

**THE HAMMOCKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MAY 13, 2020**

**AGENDA PACKAGE**

**The Hammocks Community Development District**  
**Inframark, Infrastructure Management Services**  
210 University Drive, #702, Coral Springs, FL 33071  
Tel: 954-603-0033 \* Fax 954-345-1292

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May 6, 2020

Board of Supervisors  
The Hammocks Community  
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of The Hammocks Community Development District will be held Wednesday, May 13, 2020 at 8:00 a.m. via conference call. Telephone #: 1-800-747-5150 Access Code: 2758201#. The following is the advance agenda for the meeting:

1. Call to Order and Roll Call
2. Public Comments on Agenda Items
3. Consent Agenda
  - A. Approval of the Minutes of the March 11, 2020 Meeting
  - B. Approval of the Financial Statements
4. Staff Reports
  - A. Manager
    - i. Distribution of the Proposal Budget for Fiscal Year 2021 and Consideration of Resolution 2020-01 Approving the Budget and Setting the Public Hearing
    - ii. Consideration of Resolution 2020-2 Confirming the District's Use of the Hillsborough County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election
  - B. Attorney
  - C. Engineer
5. Supervisors' Requests
6. Audience Comments
7. Adjournment

Any supporting documents not enclosed for the items above will be distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. I look forward to seeing you at the meeting and in the meantime, if you have any questions, please contact me.

Sincerely,  
*Bob Nanni*  
Manager

cc: Tracy Robin                      Tonja Stewart                      Denise Ganz

## **Third Order of Business**

**3A.**

**MINUTES OF MEETING  
THE HAMMOCKS  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hammocks Community Development District held a Regular Meeting on Wednesday, March 11, 2020 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida.

Present and constituting a quorum were:

|                     |                     |
|---------------------|---------------------|
| Frances Plantikow   | Chairperson         |
| Ashley Lynch-Harris | Vice Chairperson    |
| Mike Henke          | Assistant Secretary |

Also present were:

|                    |                  |
|--------------------|------------------|
| Bob Nanni          | District Manager |
| Michelle Rodriguez | Resident         |

*The following is a summary of the minutes and actions taken.*

Mr. Nanni reported he has received a letter of resignation from Ms. Lynch-Harris. She is moving out of the District. The resignation will be effective tomorrow.

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Nanni called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being none, the next order of business.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of the January 8, 2020 Meeting**
- B. Approval of the Financial Statements**

|  |
|--|
| On MOTION by Mr. Henke seconded by Ms. Lynch-Harris, with all in favor, the Consent Agenda was approved. |
|--|

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

- A. Manager**
  - i. Acceptance of Audit for 2019**
- Mr. Nanni reviewed the audit for fiscal year 2019.

On MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, the audit for fiscal year ended September 30, 2019 was accepted.

**\*\* CD Mature**

- Mr. Nanni addressed CD maturity and inquired as to the option the Board would like to take.
- Discussion followed on interest rates with it being noted BankUnited would not disclose their rate due to the constant fluctuation in rates. Valley National on a 6-month or 12-month CD is at 1.2%.

On MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, moving funds to a 6-month at 1.2% or highest rate available was approved.

**\*\* Resignation – Ashley Lynch-Harris**

On MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, the resignation of Ashley Lynch-Harris was accepted with the resignation being effective tomorrow, March 12, 2020.

**\*\* Appointment to the Vacancy**

On MOTION by Ms. Plantikow seconded by Ms. Lynch-Harris, with all in favor, to appoint Michelle Rodriguez to Seat 3 was approved.

**ii. Draft Proposal Budget for Fiscal Year 2021**

- Mr. Nanni addressed the budget and assessment processes
- For assessments they will need to decide on assessments at the May 13<sup>th</sup> meeting.
- Discussion followed on the landscaping contract.
- Discussion followed on non-ad valorem assessments.

**B. Attorney**

There being none, the next item followed.

**C. Engineer**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

|   |
|---|
| On MOTION by Ms. Plantikow seconded by Ms. Lynch-Harris,<br>with all in favor, the meeting was adjourned. |
|---|

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Frances Plantikow  
Chairperson

**3B.**



**The Hammocks  
Community Development District**

**Financial Report**

*March 31, 2020*

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**The Hammocks  
Community Development District**

**Financial Statements**

(Unaudited)

*March 31, 2020*

**Balance Sheet**  
March 31, 2020

| ACCOUNT DESCRIPTION         | GENERAL FUND      | SERIES 2016 DEBT SERVICE FUND | TOTAL             |
|-----------------------------|-------------------|-------------------------------|-------------------|
| <b><u>ASSETS</u></b>        |                   |                               |                   |
| Cash - Checking Account     | \$ 78,814         | \$ -                          | \$ 78,814         |
| Accounts Receivable         | 13,407            | -                             | 13,407            |
| Investments:                |                   |                               |                   |
| Money Market Account        | 347,807           | -                             | 347,807           |
| Prepayment Account          | -                 | 64                            | 64                |
| Reserve Fund                | -                 | 128,752                       | 128,752           |
| Revenue Fund                | -                 | 357,145                       | 357,145           |
| <b>TOTAL ASSETS</b>         | <b>\$ 440,028</b> | <b>\$ 485,961</b>             | <b>\$ 925,989</b> |
| <b><u>FUND BALANCES</u></b> |                   |                               |                   |
| <b>Restricted for:</b>      |                   |                               |                   |
| Debt Service                | -                 | 485,961                       | 485,961           |
| <b>Assigned to:</b>         |                   |                               |                   |
| Operating Reserves          | 53,235            | -                             | 53,235            |
| Reserves - Ponds            | 94,978            | -                             | 94,978            |
| <b>Unassigned:</b>          | 291,815           | -                             | 291,815           |
| <b>TOTAL FUND BALANCES</b>  | <b>\$ 440,028</b> | <b>\$ 485,961</b>             | <b>\$ 925,989</b> |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2020

