

# Hammock Bay



FREEPORT, FLORIDA

A JAY ODOM COMPANY

# HAMMOCK BAY

## COMMUNITY DEVELOPMENT DISTRICT

### CDD ASSESSMENT CALCULATIONS



<b>60' Lot</b>	<b>75' Lot</b>
A Bonds: Principal Assessment = \$8,867.00 Annual Assessment = \$677.00	A Bonds: Principal Assessment = \$11,084.00 Annual Assessment = \$846.00
B Bonds: Principal Assessment = \$17,561.00	B Bonds: Principal Assessment = \$21,951.00
<b>70' Lot</b>	<b>80' Lot</b>
A Bonds: Principal Assessment = \$10,345.00 Annual Assessment = \$790.00	A Bonds: Principal Assessment = \$11,823.00 Annual Assessment = \$903.00
B Bonds: Principal Assessment = \$20,487	B Bonds: Principal Assessments = \$23,414.00

<b>85' Lot</b>	<b>95' Lot</b>
A Bonds: Principal Assessment = \$12,561.00 Annual Assessment = \$959.00	A Bonds: Principal Assessment = \$14,039.00 Annual Assessment = \$1,072.00
B Bonds: Principal Assessments = \$24,877.00	B Bonds: Principal Assessment = \$27,804.00
<b>90' Lot</b>	<b>100' Lot</b>
A Bonds: Principal Assessment = \$13,300.00 Annual Assessment = \$1,016.00	A Bonds: Principal Assessment = \$14,778.00 Annual Assessment = \$1,128.00
B Bonds: Principal Assessments = \$26,341.00	B Bonds: Principal Assessment = \$29,268.00

<b>110' Lot</b>
A Bonds: Principal Assessment = \$16,256.00 Annual Assessment = \$1,241.00
B Bonds: Principal Assessment = \$32,194.00

# HAMMOCK BAY

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2004 A & B BONDS

#### SOURCES AND USES OF FUNDS

<b>Sources:</b>	<b>A</b>	<b>B</b>	<b>Total</b>
Bond Proceeds:			
Par Amount	\$6,345,000	\$10,810,000	\$17,155,000
<b>Uses:</b>	<b>A</b>	<b>B</b>	<b>Total</b>
Project Fund Deposits:			
Construction Fund	\$5,269,370	\$8,840,930	\$14,110,300
% of Par Amount	83.05%	81.78%	82.25%
% of Total Constr'n Fund	37.34%	62.66%	100%

<b>Construction Funds Allocation</b>	<b>TOTAL</b>
Curbing/Paving of Roads	\$ 3,488,324.98
Storm/Sanitary System	\$ 2,916,369.72
Main Roadway	\$ 1,971,155.01
Clearing/Grubbing/Earthwork	\$ 1,662,702.64
Landscaping/Irrigation	\$ 1,279,779.57
Prof. Eng.	\$ 824,124.52
Potable Water System	\$ 674,357.17
Project Management	\$ 555,823.03
Utilities	\$ 498,775.05
General Engineering	\$ 227,400.53
Hwy 20 Entrance	\$ 197,346.04
Wetlands	\$ 99,365.22
Completed To Date	\$ 14,395,523.48

# HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

## SERIES 2016 REFUNDING BONDS

### INTEREST RATE REDUCTION CHART

Series 2004	6.128%
Series 2016	3.300%

### BONDS MATURITY PERIOD

May 1, 2035

# HAMMOCK BAY

## COMMUNITY DEVELOPMENT DISTRICT

### ANNUAL DEBT SERVICE ASSESSMENT SAVINGS

Unit Type	Series 2004A Bonds	Series 2016 Bonds	ANNUAL ASSESSMENT REDUCTION	ANNUAL SAVINGS
	Annual Special Assessment Per Unit	Annual Special Assessment Per Unit		
Single Family Unit 60'	\$669.10	\$526.88	<b>\$142.22</b>	<b>21.255%</b>
Single Family Unit 70'	\$782.85	\$616.45	<b>\$166.40</b>	<b>21.255%</b>
Single Family Unit 75'	\$836.38	\$658.60	<b>\$177.78</b>	<b>21.255%</b>
Single Family Unit 80'	\$889.91	\$700.76	<b>\$189.15</b>	<b>21.255%</b>
Single Family Unit 85'	\$950.13	\$748.18	<b>\$201.95</b>	<b>21.255%</b>
Single Family Unit 90'	\$1,003.65	\$790.32	<b>\$213.33</b>	<b>21.255%</b>
Single Family Unit 95'	\$1,057.18	\$832.47	<b>\$224.71</b>	<b>21.255%</b>
Single Family Unit 100'	\$1,117.40	\$879.89	<b>\$237.51</b>	<b>21.255%</b>
Single Family Unit 110'	\$1,224.46	\$964.19	<b>\$260.27</b>	<b>21.255%</b>
Commercial	\$1,338.21	\$1,053.77	<b>\$284.44</b>	<b>21.255%</b>

# HAMMOCK BAY

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2018				
Lot Size	EAU Value	Total Unit Count	Debt Service Per Unit	O&M Per Unit w/o Debt Service	O&M Per Unit with Debt Service	Fiscal Year 2018 Total w/o Debt Service	Fiscal Year 2018 Total with Debt Service
60	1.00	3	\$526.88	\$64.39	\$107.48	<b>\$64.39</b>	<b>\$634.36</b>
70	1.17	107	\$616.45	\$64.39	\$107.48	<b>\$64.39</b>	<b>\$723.93</b>
75	1.25	92	\$658.60	\$64.39	\$107.48	<b>\$64.39</b>	<b>\$766.08</b>
80	1.33	149	\$700.76	\$64.39	\$107.48	<b>\$64.39</b>	<b>\$808.24</b>
85	1.42	1	\$748.18	\$64.39	\$107.48	<b>\$64.39</b>	<b>\$855.66</b>
90	1.50	5	\$790.32	\$64.39	\$107.48	<b>\$64.39</b>	<b>\$897.80</b>
95	1.58	2	\$832.47	\$64.39	\$107.48	<b>\$64.39</b>	<b>\$939.95</b>
100	1.67	73	\$879.89	\$64.39	\$107.48	<b>\$64.39</b>	<b>\$987.37</b>
110	1.83	22	\$964.19	\$64.39	\$107.48	<b>\$64.39</b>	<b>\$1,071.67</b>
Commercial	2.00	50	\$1,053.77	\$64.39	\$107.48	<b>\$64.39</b>	<b>\$1,161.25</b>
<b>Total</b>		<b>504</b>					

# HAMMOCK BAY

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Operating Budget	Fiscal Year 2018 Proposed Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
<b>EXPENDITURES</b>			
<b>LEGISLATIVE</b>			
Supervisor Fees	1,200.00	1,200.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>1,200.00</b>	<b>1,200.00</b>	<b>0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>			
District Engineer	1,000.00	1,000.00	0.00
Disclosure Report	500.00	500.00	0.00
Trustees Fees	6,000.00	6,000.00	0.00
Management & Accounting Services	34,540.00	34,540.00	0.00
Auditing Services	6,500.00	6,500.00	0.00
Arbitrage Rebate Calculation	650.00	650.00	0.00
Financial Services	250.00	250.00	0.00
Postage, Phone, Faxes, Copies	500.00	500.00	0.00
Professional Liability Insurance	1,800.00	1,800.00	0.00
Legal Advertising	750.00	750.00	0.00
Bank Fees	500.00	500.00	0.00
Dues, Licenses & Fees	185.00	185.00	0.00
Website Administration	0.00	0.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>53,175.00</b>	<b>53,175.00</b>	<b>0.00</b>
<b>LEGAL COUNSEL</b>			
District Counsel	3,800.00	3,800.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>3,800.00</b>	<b>3,800.00</b>	<b>0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>			
General Liability Insurance	750.00	750.00	0.00
HOA Maintenance Agreement	100.00	100.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>850.00</b>	<b>850.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 59,025.00</b>	<b>\$ 59,025.00</b>	<b>\$ 0.00</b>

# HAMMOCK BAY

## COMMUNITY DEVELOPMENT DISTRICT

### CONTACT INFORMATION

#### DM OFFICE

Brian Lamb, District Manager  
Meritus Corp  
2005 Pan Am Circle, Suite 120  
Tampa, Florida 33607  
Telephone (813) 873-7300  
Fax (813) 873-7070

#### WEB

<https://hammockbaycdd.com>