hammock Bay Community Development District Management's Discussion and Analysis

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 5. The fund financial statements begin on page 10 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

<i>September 30,</i>	2018	2017	Change
Assets			
Current and other assets	\$ 272,358	\$ 285,606	\$ (13,248)
Capital assets, net	8,647,567	9,130,477	(482,910)
Total assets	8,919,925	9,416,083	(496,158)
Deferred outflows of resources			
Deferred charge on refunding	41,018	47,494	(6,476)
Total assets and deferred outflows of resources	\$ 8,960,943	\$ 9,463,577	\$ (502,634)
Liabilities			
Current liabilities	\$ 171,438	\$ 168,391	\$ 3,047
Other liabilities	2,740,000	2,910,000	(170,000)
Total liabilities	2,911,438	3,078,391	(166,953)
Net position			
Net investment in capital assets	5,843,585	6,167,971	(324,386)
Restricted for:			
Debt service	169,087	172,303	(3,216)
Unrestricted	36,833	44,912	(8,079)
Total net position	6,049,505	6,385,186	(335,681)
Total liabilities and net position	\$ 8,960,943	\$ 9,463,577	\$ (502,634)

For more detailed information, see the accompanying Statement of Net Position.

Hammock Bay Community Development District Management's Discussion and Analysis

During the fiscal year ended September 30, 2018, total assets and liabilities decreased by approximately \$496,000 and \$167,000, respectively, while deferred outflows of resources did not significantly change from the prior year. The decrease in assets is primarily a result of depreciation on capital assets. The decrease in liabilities is primarily due to the scheduled principal payments made on the Series 2016 note during the year.

The following schedule compares the Statement of Activities for the current and previous fiscal year.

<i>Year ended September 30,</i>	2018	2017	Change
Revenues:			
Program revenues:			
Charges for services	\$ 301,277	\$ 313,968	\$ (12,691)
Grants and contributions	2,843	628	2,215
Total revenues	304,120	314,596	(10,476)
Expenses:			
General government	53,216	55,041	(1,825)
Unallocated depreciation	482,910	482,910	-
Interest	103,675	109,355	(5,680)
Total expenses	639,801	647,306	(7,505)
Change in net position	(335,681)	(332,710)	(2,971)
Net position, beginning	6,385,186	6,717,896	(332,710)
Net position, ending	\$ 6,049,505	\$ 6,385,186	\$ (335,681)

For more detailed information, see the accompanying Statement of Activities.

Revenues and expenses decreased from the prior year by approximately \$10,500 and \$7,500, respectively. The decrease in revenues is primarily due to more people paying off their bonds in prior years, resulting in lower operations and maintenance and debt service revenues as well as fewer bond prepayments made to the prepayment account in the current year. The decrease in expenses is primarily due to a decrease in interest expense incurred in the current year. The overall result was a \$335,681 decrease in net position for fiscal year 2018.

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 10) reported a combined fund balance of approximately \$270,000, which is an decrease from last year's balance that totaled \$284,000. Significant transactions are discussed below.

Hammock Bay Community Development District Management's Discussion and Analysis

- During the fiscal year ended September 30, 2018, the District incurred approximately \$100,000 of interest expenditures and repaid principal of \$165,000.

The overall decrease in fund balance for the year ended September 30, 2018 totaled approximately \$14,000.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had approximately \$8.6 million invested in capital assets (net of accumulated depreciation). This amount represents a decrease of approximately \$483,000 from the fiscal year 2017 total.

A listing of capital assets by major category for the current and prior year follows:

<i>September 30,</i>	2018	2017	Change
Capital assets being depreciated	\$ 14,553,296	\$ 14,553,296	\$ -
Accumulated depreciation	(5,905,729)	(5,422,819)	(482,910)
Net capital assets	\$ 8,647,567	\$ 9,130,477	\$ (482,910)

More information about the District's capital assets is presented in Note 4 to the financial statements.

Debt

At September 30, 2018, the District had approximately \$2.9 million of debt outstanding. This amount represents a decrease of \$165,000 from the fiscal year 2017 total.

A listing of debt amounts outstanding for the current and prior year is as follows:

<i>September 30,</i>	2018	2017	Change
Series 2016 Note	\$ 2,870,000	\$ 3,035,000	\$ (165,000)
	\$ 2,870,000	\$ 3,035,000	\$ (165,000)

More information about the District's long-term debt is presented in Note 5 to the financial statements.

Hammock Bay Community Development District Management's Discussion and Analysis

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 23.

The District experienced an unfavorable variance in revenues in the amount of \$3,115 and a favorable variance in expenditures in the amount of \$5,809 as compared to the budget. The unfavorable variance in revenues was primarily due to more people paying off their bonds in prior years, resulting in lower operations and maintenance revenues than anticipated and the favorable variance in expenditures was primarily due to fewer legal and administrative expenses being incurred than anticipated in the current year.

FUTURE FINANCIAL FACTORS

Hammock Bay Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2019 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Hammock Bay Community Development District's management company, Meritus Districts, at 2005 Pan AM Circle, Suite 120, Tampa, FL, 33607.



Basic Financial Statements

Hammock Bay Community Development District Statement of Net Position

<i>September 30,</i>	2018
	Governmental Activities
Assets	
Cash and cash equivalents	\$ 37,263
Investments	232,005
Accounts receivable	1,833
Prepaid expenses	1,257
Capital assets, net	8,647,567
<hr/>	
Total assets	8,919,925
<hr/>	
Deferred outflows of resources	
Deferred charges on refunding	41,018
<hr/>	
Total deferred outflows of resources	41,018
<hr/>	
Liabilities	
Accounts payable	1,975
Accrued interest payable	39,463
Non-current liabilities:	
Due within one year	130,000
Due in more than one year	2,740,000
<hr/>	
Total liabilities	2,911,438
<hr/>	
Net position	
Net investment in capital assets	5,843,585
Restricted for:	
Debt service	169,087
Unrestricted	36,833
<hr/>	
Total net position	\$ 6,049,505
<hr/>	

The accompanying notes are an integral part of these financial statements.