| ACCOUNT DESCRIPTION            | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) |
|--------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|
| <b>REVENUES</b>                |                             |                        |                        |                             |
| Interest - Investments         | \$ 2,206                    | \$ 1,104               | \$ 2,578               | \$ 1,474                    |
| Interest - Tax Collector       | -                           | -                      | 102                    | 102                         |
| Special Assmnts- Tax Collector | 219,731                     | 219,000                | 214,742                | (4,258)                     |
| Special Assmnts- Discounts     | (8,789)                     | (8,760)                | (8,435)                | 325                         |
| <b>TOTAL REVENUES</b>          | <b>213,148</b>              | <b>211,344</b>         | <b>208,987</b>         | <b>(2,357)</b>              |
| <b>EXPENDITURES</b>            |                             |                        |                        |                             |
| <b><u>Administration</u></b>   |                             |                        |                        |                             |
| P/R-Board of Supervisors       | 6,000                       | 5,000                  | 2,200                  | 2,800                       |
| FICA Taxes                     | 459                         | 385                    | 168                    | 217                         |
| ProfServ-Engineering           | 2,000                       | 1,002                  | 174                    | 828                         |
| ProfServ-Legal Services        | 3,500                       | 1,752                  | 316                    | 1,436                       |
| ProfServ-Mgmt Consulting Serv  | 47,612                      | 23,808                 | 23,806                 | 2                           |
| ProfServ-Special Assessment    | 12,500                      | 12,500                 | 12,500                 | -                           |
| ProfServ-Trustee Fees          | 3,718                       | 3,718                  | 3,717                  | 1                           |
| Auditing Services              | 5,024                       | 5,024                  | 5,000                  | 24                          |
| Postage and Freight            | 300                         | 150                    | 39                     | 111                         |
| Insurance - General Liability  | 10,732                      | 10,732                 | 9,756                  | 976                         |
| Printing and Binding           | 250                         | 126                    | 64                     | 62                          |
| Legal Advertising              | 1,200                       | 600                    | -                      | 600                         |
| Misc-Bank Charges              | 695                         | 348                    | 301                    | 47                          |
| Misc-Assessmnt Collection Cost | 4,395                       | 4,380                  | 4,126                  | 254                         |
| Misc-Web Hosting               | 1,000                       | 498                    | 2,119                  | (1,621)                     |
| Office Supplies                | 25                          | 12                     | -                      | 12                          |
| Annual District Filing Fee     | 175                         | 175                    | 175                    | -                           |
| <b>Total Administration</b>    | <b>99,585</b>               | <b>70,210</b>          | <b>64,461</b>          | <b>5,749</b>                |
| <b><u>Field</u></b>            |                             |                        |                        |                             |
| Contracts-Landscape            | 56,599                      | 28,302                 | 28,300                 | 2                           |
| Contracts-Lakes                | 5,064                       | 2,532                  | 2,532                  | -                           |
| R&M-Fence                      | 5,000                       | 2,502                  | -                      | 2,502                       |
| R&M-Irrigation                 | 1,000                       | 498                    | 2,920                  | (2,422)                     |
| R&M-Mulch                      | 4,500                       | 4,500                  | 9,474                  | (4,974)                     |
| Misc-Contingency               | 21,400                      | 10,698                 | 2,740                  | 7,958                       |
| Reserve - Ponds                | 20,000                      | -                      | -                      | -                           |
| <b>Total Field</b>             | <b>113,563</b>              | <b>49,032</b>          | <b>45,966</b>          | <b>3,066</b>                |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2020

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|-----------------------------|
| <b>TOTAL EXPENDITURES</b>                                    | <b>213,148</b>              | <b>119,242</b>         | <b>110,427</b>         | <b>8,815</b>                |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 92,102                 | 98,560                 | 6,458                       |
| Net change in fund balance                                   | \$ -                        | \$ 92,102              | \$ 98,560              | \$ 6,458                    |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>                 | <b>341,468</b>              | <b>341,468</b>         | <b>341,468</b>         |                             |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 341,468</b>           | <b>\$ 433,570</b>      | <b>\$ 440,028</b>      |                             |

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2020

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|-----------------------------|
| <b><u>REVENUES</u></b>                                       |                             |                        |                        |                             |
| Interest - Investments                                       | \$ 526                      | \$ 264                 | \$ 1,788               | \$ 1,524                    |
| Special Assmnts- Tax Collector                               | 350,774                     | 349,607                | 342,810                | (6,797)                     |
| Special Assmnts- Discounts                                   | (14,031)                    | (13,985)               | (13,465)               | 520                         |
| <b>TOTAL REVENUES</b>  | <b>337,269</b>              | <b>335,886</b>         | <b>331,133</b>         | <b>(4,753)</b>              |
| <b><u>EXPENDITURES</u></b>                                   |                             |                        |                        |                             |
| <b><u>Administration</u></b>                                 |                             |                        |                        |                             |
| Misc-Assessmnt Collection Cost                               | 7,015                       | 6,993                  | 6,587                  | 406                         |
| <b>Total Administration</b>                                  | <b>7,015</b>                | <b>6,993</b>           | <b>6,587</b>           | <b>406</b>                  |
| <b><u>Debt Service</u></b>                                   |                             |                        |                        |                             |
| Principal Debt Retirement                                    | 185,000                     | -                      | -                      | -                           |
| Principal Prepayments  | -                           | -                      | 5,000                  | (5,000)                     |
| Interest Expense   | 140,000                     | 70,000                 | 70,000                 | -                           |
| <b>Total Debt Service</b>                                    | <b>325,000</b>              | <b>70,000</b>          | <b>75,000</b>          | <b>(5,000)</b>              |
| <b>TOTAL EXPENDITURES</b>                                    | <b>332,015</b>              | <b>76,993</b>          | <b>81,587</b>          | <b>(4,594)</b>              |
| Excess (deficiency) of revenues<br>Over (under) expenditures | 5,254                       | 258,893                | 249,546                | (9,347)                     |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b>                 |                             |                        |                        |                             |
| Contribution to (Use of) Fund Balance                        | 5,254                       | -                      | -                      | -                           |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>5,254</b>                | <b>-</b>               | <b>-</b>               | <b>-</b>                    |
| Net change in fund balance                                   | \$ 5,254                    | \$ 258,893             | \$ 249,546             | \$ (9,347)                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>                 | <b>236,415</b>              | <b>236,415</b>         | <b>236,415</b>         |                             |
| <b>FUND BALANCE, ENDING</b>                                  | <b>\$ 241,669</b>           | <b>\$ 495,308</b>      | <b>\$ 485,961</b>      |                             |

**The Hammocks  
Community Development District**

**Supporting Schedules**

*March 31, 2020*



**Cash and Investment Report**

*March 31, 2020*

**General Fund**

| <u>Account Name</u>          | <u>Bank Name</u> | <u>Investment Type</u> | <u>Yield</u>    | <u>Balance</u>   |
|------------------------------|------------------|------------------------|-----------------|------------------|
| Checking Account - Operating | Hancock          | n/a                    | 0.00%           | \$48,798         |
| Checking Account - Operating | Valley           | n/a                    | 1.41%           | \$30,016         |
| MMA                          | Bank United      | Money Market Account   | 1.05%           | \$347,807        |
|                              |                  |                        | <b>Subtotal</b> | <b>\$426,621</b> |

**Debt Service Funds**

| <u>Account Name</u>      | <u>Bank Name</u> | <u>Investment Type</u> | <u>Yield</u>    | <u>Balance</u>   |
|--------------------------|------------------|------------------------|-----------------|------------------|
| Series 2016 Prepayment   | US Bank          | US Bank Open Ended CP  | 0.02%           | \$64             |
| Series 2016 Reserve      | US Bank          | US Bank Open Ended CP  | 0.02%           | \$128,752        |
| Series 2016 Revenue Fund | US Bank          | US Bank Open Ended CP  | 0.02%           | \$357,145        |
|                          |                  |                        | <b>Subtotal</b> | <b>\$485,961</b> |
|                          |                  |                        | <b>Total</b>    | <b>\$912,582</b> |

# The Hammocks CDD

## Bank Reconciliation

**Bank Account No.** 2057 Hancock Bank GF  
**Statement No.** 03-20  
**Statement Date** 3/31/2020

|                             |           |                             |           |
|-----------------------------|-----------|-----------------------------|-----------|
| <b>G/L Balance (LCY)</b>    | 48,797.99 | <b>Statement Balance</b>    | 48,812.50 |
| <b>G/L Balance</b>          | 48,797.99 | <b>Outstanding Deposits</b> | 0.00      |
| <b>Positive Adjustments</b> | 0.00      |                             |           |
|                             | <hr/>     | <b>Subtotal</b>             | 48,812.50 |
| <b>Subtotal</b>             | 48,797.99 | <b>Outstanding Checks</b>   | 14.51     |
| <b>Negative Adjustments</b> | 0.00      | <b>Differences</b>          | 0.00      |
|                             | <hr/>     |                             |           |
| <b>Ending G/L Balance</b>   | 48,797.99 | <b>Ending Balance</b>       | 48,797.99 |
| <b>Difference</b>           | 0.00      |                             |           |

| Posting Date                         | Document Type | Document No. | Description | Amount       | Cleared Amount | Difference   |
|--------------------------------------|---------------|--------------|-------------|--------------|----------------|--------------|
| <b>Outstanding Checks</b>            |               |              |             |              |                |              |
| 3/26/2020                            | Payment       | 3342         | FEDEX       | 14.51        | 0.00           | 14.51        |
| <b>Total Outstanding Checks.....</b> |               |              |             | <b>14.51</b> |                | <b>14.51</b> |

# The Hammocks CDD

## Bank Reconciliation

**Bank Account No.** 7492 VALLEY BANK GF CHECKING  
**Statement No.** 03-20  
**Statement Date** 3/31/2020

|                             |           |                             |           |
|-----------------------------|-----------|-----------------------------|-----------|
| <b>G/L Balance (LCY)</b>    | 30,016.08 | <b>Statement Balance</b>    | 30,016.08 |
| <b>G/L Balance</b>          | 30,016.08 | <b>Outstanding Deposits</b> | 0.00      |
| <b>Positive Adjustments</b> | 0.00      |                             |           |
|                             | <hr/>     | <b>Subtotal</b>             | 30,016.08 |
| <b>Subtotal</b>             | 30,016.08 | <b>Outstanding Checks</b>   | 0.00      |
| <b>Negative Adjustments</b> | 0.00      | <b>Differences</b>          | 0.00      |
|                             | <hr/>     |                             |           |
| <b>Ending G/L Balance</b>   | 30,016.08 | <b>Ending Balance</b>       | 30,016.08 |
| <b>Difference</b>           | 0.00      |                             |           |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------|---------------|--------------|-------------|--------|----------------|------------|
|--------------|---------------|--------------|-------------|--------|----------------|------------|

**THE HAMMOCKS**

**Community Development District**

**Payment Register by Bank Account**

For the Period from 2/1/20 to 3/31/20

(Sorted by Check / ACH No.)

| Pymt Type                                  | Check / ACH No. | Date     | Payee Type | Payee        | Invoice No. | Payment Description       | Invoice / GL Description | G/L Account # | Amount Paid        |
|--|-----------------|----------|------------|--------------|-------------|---------------------------|--------------------------|---------------|--------------------|
| <b>BANK UNITED MMA - (ACCT# XXXXX0998)</b> |                 |          |            |              |             |                           |                          |               |                    |
| Check                                      | 121             | 02/10/20 | Vendor     | HAMMOCKS CDD | 012720      | TRFR FROM BUMM TO CK 2057 | Cash with Fiscal Agent   | 103000        | \$15,000.00        |
| Check                                      | 122             | 03/11/20 | Vendor     | HAMMOCKS CDD | 030220      | OPEN NEW CHECKING ACCOUNT | Due From Other Funds     | 131000        | \$30,000.00        |
| Check                                      | 123             | 03/17/20 | Vendor     | HAMMOCKS CDD | 030920-0998 | TRFR FR BUMM TO CHK 2057  | Due From Other Funds     | 131000        | \$10,000.00        |
| Check                                      | 124             | 03/20/20 | Vendor     | HAMMOCKS CDD | 032020      | TRFR FR BUMMA TO CHK-2057 | Due From Other Funds     | 131000        | \$20,000.00        |
| <b>Account Total</b>                       |                 |          |            |              |             |                           |                          |               | <b>\$75,000.00</b> |