**Hammock Bay Community Development District
Statement of Activities**

<u>Year ended September 30,</u>	<u>2018</u>				<u>Net (Expense) Revenue and Changes in Net Position</u>
<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>Operating Charges for Services</u>	<u>Grants and Contributions</u>	<u>Governmental Activities</u>
<u>Primary government:</u>					
<u>Governmental activities:</u>					
General government	\$ (53,216)	\$ 43,514	\$ -	\$ -	\$ (9,702)
Unallocated depreciation	(482,910)	-	-	-	(482,910)
Interest	(103,675)	257,763	2,843	-	156,931
<u>Total governmental activities</u>	<u>\$ (639,801)</u>	<u>\$ 301,277</u>	<u>\$ 2,843</u>	<u>-</u>	<u>(335,681)</u>
<u>Net position - beginning of year</u>					<u>6,385,186</u>
<u>Net position - end of year</u>					<u>\$ 6,049,505</u>

The accompanying notes are an integral part of these financial statements.

**Hammock Bay Community Development District
Balance Sheet – Governmental Funds**

<i>September 30,</i>	2018		
	General	Debt Service	Total Governmental Funds
Assets			
Cash and cash equivalents	\$ 37,263	\$ -	\$ 37,263
Investments	-	232,005	232,005
Accounts receivable	288	1,545	1,833
Prepaid expenditures	1,257	-	1,257
Total assets	\$ 38,808	\$ 233,550	\$ 272,358
Liabilities and Fund Balances			
Liabilities			
Accounts payable	\$ 1,975	\$ -	\$ 1,975
Total liabilities	1,975	-	1,975
Fund balances			
Nonspendable	1,257	-	1,257
Restricted for debt service	-	233,550	233,550
Unassigned	35,576	-	35,576
Total fund balances	36,833	233,550	270,383
Total liabilities and fund balances	\$ 38,808	\$ 233,550	\$ 272,358

The accompanying notes are an integral part of these financial statements.

**Hammock Bay Community Development District
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of
Net Position**

<i>September 30,</i>	2018
Total fund balances, governmental funds	\$ 270,383
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund level statements.	8,647,567
Deferred charges on refunding are not financial resources and, therefore are not reported as assets in governmental funds. The Statement of Net Position includes these charges, net of amortization.	41,018
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund level statements.	(2,909,463)
Total net position - governmental activities	\$ 6,049,505

The accompanying notes are an integral part of these financial statements.

**Hammock Bay Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances –
Governmental Funds**

<i>Year ended September 30,</i>	2018		
	General	Debt Service	Total Governmental Funds
Revenues			
Assessments	\$ 43,514	\$ 232,846	\$ 276,360
Prepayment revenue	-	24,917	24,917
Interest and other revenues	-	2,843	2,843
Total revenues	43,514	260,606	304,120
Expenditures			
Current:			
General government	53,216	-	53,216
Debt service:			
Principal	-	165,000	165,000
Interest	-	99,743	99,743
Total expenditures	53,216	264,743	317,959
Excess (deficit) revenues over expenditures	(9,702)	(4,137)	(13,839)
Other Financing Sources (Uses)			
Transfer in	1,623	-	1,623
Transfer out	-	(1,623)	(1,623)
Total other financing sources (uses)	1,623	(1,623)	-
Net change in fund balances	(8,079)	(5,760)	(13,839)
Fund balances, beginning of year	44,912	239,310	284,222
Fund balances, end of year	\$ 36,833	\$ 233,550	\$ 270,383

The accompanying notes are an integral part of these financial statements.

**Hammock Bay Community Development District
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund
Balances of Governmental Funds to the Statement of Activities**

<i>Year ended September 30,</i>	2018
Net change in fund balances - governmental funds	\$ (13,839)
Depreciation on capital assets is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.	(482,910)
Certain debt transactions are treated as expenditures in governmental fund financial statements, whereas these payments are eliminated in the Statement of Activities and recognized as a decrease in bonds payable or deferred outflows in the Statement of Net Position.	165,000
Amortization of deferred charge on refundings is not recognized in the governmental fund statements but is reported as an expense in the Statement of Activities.	(6,476)
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund level statements.	2,544
Change in net position of governmental activities	\$ (335,681)

The accompanying notes are an integral part of these financial statements.

Hammock Bay Community Development District Notes to Financial Statements

NOTE 1: NATURE OF ORGANIZATION

The Hammock Bay Community Development District (the "District") was established on February 10, 2004 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by City of Freeport Ordinance No. 2004-01. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a Board of Supervisors ("Board"), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. During the reporting period, certain Supervisors were affiliated with the Developer of the community, Freeport 860, LLC. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

Hammock Bay Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2018, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District's activities, operation and maintenance. Assessments are levied and certified for collection by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Hammock Bay Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

For the year ended September 30, 2018, the District does not report any proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, then unassigned resources as needed.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40, *Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3)*.

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others direct obligation of the U.S. Treasury; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Hammock Bay Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the estimated useful lives. Estimated useful lives for financial reporting purposes are as follows:

Infrastructure	Years
Improvements other than buildings	25 - 40

In the governmental fund financial statements; amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Hammock Bay Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position and Balance Sheet – Governmental Funds will sometimes include a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item, a deferred charge on refunding that qualifies for reporting in this category. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the Statement of Net Position and Balance Sheet – Governmental Funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any of this type of item at September 30, 2018.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Prepaid Expenses

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenditures on the Statement of Net Position. These items will be expensed over the applicable usage period.

Hammock Bay Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- B. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3: INVESTMENTS

As shown below, the District's investments held at September 30, 2018 consist of short-term money market funds. In accordance with GASB 72, *Fair Value Measurement and Application*, the money market amounts are reported in the financial statements at amortized cost.

<u>September 30,</u>	<u>2018</u>	<u>Credit Risk</u>	<u>Maturities</u>
Short-term Money Market Funds	\$ 232,005	S&P AAAm	24 days

Custodial credit risk – For an investment, custodial credit risk is the risk that the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. At September 30, 2018, the money market funds are not exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration risk – The District's investment policy requires diversification, but does not specify limits on types of investments.

**Hammock Bay Community Development District
Notes to Financial Statements**

NOTE 3: INVESTMENTS (Continued)

Interest rate risk – The District does not have a formal policy for addressing interest rate risk; however, investments are made with discretion, to seek reasonable returns, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values from interest rate changes by reviewing the portfolio on an ongoing basis for changes in effective yield amounts.

NOTE 4: CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2018:

	Beginning Balance	Additions	Transfers and Conveyances	Ending Balance
Governmental Activities:				
<i>Capital assets being depreciated</i>				
Improvements other than buildings	\$ 14,553,296	\$ -	-	\$ 14,553,296
Less accumulated depreciation	(5,422,819)	(482,910)	-	(5,905,729)
Governmental activities capital assets, net	\$ 9,130,477	\$ (482,910)	\$ -	\$ 8,647,567

Depreciation expense of \$482,910 was unallocated on the accompanying Statement of Activities.

NOTE 5: NOTE PAYABLE

On January 27, 2016, the District closed on a \$3,175,000 note payable issued for the purpose of refunding certain outstanding debt of the District. Interest payments are due semiannually on May 1 and November 1, with the principal payments due on May 1. The note carries an interest rate of 3.30%. The final payment is due on May 1, 2035. The net proceeds of the Series 2016 Special Assessment Revenue Refunding Note were used to refund the Capital Improvement Revenue Bonds, Series 2004A.

Long-term liability activity for the year ended September 30, 2018, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<i>Governmental Activities</i>					
Notes Payable:					
Series 2016	\$ 3,035,000	\$ -	\$ (165,000)	\$ 2,870,000	\$ 130,000
	\$ 3,035,000	\$ -	\$ (165,000)	\$ 2,870,000	\$ 130,000

**Hammock Bay Community Development District
Notes to Financial Statements**

NOTE 5: NOTE PAYABLE (Continued)

At September 30, 2018, the scheduled debt service requirements on long-term debt were as follows:

<i>Year Ending September 30,</i>	Principal	Interest	Total Debt Service
2019	\$ 130,000	\$ 94,710	\$ 224,710
2020	135,000	90,420	225,420
2021	140,000	85,965	225,965
2022	140,000	81,345	221,345
2023	145,000	76,725	221,725
2024-2028	800,000	308,550	1,108,550
2029-2033	955,000	166,650	1,121,650
2034-2036	425,000	21,120	446,120
	\$ 2,870,000	\$ 925,485	\$ 3,795,485

The Note agreement requires that the District maintain adequate funds in reserve accounts to meet the debt service reserve requirements as defined in the agreement. The requirement has been met for the fiscal year ended September 30, 2018.

The Note agreement has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Note agreement.

NOTE 6: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in the previous three years, as there have been no claims.



Hammock Bay Community Development District Notes to Financial Statements

NOTE 7: MANAGEMENT COMPANY

The District has contracted with a management company, Meritus Districts, to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8: CONCENTRATION

The Developer's current plans for the Development call for selling finished lots for single-family homes to homebuilders. A significant portion of the District's activity is dependent upon the continued involvement of the Developer, Freeport 860, LLC, the loss of which could have a material adverse effect on the District's operations.



**Required Supplemental Information
(Other Than MD&A)**

**Hammock Bay Community Development District
Budget to Actual Comparison Schedule – General Fund**

<i>Year ended September 30,</i>	2018		
	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Assessments	\$ 46,629	\$ 43,514	\$ (3,115)
Total revenues	46,629	43,514	(3,115)
Expenditures			
General government	58,175	53,216	4,959
Maintenance and operations	850	-	850
Total expenditures	59,025	53,216	5,809
Excess (deficit) of revenues over expenditures	(12,396)	(9,702)	2,694
Other Financing Sources (Uses)			
Transfer in	12,396	1,623	(10,773)
Total other financing sources (uses)	12,396	1,623	(10,773)
Net change in fund balance	\$ -	\$ (8,079)	\$ (8,079)



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Hammock Bay Community Development District
Walton County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hammock Bay Community Development District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 6, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 6, 2019



Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
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Miramar Beach, Florida 32550

MANAGEMENT LETTER

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To the Board of Supervisors
Hammock Bay Community Development District
Walton County, Florida

Report on the Financial Statements

We have audited the financial statements of Hammock Bay Community Development District (“District”) as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 6, 2019.

Auditors’ Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors’ Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants’ Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 6, 2019, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 6, 2019



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Certified Public Accountants
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INDEPENDENT ACCOUNTANTS' REPORT

To the Board of Supervisors
Hammock Bay Community Development District
Walton County, Florida

We have examined Hammock Bay Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 6, 2019

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the Hammock Bay Community Development District, for the Fiscal Year 2020, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Walton County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26th DAY OF AUGUST, 2019.

**HAMMOCK BAY
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2019/2020

May	26, 2020	10:30 a.m. CST
August	24, 2020	10:30 a.m. CST

All meetings will convene at 10:30 a.m. CST at the Hammock Bay Welcome Center, located at 74 Great Hammock Bend, Freeport, FL 32429.

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

May 29, 2019 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting for the Hammock Bay Community Development District Board of Supervisors was held on **Monday, May 29, 2019 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 of the Hammock Bay Community Development District Board of Supervisors to order on **Monday, May 29, 2019 at 10:45 a.m. (CST)**.

Board Members Present and Constituting a Quorum:

Robert Sullivan	Chairman
Tim Edwards	Vice Chairman
Trish Dalton	Supervisor

Staff Members Present:

Brian Lamb	Meritus	
Tricia Victory	Meritus	
Jere Earlywine	District Counsel	<i>via speakerphone</i>
Tucker Mackie	District Counsel	<i>via speakerphone</i>

There was also a developer representative present.