**HANCOCK BANK GF - (ACCT# XXXXX2057)**

|                      |      |          |          |                                |              |                                      |                               |                  |                    |
|----------------------|------|----------|----------|--------------------------------|--------------|--------------------------------------|-------------------------------|------------------|--------------------|
| Check                | 3327 | 02/12/20 | Vendor   | INFRAMARK, LLC                 | 48245        | JAN 2020 MGMT FEES                   | COPIES                        | 001-547001-51301 | \$0.90             |
| Check                | 3327 | 02/12/20 | Vendor   | INFRAMARK, LLC                 | 48245        | JAN 2020 MGMT FEES                   | POSTAGE                       | 001-541006-51301 | \$3.00             |
| Check                | 3327 | 02/12/20 | Vendor   | INFRAMARK, LLC                 | 48245        | JAN 2020 MGMT FEES                   | ADMIN FEES                    | 001-531027-51201 | \$3,967.67         |
| Check                | 3327 | 02/12/20 | Vendor   | INFRAMARK, LLC                 | 48245        | JAN 2020 MGMT FEES                   | WEB HOSTING                   | 001-549915-51301 | \$83.33            |
| Check                | 3328 | 02/14/20 | Vendor   | GRAU AND ASSOCIATES            | 19060        | AUDIT FYE 9/30/19 - PROGRESS BILLING | Auditing Services             | 001-532002-51301 | \$500.00           |
| Check                | 3329 | 02/14/20 | Vendor   | HAMMOCKS CDD C/O US BANK N.A.  | 021020       | TRFR OF FY 2020 ASSESSMENTS          | Due From Other Funds          | 131000           | \$5,982.49         |
| Check                | 3330 | 02/14/20 | Vendor   | BUCCANEER LANDSCAPE MANAGEMENT | 57133        | FEB LANDSCAPE MAINT - PERFORMANCE    | Contracts-Landscape           | 001-534050-53901 | \$2,855.08         |
| Check                | 3330 | 02/14/20 | Vendor   | BUCCANEER LANDSCAPE MANAGEMENT | 57132        | FEB BASE LANDSCAPE MAINT             | Contracts-Landscape           | 001-534050-53901 | \$8,565.24         |
| Check                | 3331 | 02/14/20 | Vendor   | SOLITUDE LAKE MANAGEMENT       | PI-A00356898 | FEB 2020 LAKE/POND MGMT SVCS         | Contracts-Lakes               | 001-534084-53901 | \$422.00           |
| Check                | 3332 | 03/04/20 | Vendor   | INFRAMARK, LLC                 | 48983        | FEB 2020 MGMT FEES                   | COPIES                        | 001-547001-51301 | \$2.00             |
| Check                | 3332 | 03/04/20 | Vendor   | INFRAMARK, LLC                 | 48983        | FEB 2020 MGMT FEES                   | ADMIN FEES                    | 001-531027-51201 | \$3,967.67         |
| Check                | 3332 | 03/04/20 | Vendor   | INFRAMARK, LLC                 | 48983        | FEB 2020 MGMT FEES                   | WEB HOSTING                   | 001-549915-51301 | \$83.33            |
| Check                | 3333 | 03/09/20 | Vendor   | STRALEY & ROBIN                | 18085        | GENERAL MATTERS THRU 2/15/20         | ProfServ-Legal Services       | 001-531023-51401 | \$315.60           |
| Check                | 3334 | 03/11/20 | Vendor   | GRAU AND ASSOCIATES            | 19204        | AUDIT FYE 9/30/19 - FINAL            | Auditing Services             | 001-532002-51301 | \$4,500.00         |
| Check                | 3335 | 03/11/20 | Vendor   | SOLITUDE LAKE MANAGEMENT       | PI-A00371302 | MAR LAKE/POND MGMT SVCS              | Contracts-Lakes               | 001-534084-53901 | \$422.00           |
| Check                | 3336 | 03/12/20 | Employee | FRANCES K. PLANTIKOW           | PAYROLL      | March 12, 2020 Payroll Posting       |                               |                  | \$183.87           |
| Check                | 3337 | 03/12/20 | Employee | MICHAEL J. HENKE               | PAYROLL      | March 12, 2020 Payroll Posting       |                               |                  | \$184.70           |
| Check                | 3338 | 03/12/20 | Employee | ASHLEY LYNCH-HARRIS            | PAYROLL      | March 12, 2020 Payroll Posting       |                               |                  | \$184.70           |
| Check                | 3339 | 03/17/20 | Vendor   | HAMMOCKS CDD C/O US BANK N.A.  | 031220       | TRFR FY 2020 ASSESSMENTS             | Due From Other Funds          | 131000           | \$3,804.03         |
| Check                | 3340 | 03/17/20 | Vendor   | BUCCANEER LANDSCAPE MANAGEMENT | 57591        | MAR 2020 LANDSCAPE MAINT BASE PAY    | Contracts-Landscape           | 001-534050-53901 | \$8,565.24         |
| Check                | 3340 | 03/17/20 | Vendor   | BUCCANEER LANDSCAPE MANAGEMENT | 57592        | MAR LANDSCAPE MAINT - PRFM PAY       | Contracts-Landscape           | 001-534050-53901 | \$2,855.08         |
| Check                | 3340 | 03/17/20 | Vendor   | BUCCANEER LANDSCAPE MANAGEMENT | 57785        | IRR REPAIRS                          | R&M-Irrigation                | 001-546041-53901 | \$1,368.00         |
| Check                | 3341 | 03/23/20 | Vendor   | INFRAMARK, LLC                 | 49755        | MAR MGMT FEES                        | ProfServ-Mgmt Consulting Serv | 001-531027-51201 | \$3,967.67         |
| Check                | 3341 | 03/23/20 | Vendor   | INFRAMARK, LLC                 | 49755        | MAR MGMT FEES                        | Printing and Binding          | 001-547001-51301 | \$2.00             |
| Check                | 3341 | 03/23/20 | Vendor   | INFRAMARK, LLC                 | 49755        | MAR MGMT FEES                        | Postage and Freight           | 001-541006-51301 | \$8.75             |
| Check                | 3341 | 03/23/20 | Vendor   | INFRAMARK, LLC                 | 49755        | MAR MGMT FEES                        | Misc-Web Hosting              | 001-549915-51301 | \$83.33            |
| Check                | 3342 | 03/26/20 | Vendor   | FEDEX                          | 6-960-20767  | MARCH POSTAGE                        | Postage and Freight           | 001-541006-51301 | \$14.51            |
| <b>Account Total</b> |      |          |          |                                |              |                                      |                               |                  | <b>\$52,892.19</b> |