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no resident questions or comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2019-01; Approving Fiscal Year 2020 Proposed Budget & Setting Public Hearing

Mr. Lamb went over the resolution and proposed budget line items with the Board. The overall assessments will remain the same. The Board discussed the increase in cost in the website administration budget line item and bringing the District website into ADA compliance. The Board also discussed making sure that supervisor fees are re-inserted into the budget line items. The public hearing is scheduled for August 26, 2019.

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MOTION TO:	Approve Resolution 2019-01 with changes discussed.
MADE BY:	Supervisor Sullivan
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Annual Disclosure of Qualified Electors

Mr. Lamb announced that there were 1,875 qualified electors in Hammock Bay CDD as of April 15, 2019.

C. General Matters of the District

Ms. Mackie went over the process for the Board to appoint two supervisors to the seats that no one qualified for. The two supervisors who did not qualify still have the seats until such time they announce their resignation or the Board chooses to make appointments. The Board decided that management should reach out to Supervisor Kaiser and Supervisor Vital to see if they would like to remain on the Board.

- 5. CONSENT AGENDA**
- A. Consideration of the Board of Supervisors Meeting Minutes August 27, 2018**
- B. Consideration of the Operations and Maintenance Expenditures August 2018**
- C. Consideration of the Operations and Maintenance Expenditures September 2018**
- D. Consideration of the Operations and Maintenance Expenditures October 2018**
- E. Consideration of the Operations and Maintenance Expenditures November 2018**
- F. Consideration of the Operations and Maintenance Expenditures December 2018**
- G. Consideration of the Operations and Maintenance Expenditures January 2019**
- H. Consideration of the Operations and Maintenance Expenditures February 2019**
- I. Consideration of the Operations and Maintenance Expenditures March 2019**
- J. Consideration of the Operations and Maintenance Expenditures April 2019**
- K. Review of Financial Statements Month Ending April 30, 2019**

The Board reviewed the Consent Agenda items.

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

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6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Mr. Lamb noted that management will make sure that Don Edwards with Trustmark is included on the invitations for the upcoming meetings per Supervisor Dalton’s request.

Ms. Mackie asked for a motion to delegate to the chair the ability to accept the audit so they can send the audit to the Auditor General in June.

MOTION TO:	Delegate to the Chair the ability to accept the Fiscal Year End 2018 Audit for purposes of filing with the Auditor General.
MADE BY:	Supervisor Edwards
SECONDED BY:	Supervisor Dalton
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

Supervisor Sullivan asked about emails he received from the auditor. He also asked about the notice of cancellation from the insurance.

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

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

123

124 *These minutes were done in summary format.

125

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

129

130 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
131 meeting held on _____.

132

133

134 _____
Signature

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136 _____

137 Printed Name

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139 Title:

- 140 Secretary
141 Assistant Secretary

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Signature

Printed Name

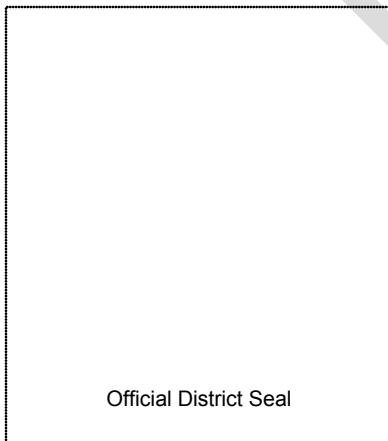
Title:

- Chairman
 Vice Chairman

Recorded by Records Administrator

Signature

Date



Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9062	\$ 2,879.88		Management Services - May
Monthly Contract Sub-Total		\$ 2,879.88		
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:		\$ 2,879.88		

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: 9062
 Invoice Date: May 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		5/1/19

Quantity	Item	Description	Unit Price	Amount
7.00		District Management Services - May		2,878.33
		Postage - March		0.50
		Copies: B/W - March	0.15	1.05

Subtotal	2,879.88
Sales Tax	
Total Invoice Amount	2,879.88
Payment/Credit Applied	
TOTAL	2,879.88

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9116	\$ 2,879.98		Management Services - June
Monthly Contract Sub-Total		\$ 2,879.98		
Variable Contract				
CRI	16698158	\$ 4,600.00		Audit FYE 09/30/2018 - 05/31/2019
Hopping Green & Sams	107547	273.50		Professional Services - thru 04/30/2019
Variable Contract Sub-Total		\$ 4,873.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Supervisor: Robert Sullivan	RS052919	\$ 200.00		Supervisor Fee - 05/29/2019
Supervisor: Tim Edwards	TE052919	200.00	\$ 400.00	Supervisor Fee - 05/29/2019
Regular Services Sub-Total		\$ 400.00		
Additional Services				
ADA Site Compliance	484	\$ 850.00		Compliance Shield - 12/13/2018
GateHouse Media	2028368 0519	159.00		Notice of Regular BOA - 05/17/2019
Additional Services Sub-Total		\$ 1,009.00		
TOTAL:		\$ 9,162.48		

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 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9116
 Invoice Date: Jun 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		6/1/19

Quantity	Item	Description	Unit Price	Amount
11.00		District Management Services - June Copies: B/W - April	0.15	2,878.33 1.65
		<i>HS</i>		

Subtotal	2,879.98
Sales Tax	
Total Invoice Amount	2,879.98
Payment/Credit Applied	
TOTAL	2,879.98



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. 16698158 (include on check)
Date 05/31/2019
Client No. 20-03076.000

Professional services rendered as follows:

Initial progress billing on audit of financial statements
as of September 30, 2018

Current Amount Due

\$ 4,600.00

Received
JUN 12 2019

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,600.00	0.00	0.00	0.00	0.00	4,600.00

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

Invoice Date: 05/31/2019 Client No: 20-03076
Invoice Number: 16698158 Total Amount Due: \$ 4,600.00 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 =====

May 10, 2019

51460
3100
BSY

Hammock Bay Community Development District
Meritus Districts
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Bill Number 107547
Billed through 04/30/2019

General Representation
HAMBAY 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