|                          |                     |
|--------------------------|---------------------|
| <b>Total Amount Paid</b> | <b>\$127,892.19</b> |
|--------------------------|---------------------|

## **Fourth Order of Business**

**4A.**

**4Ai.**

**THE HAMMOCKS**  
Community Development District

***Annual Operating and Debt Service Budget***  
Fiscal Year 2021

Version 2 - Proposed Budget:  
(Printed on 4/29/2020 3pm)

Prepared by:





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**The Hammocks**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2021

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Proposed Budget

| ACCOUNT DESCRIPTION                   | ACTUAL            | ACTUAL            | ADOPTED           | ACTUAL            | PROJECTED          | TOTAL                | ANNUAL            |
|---------------------------------------|-------------------|-------------------|-------------------|-------------------|--------------------|----------------------|-------------------|
|                                       | FY 2018           | FY 2019           | BUDGET<br>FY 2020 | THRU<br>MAR-20    | APR -<br>SEP-2020  | PROJECTED<br>FY 2020 | BUDGET<br>FY 2021 |
| <b>REVENUES</b>                       |                   |                   |                   |                   |                    |                      |                   |
| Interest - Investments                | \$ 2,553          | \$ 4,933          | \$ 2,206          | \$ 2,578          | \$ 1,165           | \$ 3,743             | \$ 2,201          |
| Interest - Tax Collector              | 80                | 134               | -                 | 102               | -                  | 102                  | -                 |
| Special Assmnts- Tax Collector        | 219,731           | 219,731           | 219,731           | 214,742           | 4,989              | 219,731              | 219,731           |
| Special Assmnts- Discounts            | (8,289)           | (8,263)           | (8,789)           | (8,435)           | -                  | (8,435)              | (8,789)           |
| <b>TOTAL REVENUES</b>                 | <b>214,075</b>    | <b>216,535</b>    | <b>213,148</b>    | <b>208,987</b>    | <b>6,154</b>       | <b>215,141</b>       | <b>213,143</b>    |
| <b>EXPENDITURES</b>                   |                   |                   |                   |                   |                    |                      |                   |
| <i>Administrative</i>                 |                   |                   |                   |                   |                    |                      |                   |
| P/R-Board of Supervisors              | 4,400             | 5,600             | 6,000             | 2,200             | 3,000              | 5,200                | 6,000             |
| FICA Taxes                            | 337               | 428               | 459               | 168               | 230                | 398                  | 459               |
| ProfServ-Engineering                  | 798               | 165               | 2,000             | 174               | -                  | 174                  | 1,000             |
| ProfServ-Legal Services               | 2,403             | 676               | 3,500             | 316               | 1,224              | 1,540                | 2,000             |
| ProfServ-Mgmt Consulting Serv         | 46,678            | 46,678            | 47,612            | 23,806            | 23,806             | 47,612               | 48,088            |
| ProfServ-Special Assessment           | 12,500            | 12,500            | 12,500            | 12,500            | -                  | 12,500               | 12,500            |
| ProfServ-Trustee Fees                 | 3,717             | 3,917             | 3,718             | 3,717             | -                  | 3,717                | 3,717             |
| Auditing Services                     | 5,000             | 5,000             | 5,024             | 5,000             | -                  | 5,000                | 5,000             |
| Postage and Freight                   | 153               | 118               | 300               | 39                | 97                 | 136                  | 200               |
| Insurance - General Liability         | 10,297            | 9,756             | 10,732            | 9,756             | -                  | 9,756                | 10,732            |
| Printing and Binding                  | 78                | 71                | 250               | 64                | -                  | 64                   | 100               |
| Legal Advertising                     | 3,257             | 2,593             | 1,200             | -                 | 2,925              | 2,925                | 3,000             |
| Misc-Bank Charges                     | 513               | 601               | 695               | 301               | 360                | 661                  | 720               |
| Misc-Assessmnt Collection Cost        | 642               | (211)             | 4,395             | 4,126             | 269                | 4,395                | 4,395             |
| Misc-Web Hosting                      | 1,000             | 2,799             | 1,000             | 2,119             | 500                | 2,619                | 2,700             |
| Office Supplies                       | -                 | -                 | 25                | -                 | 25                 | 25                   | 25                |
| Annual District Filing Fee            | 175               | 175               | 175               | 175               | -                  | 175                  | 175               |
| <b>Total Administrative</b>           | <b>91,948</b>     | <b>90,866</b>     | <b>99,585</b>     | <b>64,461</b>     | <b>32,434</b>      | <b>96,895</b>        | <b>100,810</b>    |
| <i>Field</i>                          |                   |                   |                   |                   |                    |                      |                   |
| Contracts-Landscape                   | 56,599            | 56,599            | 56,599            | 28,300            | 28,299             | 56,599               | 56,599            |
| Contracts-Lakes                       | 4,656             | 4,983             | 5,064             | 2,532             | 2,532              | 5,064                | 5,064             |
| R&M-Fence                             | 4,950             | -                 | 5,000             | -                 | 5,000              | 5,000                | 5,000             |
| R&M-Irrigation                        | 6,244             | 4,189             | 1,000             | 2,920             | 2,297              | 5,217                | 5,300             |
| R&M-Mulch                             | 10,300            | 10,300            | 4,500             | 9,474             | 826                | 10,300               | 10,300            |
| Misc-Contingency                      | 9,571             | 3,797             | 21,400            | 2,740             | -                  | 2,740                | 10,070            |
| Reserve - Ponds                       | -                 | -                 | 20,000            | -                 | -                  | -                    | 20,000            |
| <b>Total Field</b>                    | <b>92,320</b>     | <b>79,868</b>     | <b>113,563</b>    | <b>45,966</b>     | <b>38,953</b>      | <b>84,919</b>        | <b>112,333</b>    |
| <b>TOTAL EXPENDITURES</b>             | <b>184,268</b>    | <b>170,734</b>    | <b>213,148</b>    | <b>110,427</b>    | <b>71,388</b>      | <b>181,815</b>       | <b>213,143</b>    |
| Excess (deficiency) of revenues       |                   |                   |                   |                   |                    |                      |                   |
| Over (under) expenditures             | 29,807            | 45,801            | -                 | 98,560            | (65,234)           | 33,326               | -                 |
| <b>OTHER FINANCING SOURCES (USES)</b> |                   |                   |                   |                   |                    |                      |                   |
| Contribution to (Use of) Fund Balance | -                 | -                 | -                 | -                 | -                  | -                    | -                 |
| <b>TOTAL OTHER SOURCES (USES)</b>     | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>           | <b>-</b>             | <b>-</b>          |
| Net change in fund balance            | 29,807            | 45,801            | -                 | 98,560            | (65,234)           | 33,326               | -                 |
| <b>FUND BALANCE, BEGINNING</b>        | <b>265,860</b>    | <b>295,667</b>    | <b>341,468</b>    | <b>341,468</b>    | <b>-</b>           | <b>341,468</b>       | <b>374,794</b>    |
| <b>FUND BALANCE, ENDING</b>           | <b>\$ 295,667</b> | <b>\$ 341,468</b> | <b>\$ 341,468</b> | <b>\$ 440,028</b> | <b>\$ (65,234)</b> | <b>\$ 374,794</b>    | <b>\$ 374,794</b> |