01/18/19	JLK	Continue research on ADA related issues; confer with insurance representatives on various ADA related issues; continue drafting model agreement for district dissemination.	0.10 hrs
01/25/19	JLK	Research and draft updated rules of procedure; research and update FEMA procurement documents for debris removal services.	0.10 hrs
02/28/19	JLK	Continue ADA related research and case law updates; continue refining and negotiating ADA website agreement; review websites for commencement of compliance responsibilities; confer with DM regarding various posting and ADA related issues.	0.10 hrs
02/28/19	SRS	Continue research regarding ADA website accessibility.	0.10 hrs
02/28/19	LMF	Review website for regulatory compliance status; review website for ADA compliance.	0.10 hrs
03/31/19	JLK	Research and review ADA regulations on records compliance; continue negotiating ADA website and records agreements; confer with district management company regarding provider options, accessibility, records and finalize agreements related to same.	0.10 hrs
04/01/19	SRS	Continue research regarding ADA website accessibility	0.10 hrs
04/26/19	TFM	Confer regarding meeting availability.	0.20 hrs
04/29/19	DGW	Draft budget approval resolution.	0.20 hrs
04/30/19	JLK	Review and negotiate standard form of agreement for professional technological services.	0.10 hrs
Total fees for this matter			\$273.50

MATTER SUMMARY

Wilbourn, David - Paralegal 0.20 hrs 125 /hr \$25.00

Kilinski, Jennifer L.	0.50 hrs	260 /hr	\$130.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50
Sandy, Sarah R.	0.20 hrs	255 /hr	\$51.00
Mackie, A.Tucker Frazee	0.20 hrs	275 /hr	\$55.00
TOTAL FEES			\$273.50
TOTAL CHARGES FOR THIS MATTER			\$273.50

BILLING SUMMARY

Wilbourn, David - Paralegal	0.20 hrs	125 /hr	\$25.00
Kilinski, Jennifer L.	0.50 hrs	260 /hr	\$130.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50
Sandy, Sarah R.	0.20 hrs	255 /hr	\$51.00
Mackie, A.Tucker Frazee	0.20 hrs	275 /hr	\$55.00
TOTAL FEES			\$273.50
TOTAL CHARGES FOR THIS BILL			\$273.50

Please include the bill number on your check.

Received
MAY 28 2019

Hopping Green & Sams

Attorneys and Counselors

May 23, 2019

Hammock Bay Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Ste 300
Tampa, Florida 33607

**Re: Hammock Bay Community Development District
HAMBAY/001 - Bill Number 107547 - 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 April 2019.

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

Sincerely,



Tucker F. Mackie

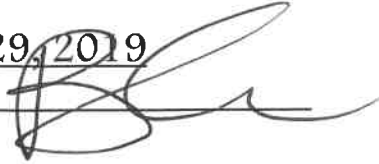
TFM/kgk




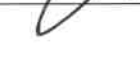
Enclosure

HAMMOCK BAY CDD

MEETING DATE: May 29, 2019

DMS Staff Signature _____






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

RS 052919

HAMMOCK BAY CDD

MEETING DATE: May 29, 2019

DMS Staff Signature 

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

TE 052919

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
484	12/13/2018	\$850.00	12/23/2018	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

*5103 31300
 ASH*



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

Advertising Invoice

INVOICE DATE	INVOICE NO.
6/2/2019	2028368-0519

Location ID DN Balance Due \$159.00

7 - 128

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



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

100202836800000159008

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	\$159.00	\$0.00	\$0.00	\$0.00

DATE	REF #	DESCRIPTION	UNITS	RATE	AMOUNT
05/17/19	34856606	4110-DN Legal Line 5/0631DN NOTICE OF REGULAR BOA	100.00		159.00

S 1300
124 4501

Received
JUN 05 2019

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	\$159.00	\$0.00	\$159.00

Questions regarding this invoice should call:

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



Page : 1 of 2 05/10/2019 13:31:19

Ad Number : 34856606

Order Number : 34409745

Ad Key :

PO Number :

Salesperson : 124 - Ashley Abraham

Customer : 2028368 Hammock Bay Community Development

Publication : Northwest Florida Daily News

Contact :

Section : Classified 2006

Address1 : 2005 PAN AM CIRCLE

Sub Section : Classified 2006

Address2 : Suite 120

Category : 1100 Legal Advertising

City St Zip : Tampa FL 33607

Dates Run : 05/17/2019-05/17/2019

Phone : (813) 873-7300

Days : 1

Fax : (813) 873-7070

Size : 1 x 10.60, 100 lines

Credit Card :

Words : 303

Printed By : Ashley Abraham

Ad Rate : Legals Rate

Entered By : Ashley Abraham

Ad Price : 159.00

Amount Paid : 0.00

Amount Due : 159.00

Keywords : 5/0631DN NOTICE OF REGULAR BOARD "CHANGE IN MEETIN

Notes :

Zones :

Received
JUN 03 2019

5/0631DN
NOTICE OF REGU-
LAR BOARD
"CHANGE IN MEET-
ING DATE"
HAMMOCK BAY
COMMUNITY DEVEL-
OPMENT DISTRICT

NOTICE IS HEREBY
GIVEN that the Board
of Supervisors of Ham-
mock Bay Community
Development District
will hold the Regular
Meeting of the Board to
consider any and all
business which may
properly come before
them. The Regular
Meeting of the Board of
Supervisors of the
Hammock Bay Com-
munity Development
District has been re-
scheduled from Tues-
day, May 28, 2019 at
10:30 a.m. to Wednes-
day, May 29, 2019 at
10:30 a.m. at the Ham-
mock Bay Welcome
Center, located at 74
Great Hammock
Bend, Freeport, FL
32429.

There may be occa-
sions when one or
more Supervisors will
participate by tele-
phone. At the above lo-
cation there will be
present a speaker tele-
phone so that inter-
ested persons can at-
tend the meeting at the
above location and be
fully informed of the
discussions taking
place either in person
or by telephone com-
munication.

Pursuant to provisions
of the Americans with

Published Daily

Fort Walton Beach, Florida

Distributed in Okaloosa, Santa Rosa & Walton

Counties

STATE OF FLORIDA

COUNTY OF OKALOOSA

Before the undersigned authorized personally appeared Ashley Abraham, who on oath says that she is an employee of Gatehouse Media Group, owner of the Northwest Florida Daily News, a daily newspaper published at Fort Walton Beach, in Okaloosa County, Florida; that the attached copy of advertisement, being a

NOTICE

the matter of

CHANGE IN MEETING DATE

in the Okaloosa County Court, was published in said newspaper in the issues of

5/17/2019

Affiant further says that the said Northwest Florida Daily News is a newspaper published at Fort Walton Beach, in said Okaloosa County, Florida, and that the said newspaper has heretofore been continuously published in said Okaloosa County, Florida, each day, and has been entered as periodicals matter at the post office in Fort Walton Beach, in said Okaloosa County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

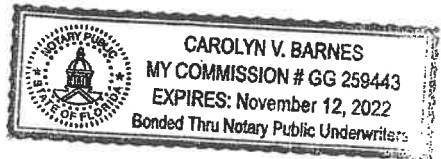
[Handwritten Signature]

(Signature of Applicant)

Sworn to and subscribed before me this 17th day of MAY, 2019, by Ashley Abraham, X who is personally known to me or who has produced _____ as identification.

[Handwritten Signature]

(Signature of Notary Public-State of Florida)



5/0631DN
NOTICE OF REGU-
LAR BOARD
"CHANGE IN MEET-
ING DATE"
HAMMOCK BAY
COMMUNITY DEVEL-
OPMENT DISTRICT

NOTICE IS HEREBY
GIVEN that the Board
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There may be occa-
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present a speaker tele-
phone so that inter-
ested persons can at-
tend the meeting at the
above location and be
fully informed of the
discussions taking
place either in person
or by telephone com-
munication.

Pursuant to provisions
of the Americans with
Disabilities Act, any
person requiring spe-
cial accommodations
to participate in these
meetings is asked to
advise the District Of-
fice at (813) 397-5120,
at least 48 hours before
the meetings. If you are
hearing or speech im-
paired, please contact
the Florida Relay Serv-
ice at 7-1-1, who can
aid you in contacting
the District Office.

A copy of the agenda
for any of the meetings
may be obtained by
contacting Meritus at
(813) 397-5120; Fax:
(813) 873-7070.

If any person decides
to appeal any decision
made by the Board
with respect to any
matter considered at
these meetings, such
person will need a rec-
ord of the proceedings
and such person may
need to ensure that a
verbatim record of the
proceedings is made,
at his or her own ex-
pense, and which rec-
ord includes the testi-
mony and evidence on
which the appeal is
based.

Brian Lamb
District Manager
5/17/2019

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9164	\$ 2,931.63		Management Services - July
Monthly Contract Sub-Total		\$ 2,931.63		
Variable Contract				
Connelly & Wicker Inc.	18010042 02	\$ 750.00		Professional Services - thru 06/28/2019
CRI	16710586	2,000.00		Audit FYE 09/30/2018 - 06/27/2019
Hopping Green & Sams	108372	788.50		Professional Services - thru 05/31/2019
Variable Contract Sub-Total		\$ 3,538.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 6,470.13		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Hammock Bay Community Development District Summary of Operations and Maintenance Invoices

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

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 9164

Invoice Date: Jul 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		7/1/19

Quantity	Item	Description	Unit Price	Amount
352.00		District Management Services - July		2,878.33
		Postage - May		0.50
		Copies: B/W - May	0.15	52.80
<i>H</i>				

Subtotal	2,931.63
Sales Tax	
Total Invoice Amount	2,931.63
Payment/Credit Applied	
TOTAL	2,931.63



Connelly & Wicker Inc.

Planning

Engineering

Landscape Architecture

June 28, 2019

Project No: 18-01-0042

Invoice No: 18010042-02


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

Project 18-01-0042 Hammock Bay CDD Int Engineering

Professional Services from June 1, 2019 to June 28, 2019

Phase			Total JTD	Previous	Current
C1 Design	1,582.50	100.00	1,582.50	832.50	750.00
ZCONS Consultant Expense	0.00	0.00	0.00	0.00	0.00
ZREIM Reimbursable Expenses	0.00	0.00	0.00	0.00	0.00
Total Fee	1,582.50		1,582.50	832.50	750.00
Total this Invoice					\$750.00

Billed to Date	Current	Prior	Total	Received	Due
	750.00	832.50	1,582.50	832.50	750.00

Authorized by: 
Richard Welch, P.E.

Received
JUL 15 2019

513
3103

10060 Skinner Lake Drive • Suite 500 • Jacksonville, FL 32246-7471 • phone 904.265.3030 • fax 904.265.3031 • www.cwieng.com
Professional Licenses: Engineering FL #3650 / GA #PEF004448 • Landscape Architecture FL #LC26000311
Jacksonville - Orlando, Florida

Backup Report

Connelly & Wicker Inc.

As of 6/28/2019

Billing	Date	Employee/	Description	Units	Rate	Amount
Project Number: 18-01-0042 Hammock Bay CDD Int Engineering						
Phase Number: C1 C1 Design						
Labor:						
	6/26/2019		Henderson Site Visit	3.00	170.00	510.00
	6/28/2019		Welch, Richard	1.00	240.00	240.00
			Total	4.00		750.00



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. 16710586 (include on check)
Date 06/27/2019
Client No. 20-03076.000

Professional services rendered as follows:

Final progress billing on audit of financial statements
as of September 30, 2018

Current Amount Due \$ 2,000.00

Received
JUL 10 2019

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

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

Invoice Date: 06/27/2019 Client No: 20-03076
Invoice Number: 16710586 Total Amount Due: \$ 2,000.00 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 =====

June 10, 2019

Hammock Bay Community Development District
Meritus Districts
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Bill Number 108372
Billed through 05/31/2019

BN 5/14/2019

General Representation
HAMBAY 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