# THE HAMMOCKS

Community Development District

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## Exhibit "A" Allocation of Fund Balances

### AVAILABLE FUNDS

|  | <u>Amount</u>  |
|--|----------------|
| Beginning Fund Balance - Fiscal Year 2021            | \$ 374,794     |
| Net Change in Fund Balance - Fiscal Year 2021        | -              |
| Reserves - Fiscal Year 2021 Additions                | 20,000         |
| <b>Total Funds Available (Estimated) - 9/30/2021</b> | <b>394,794</b> |

### ALLOCATION OF AVAILABLE FUNDS

#### *Assigned Fund Balance*

|   |        |                       |
|---|--------|-----------------------|
| Operating Reserve - First Quarter Operating Capital |        | 53,235 <sup>(1)</sup> |
| Reserves - Ponds (prior year)                       | 94,978 |                       |
| Reserves - Ponds (FY 2020)                          | 20,000 |                       |
| Reserves - Ponds (FY 2021)                          | 20,000 | 134,978               |
| <b>Total Allocation of Available Funds</b>          |        | <b>188,213</b>        |

|   |                   |
|---|-------------------|
| <b>Total Unassigned (undesignated) Cash</b> | <b>\$ 206,581</b> |
|---|-------------------|

### Notes

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2021**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon five supervisors attending all meetings.

**FICA Taxes**

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's Attorney, Straley & Robin, P.A., provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark Infrastructure Management Services in accordance with the management contract. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Special Assessment**

The District has contracted with Inframark Infrastructure Management Services for the collection of assessments, updating the District's tax roll and levying the annual assessment.

**Professional Services-Trustee**

The District issued this Series of 2016 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

**Budget Narrative**  
Fiscal Year 2021**EXPENDITURES****Administrative (continued)****Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is estimated based on historical cost.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous-Bank Charges**

This includes monthly bank charges on the Hancock bank operating account.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Miscellaneous-Web Hosting**

Costs associated with web services provided by Inframark Infrastructure Management Services and ADA compliance services historically provided by Innersync Studio, Ltd.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Budget Narrative**  
Fiscal Year 2021

**EXPENDITURES**

**Field**

**Contracts-Landscape**

The District currently has a contract to maintain the landscaping of the common areas within the District. The amount is based on proposed contract amounts and prior year's costs. The HOA is billed 58.7% of each invoice.

**Contracts-Lakes**

The District has a permit obligation to comply with certain conditions for the establishment and maintenance of upland/wetland conservation areas and for maintenance of storm water management areas.

**R&M-Fence**

The District will incur repair and maintenance for the District's fence.

**R&M-Irrigation**

The District will incur repairs and maintenance to the District's irrigation system.

**R&M-Mulch**

The District will replace mulch through out the District.

**Miscellaneous-Contingency**

This represents any additional expenses that may not have been provided for within another budgeted line item.

**Reserve-Ponds**

The district anticipates placing funds aside for future repairs.