05/10/19	JLK	Continue negotiations and research with district management team, insurance providers and ADA consultants on questions related to policies, accessibility and requisite standards.	0.10 hrs
05/17/19	DGW	Draft and disseminate fiscal year budget documents.	0.50 hrs
05/29/19	TFM	Prepare for and attend Board meeting by phone; follow-up from meeting.	2.00 hrs
05/31/19	APA	Prepare attorney response to auditor letter fiscal year end 2018.	1.20 hrs
Total fees for this matter			\$788.50

MATTER SUMMARY

Papp, Annie M. - Paralegal	1.20 hrs	125 /hr	\$150.00
Wilbourn, David - Paralegal	0.50 hrs	125 /hr	\$62.50
Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Mackie, A.Tucker Frazee	2.00 hrs	275 /hr	\$550.00

TOTAL FEES \$788.50

TOTAL CHARGES FOR THIS MATTER \$788.50

BILLING SUMMARY

Papp, Annie M. - Paralegal	1.20 hrs	125 /hr	\$150.00
Wilbourn, David - Paralegal	0.50 hrs	125 /hr	\$62.50
Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Mackie, A.Tucker Frazee	2.00 hrs	275 /hr	\$550.00

TOTAL FEES \$788.50

TOTAL CHARGES FOR THIS BILL \$788.50



Please include the bill number on your check.

Hammock Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 7/31/2019

(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	32,503	0	0	0	32,503
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	206,778	0	0	206,778
Investments--Interest--Series 2016 #9001	0	0	0	0	0
Investments--Sinking--Series 2016 #9002	0	0	0	0	0
Investments--Prepayment--Series 2016 #9004	0	9,969	0	0	9,969
Investments--Reserve--Series 2016 #9003	0	25,000	0	0	25,000
Prepaid Items	0	0	0	0	0
Prepaid Prof Liab Insurance	306	0	0	0	306
Prepaid GL Insurance	0	0	0	0	0
Prepaid Trustee Fees	1,886	0	0	0	1,886
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	2,339,939	2,339,939
Other	0	0	0	0	0
Total Assets	<u>34,695</u>	<u>241,747</u>	<u>14,553,296</u>	<u>2,720,000</u>	<u>17,549,737</u>
Liabilities					
Accounts Payable	0	0	0	0	0
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	2,720,000	2,720,000
Other	0	0	0	0	0
Total Liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,720,000</u>	<u>2,720,000</u>
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 7/31/2019

(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	(2,140)	8,196	0	0	6,056
Total Fund Equity & Other Credits	34,695	241,747	14,553,296	0	14,829,737
Total Liabilities & Fund Equity	34,695	241,747	14,553,296	2,720,000	17,549,737

Hammock Bay Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 7/31/2019
(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	43,168	5	0 %
Total Revenues	43,163	43,168	5	0 %
Expenditures				
Legislative				
Supervisor Fees	1,600	400	1,200	75 %
Financial & Administrative				
District Engineer	1,000	750	250	25 %
Disclosure Report	500	0	500	100 %
Trustees Fees	4,000	3,143	857	21 %
Management & Accounting Services	34,790	28,783	6,007	17 %
Auditing Services	6,600	6,600	0	0 %
Arbitrage Rebate Calculation	650	650	0	0 %
Postage, Phone, Faxes, Copies	500	111	389	78 %
Professional Liability Insurance	1,800	1,532	268	15 %
Legal Advertising	750	159	591	79 %
Bank Fees	750	75	675	90 %
Dues, Licenses & Fees	185	175	10	5 %
Office Supplies	100	0	100	100 %
Website Administration	0	1,800	(1,800)	0 %
Legal Counsel				
District Counsel	3,000	1,062	1,938	65 %
Other Physical Environment				
General Liability Insurance	750	68	682	91 %
HOA Maintenance Agreement	100	0	100	100 %
Total Expenditures	57,075	45,308	11,767	21 %
Other Financing Sources				
Interfund Transfer	13,912	0	(13,912)	(100)%
Excess Revenues Over (Under) Expenditures	0	(2,140)	(2,140)	0 %
Fund Balance, Beginning of Period	0	(40,228)	(40,228)	0 %
Fund Balance, End of Period	0	(42,368)	(42,368)	0 %

Hammock Bay Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2004

From 10/1/2018 Through 7/31/2019

(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	<u>0</u>	<u>(580,824)</u>	<u>(580,824)</u>	<u>0 %</u>

Hammock Bay Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2016

From 10/1/2018 Through 7/31/2019

(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	230,047	7,482	3 %
Debt Service Prepayments	0	17,846	17,846	0 %
Interest Earnings				
Interest Earnings	0	4,765	4,765	0 %
Total Revenues	222,565	252,658	30,093	14 %
Expenditures				
Debt Service Payments				
Interest Payments	92,565	94,463	(1,898)	(2)%
Principal Payments	130,000	150,000	(20,000)	(15)%
Total Expenditures	222,565	244,463	(21,898)	(10)%
Excess Revenues Over (Under) Expenditures	0	8,196	8,196	0 %
Fund Balance, Beginning of Period	0	233,551	233,551	0 %
Fund Balance, End of Period	0	241,747	241,747	0 %

Hammock Bay Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash-Operating Account TMB
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	32,502.67
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	32,502.67
Balance Per Books	<u>32,502.67</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: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1053	6/21/2019	Series 2016 FY19 Tax Dist ID 11	1,635.14	Hammock Bay CDD
1054	7/1/2019	System Generated Check/Voucher	2,931.63	Meritus Districts
1055	7/5/2019	System Generated Check/Voucher	788.50	Hopping Green & Sams, P.A.
1056	7/11/2019	System Generated Check/Voucher	2,000.00	Carr, Riggs & Ingram, LLC
1057	7/25/2019	System Generated Check/Voucher	750.00	Connelly & Wicker Inc.
Cleared Checks/Vouchers			8,105.27	

Free Business Checking

Statement Period
From 7/01/2019 To 7/31/2019

Account Number

5 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		40,607.94
Deposits and other credits		+ .00
Checks and other withdrawals	5	- 8,105.27
Service charges		- .00
Balance this statement		\$32,502.67

Note: Your lowest balance during this period was \$32,502.67, and it occurred on 7/30/2019.

JULY



Checks and Other Withdrawals

Checks Paid

Number of images included in this statement: 5

Number	Date Paid	Amount	Number	Date Paid	Amount	Number	Date Paid	Amount
1053	7 /17	1,635.14	1055	7 /11	788.50	1057	7 /30	750.00
1054	7 /2	2,931.63	1056	7 /16	2,000.00			

Total of Checks Paid: \$8,105.27

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

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



Free Business Checking

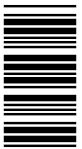
Statement Period From 7/01/2019 To 7/31/2019	Account Number
--	-----------------------

Checks and Other Withdrawals - continued

Service Charges

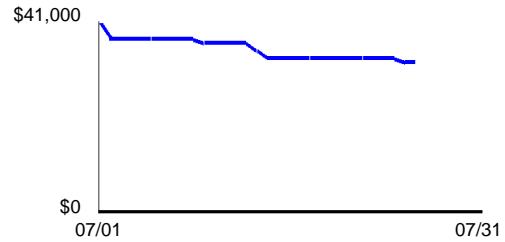
Aggregate Overdraft and Returned Item Fees

	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	Date	Balance
7/1	\$40,607.94	7/16	\$34,887.81	7/31	\$32,502.67
7/2	\$37,676.31	7/17	\$33,252.67		
7/11	\$36,887.81	7/30	\$32,502.67		

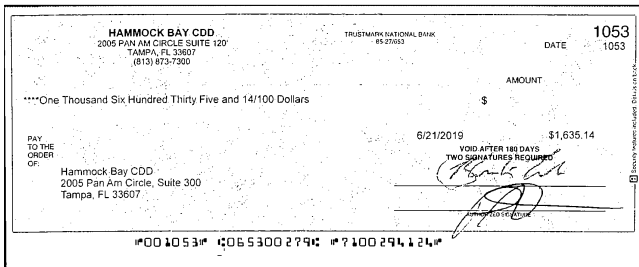


Your Balance this Period
Balance

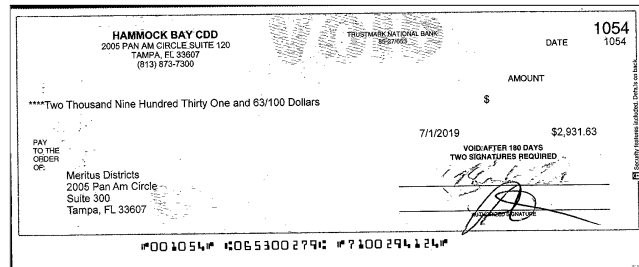


Check Images

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



Ck 1053 Ref 571802506 Pd 7/17 \$1635.14



Ck 1054 Ref 567278371 Pd 7/2 \$2931.63

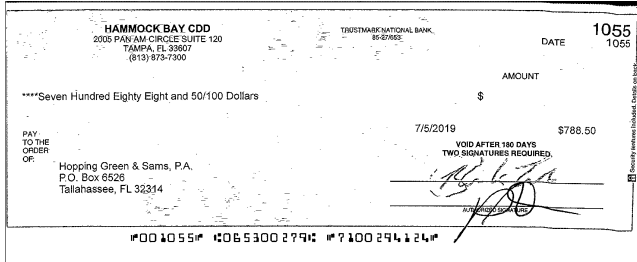
Free Business Checking

Statement Period
From 7/01/2019 To 7/31/2019

Account Number

Check Images - continued

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
85-27563

DATE 1055
1055

AMOUNT \$788.50

****Seven Hundred Eighty Eight and 50/100 Dollars

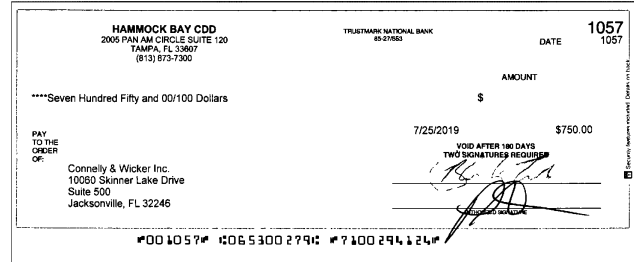
7/5/2019

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

PAY TO THE ORDER OF: Hopping Green & Sams, P.A.
P.O. Box 6526
Tallahassee, FL 32314

#00 1055# ⑆065300 279⑆ ⑆7100 294 1 24⑆

Ck 1055 Ref 570053761 Pd 7/11 \$788.50



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

TRUSTMARK NATIONAL BANK
85-27563

DATE 1057
1057

AMOUNT \$750.00

****Seven Hundred Fifty and 00/100 Dollars

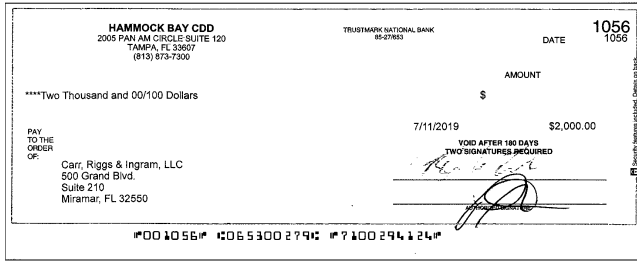
7/25/2019

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

PAY TO THE ORDER OF: Connelly & Wicker Inc.
10080 Skinner Lake Drive
Suite 500
Jacksonville, FL 32246

#00 1057# ⑆065300 279⑆ ⑆7100 294 1 24⑆

Ck 1057 Ref 575460376 Pd 7/30 \$750.00



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

TRUSTMARK NATIONAL BANK
85-27563

DATE 1056
1056

AMOUNT \$2,000.00

****Two Thousand and 00/100 Dollars

7/11/2019

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

PAY TO THE ORDER OF: Carr, Riggs & Ingram, LLC
500 Grand Blvd.
Suite 210
Miramar, FL 32550

#00 1056# ⑆065300 279⑆ ⑆7100 294 1 24⑆

Ck 1056 Ref 571452350 Pd 7/16 \$2000.00