**The Hammocks**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2021



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2021 Proposed Budget

| ACCOUNT DESCRIPTION                   | ACTUAL<br>FY 2018 | ACTUAL<br>FY 2019 | ADOPTED<br>BUDGET<br>FY 2020 | ACTUAL            | PROJECTED           | TOTAL                | ANNUAL            |
|---------------------------------------|-------------------|-------------------|------------------------------|-------------------|---------------------|----------------------|-------------------|
|                                       |                   |                   |                              | THRU<br>MAR-20    | APR -<br>SEP-2020   | PROJECTED<br>FY 2020 | BUDGET<br>FY 2021 |
| <b>REVENUES</b>                       |                   |                   |                              |                   |                     |                      |                   |
| Interest - Investments                | \$ 653            | \$ 1,128          | \$ 526                       | \$ 1,788          | \$ -                | \$ 1,788             | \$ 526            |
| Special Assmnts- Tax Collector        | 351,522           | 350,774           | 350,774                      | 342,810           | 7,964               | 350,774              | \$ 350,774        |
| Special Assmnts- Prepayment           | 9,723             | -                 | -                            | -                 | -                   | -                    | -                 |
| Special Assmnts- Discounts            | (13,261)          | (13,191)          | (14,031)                     | (13,465)          | -                   | (13,465)             | (14,031)          |
| <b>TOTAL REVENUES</b>                 | <b>348,637</b>    | <b>338,711</b>    | <b>337,269</b>               | <b>331,133</b>    | <b>7,964</b>        | <b>339,097</b>       | <b>337,269</b>    |
| <b>EXPENDITURES</b>                   |                   |                   |                              |                   |                     |                      |                   |
| <i>Administrative</i>                 |                   |                   |                              |                   |                     |                      |                   |
| Misc-Assessmnt Collection Cost        | 6,765             | 6,752             | 7,015                        | 6,587             | 428                 | 7,015                | 7,015             |
| <b>Total Administrative</b>           | <b>6,765</b>      | <b>6,752</b>      | <b>7,015</b>                 | <b>6,587</b>      | <b>428</b>          | <b>7,015</b>         | <b>7,015</b>      |
| <i>Debt Service</i>                   |                   |                   |                              |                   |                     |                      |                   |
| Principal Debt Retirement             | 170,000           | 180,000           | 185,000                      | -                 | 185,000             | 185,000              | 190,000           |
| Principal Prepayments                 | 10,000            | 5,000             | -                            | 5,000             | -                   | 5,000                | -                 |
| Interest Expense                      | 151,680           | 145,840           | 140,000                      | 70,000            | 69,920              | 139,920              | 133,920           |
| <b>Total Debt Service</b>             | <b>331,680</b>    | <b>330,840</b>    | <b>325,000</b>               | <b>75,000</b>     | <b>254,920</b>      | <b>329,920</b>       | <b>323,920</b>    |
| <b>TOTAL EXPENDITURES</b>             | <b>338,445</b>    | <b>337,592</b>    | <b>332,015</b>               | <b>81,587</b>     | <b>255,348</b>      | <b>336,935</b>       | <b>330,935</b>    |
| Excess (deficiency) of revenues       |                   |                   |                              |                   |                     |                      |                   |
| Over (under) expenditures             | 10,192            | 1,119             | 5,254                        | 249,546           | (247,384)           | 2,162                | 6,334             |
| <b>OTHER FINANCING SOURCES (USES)</b> |                   |                   |                              |                   |                     |                      |                   |
| Contribution to (Use of) Fund Balance | -                 | -                 | 5,254                        | -                 | -                   | -                    | 6,334             |
| <b>TOTAL OTHER SOURCES (USES)</b>     | <b>-</b>          | <b>-</b>          | <b>5,254</b>                 | <b>-</b>          | <b>-</b>            | <b>-</b>             | <b>6,334</b>      |
| Net change in fund balance            | 10,192            | 1,119             | 5,254                        | 249,546           | (247,384)           | 2,162                | 6,334             |
| <b>FUND BALANCE, BEGINNING</b>        | <b>225,104</b>    | <b>235,296</b>    | <b>236,415</b>               | <b>236,415</b>    | <b>-</b>            | <b>236,415</b>       | <b>238,577</b>    |
| <b>FUND BALANCE, ENDING</b>           | <b>\$ 235,296</b> | <b>\$ 236,415</b> | <b>\$ 241,669</b>            | <b>\$ 485,961</b> | <b>\$ (247,384)</b> | <b>\$ 238,577</b>    | <b>\$ 244,911</b> |

Special Assessment Bonds  
AMORTIZATION SCHEDULE

| DATE      | BALANCE     | RATE | PRINCIPAL   | EXTRAORDINARY REDEMPTION | INTEREST    | TOTAL       |
|-----------|-------------|------|-------------|--------------------------|-------------|-------------|
| 11/1/2020 | \$4,185,000 | \$0  | \$0         | \$0                      | \$66,960    | \$66,960    |
| 5/1/2021  | \$4,185,000 | \$0  | \$190,000   | \$0                      | \$66,960    | \$256,960   |
| 11/1/2021 | \$3,995,000 | \$0  | \$0         | \$0                      | \$63,920    | \$63,920    |
| 5/1/2022  | \$3,995,000 | \$0  | \$195,000   | \$0                      | \$63,920    | \$258,920   |
| 11/1/2022 | \$3,800,000 | \$0  | \$0         | \$0                      | \$60,800    | \$60,800    |
| 5/1/2023  | \$3,800,000 | \$0  | \$200,000   | \$0                      | \$60,800    | \$260,800   |
| 11/1/2023 | \$3,600,000 | \$0  | \$0         | \$0                      | \$57,600    | \$57,600    |
| 5/1/2024  | \$3,600,000 | \$0  | \$205,000   | \$0                      | \$57,600    | \$262,600   |
| 11/1/2024 | \$3,395,000 | \$0  | \$0         | \$0                      | \$54,320    | \$54,320    |
| 5/1/2025  | \$3,395,000 | \$0  | \$215,000   | \$0                      | \$54,320    | \$269,320   |
| 11/1/2025 | \$3,180,000 | \$0  | \$0         | \$0                      | \$50,880    | \$50,880    |
| 5/1/2026  | \$3,180,000 | \$0  | \$220,000   | \$0                      | \$50,880    | \$270,880   |
| 11/1/2026 | \$2,960,000 | \$0  | \$0         | \$0                      | \$47,360    | \$47,360    |
| 5/1/2027  | \$2,960,000 | \$0  | \$230,000   | \$0                      | \$47,360    | \$277,360   |
| 11/1/2027 | \$2,730,000 | \$0  | \$0         | \$0                      | \$43,680    | \$43,680    |
| 5/1/2028  | \$2,730,000 | \$0  | \$235,000   | \$0                      | \$43,680    | \$278,680   |
| 11/1/2028 | \$2,495,000 | \$0  | \$0         | \$0                      | \$39,920    | \$39,920    |
| 5/1/2029  | \$2,495,000 | \$0  | \$245,000   | \$0                      | \$39,920    | \$284,920   |
| 11/1/2029 | \$2,250,000 | \$0  | \$0         | \$0                      | \$36,000    | \$36,000    |
| 5/1/2030  | \$2,250,000 | \$0  | \$250,000   | \$0                      | \$36,000    | \$286,000   |
| 11/1/2030 | \$2,000,000 | \$0  | \$0         | \$0                      | \$32,000    | \$32,000    |
| 5/1/2031  | \$2,000,000 | \$0  | \$260,000   | \$0                      | \$32,000    | \$292,000   |
| 11/1/2031 | \$1,740,000 | \$0  | \$0         | \$0                      | \$27,840    | \$27,840    |
| 5/1/2032  | \$1,740,000 | \$0  | \$270,000   | \$0                      | \$27,840    | \$297,840   |
| 11/1/2032 | \$1,470,000 | \$0  | \$0         | \$0                      | \$23,520    | \$23,520    |
| 5/1/2033  | \$1,470,000 | \$0  | \$275,000   | \$0                      | \$23,520    | \$298,520   |
| 11/1/2033 | \$1,195,000 | \$0  | \$0         | \$0                      | \$19,120    | \$19,120    |
| 5/1/2034  | \$1,195,000 | \$0  | \$285,000   | \$0                      | \$19,120    | \$304,120   |
| 11/1/2034 | \$910,000   | \$0  | \$0         | \$0                      | \$14,560    | \$14,560    |
| 5/1/2035  | \$910,000   | \$0  | \$295,000   | \$0                      | \$14,560    | \$309,560   |
| 11/1/2035 | \$615,000   | \$0  | \$0         | \$0                      | \$9,840     | \$9,840     |
| 5/1/2036  | \$615,000   | \$0  | \$305,000   | \$0                      | \$9,840     | \$314,840   |
| 11/1/2036 | \$310,000   | \$0  | \$0         | \$0                      | \$4,960     | \$4,960     |
| 5/1/2037  | \$310,000   | \$0  | \$310,000   | \$0                      | \$4,960     | \$314,960   |
|           |             |      | \$4,185,000 | \$0                      | \$1,306,560 | \$5,491,560 |

**Budget Narrative**  
Fiscal Year 2021

**REVENUES**

**Interest - Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessment - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

**Special Assessment - Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**Miscellaneous-Assessment Collection Cost**

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Debt Service**

**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense**

The District pays interest expense on the debt twice during the year.

**The Hammocks**  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2021

# THE HAMMOCKS

Community Development District

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## Comparison of Assessment Rates Fiscal Year 2021 vs. Fiscal Year 2020

| Name      | General Fund 001 |          |                | Debt Service |          |                | Total Assessments per Unit |            |                | Total Units |
|-----------|------------------|----------|----------------|--------------|----------|----------------|----------------------------|------------|----------------|-------------|
|           | FY 2021          | FY 2020  | Percent Change | FY 2021      | FY 2020  | Percent Change | FY 2021                    | FY 2020    | Percent Change |             |
| Brentwood | \$465.53         | \$465.53 | 0.0%           | \$747.92     | \$747.92 | 0.0%           | \$1,213.45                 | \$1,213.45 | 0.0%           | 234         |
| Oakwood   | \$416.53         | \$416.53 | 0.0%           | \$669.19     | \$669.19 | 0.0%           | \$1,085.72                 | \$1,085.72 | 0.0%           | 266         |
|           |                  |          |                |              |          |                |                            |            |                | <b>500</b>  |

**RESOLUTION 2020-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT  
APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR  
2021 AND SETTING A PUBLIC HEARING THEREON  
PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2021; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT;**

1. The budget proposed by the District Manager for Fiscal Year 2021 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: July 15, 2020  
Hour: 8:00 a.m.  
Place: Brentwood Clubhouse  
8504 Sandpiper Ridge Avenue  
Tampa, Florida

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 13<sup>th</sup> day of May, 2020.

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Francis Plantikow  
Chairperson

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Bob Nanni  
Secretary

**4Aii.**

**RESOLUTION 2020-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.**

**WHEREAS**, The Hammocks 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 Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of The Hammocks Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

**WHEREAS**, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

**WHEREAS**, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

**Section 1.** The Board is currently made up of the following individuals: Frances K. Plantikow, Mike Henke, George A. Kuehn, Juli Moulton and Michelle Rodriguez.

**Section 2.** The term of office for each member of the Board is as follows:

|                      |         |                  |                  |
|----------------------|---------|------------------|------------------|
| Supervisor Moulton   | Seat #1 | Term: four years | Expires: 11/2020 |
| Supervisor Plantikow | Seat #2 | Term: four years | Expires: 11/2020 |
| Supervisor Rodriguez | Seat #3 | Term: four years | Expires: 11/2022 |
| Supervisor Henke     | Seat #4 | Term: four years | Expires: 11/2022 |
| Supervisor Kuehn     | Seat #5 | Term: four years | Expires: 11/2020 |

**Section 3.** Seat #1, currently held by Juli Moulton, Seat #2, currently held by Frances Plantikow and Seat #5, currently held by George Kuehn are scheduled for General Elections in November 2020.



**Section 4.** Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

**Section 5.** The term of office for the individuals to be elected to the Board in the November 2020 General Election is four years.

**Section 6.** The new Board members shall assume office on the second Tuesday following their election.

**Section 7.** The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF MAY, 2020.**

**ATTEST: THE HAMMOCKS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman