

**THE HAMMOCKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SEPTEMBER 9, 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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September 2, 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, September 9, 2020 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida. 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 July 15, 2020 Meeting
  - B. Approval of the Financial Statements
4. Staff Reports
  - A. Manager
    - i. Consideration of Buccaneer Renewal Letter
    - ii. Consideration of Proposal for Conservation Walkways and Bridges
  - 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, July 15, 2020 at 8:00 a.m. via **conference call**.

Present and constituting a quorum were:

Frances Plantikow	Chairperson
Mike Henke	Assistant Secretary
Michelle Rodriguez	Supervisor

Also present were:

Bob Nanni	District Manager
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*The following is a summary of the minutes and actions taken.*

**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**

**Organizational Matters**

**A. Resignation – Ms. Juli Moulton**

- Mr. Nanni addressed the resignation of Ms. Moulton noting she verbally resigned.

On MOTION by Mr. Henke seconded by Ms. Plantikow, with all in favor Ms. Moulton’s verbal resignation was accepted.
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**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider Adoption of the Budget for Fiscal Year 2021**

The public hearing was opened.

Hearing no comments or questions, the public hearing was closed.

**A. Consideration of Resolution 2020-03 Adopting the Budget**

- Mr. Nanni noted they have discussed for FY 2022 they will need to take a hard look at the budget.
- Hearing no comments or questions,

On MOTION by Ms. Plantikow seconded by Ms. Rodriguez, with all in favor, Resolution 2020-03, a resolution of the Hammocks Community Development District relating to annual appropriations of the District and adopting the budget for Fiscal Year beginning on October 1, 2020 and ending September 30, 2021 was adopted.

**A. Consideration of Resolution 2020-04 Levy of Non-Ad Valorem Assessments**

- Hearing no comments or questions,

On MOTION by Mr. Henke seconded by Ms. Plantikow, with all in favor, Resolution 2020-04, a resolution of the Board of Supervisors of the Hammocks Community Development District making a determination of benefit; levying and imposing a non-ad valorem operations and maintenance special assessment for Fiscal Year 2020/2021; providing for the collection and enforcement of special assessments; adopting and certifying an assessment roll; providing for amendments to the assessment roll; providing a severability clause; and providing an effective date was adopted.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of the May 13, 2020 Meeting**
- B. Approval of Financial Statements**

On MOTION by Mr. Henke seconded by Ms. Plantikow, with all in favor, the Consent Agenda was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. Manager**
  - i. Meeting Schedule for Fiscal Year 2021**

- Mr. Nanni outlined the meeting schedule.

On MOTION by Mr. Henke seconded by Ms. Rodriguez, with all in favor, the meeting schedule for Fiscal Year 2021 was approved as presented.

- Mr. Nanni requested when a Board member cannot attend a meeting that they let him know as much in advance as possible.
- Discussion followed on rescheduling meetings for lack of a quorum.
- Discussion followed on the process following the General Election as no one qualified.

**B. Attorney**

There being none, the next item followed.

**C. Engineer**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

- There being none,

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Henke seconded by Ms. Plantikow, with all in favor, the meeting was adjourned.

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Frances Plantikow  
Chairperson

**3B.**



**The Hammocks  
Community Development District**

**Financial Report**

*July 31, 2020*

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**The Hammocks  
Community Development District**

**Financial Statements**

(Unaudited)

*July 31, 2020*

**Balance Sheet**  
July 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>			
Cash - Checking Account	\$ 61,968	\$ -	\$ 61,968
Accounts Receivable	13,407	-	13,407
Investments:			
Money Market Account	328,098	-	328,098
Prepayment Account	-	64	64
Reserve Fund	-	128,752	128,752
Revenue Fund	-	110,240	110,240
<b>TOTAL ASSETS</b>	<b>\$ 403,473</b>	<b>\$ 239,056</b>	<b>\$ 642,529</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 235	\$ -	\$ 235
<b>TOTAL LIABILITIES</b>	<b>235</b>	<b>-</b>	<b>235</b>
<b>FUND BALANCES</b>			
<b>Restricted for:</b>			
Debt Service	-	239,056	239,056
<b>Assigned to:</b>			
Operating Reserves	53,235	-	53,235
Reserves - Ponds	94,978	-	94,978
<b>Unassigned:</b>	255,025	-	255,025
<b>TOTAL FUND BALANCES</b>	<b>\$ 403,238</b>	<b>\$ 239,056</b>	<b>\$ 642,294</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 403,473</b>	<b>\$ 239,056</b>	<b>\$ 642,529</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 2,206	\$ 1,840	\$ 2,890	\$ 1,050
Interest - Tax Collector	-	-	102	102
Special Assmnts- Tax Collector	219,731	219,731	219,731	-
Special Assmnts- Discounts	(8,789)	(8,789)	(8,413)	376
<b>TOTAL REVENUES</b>	<b>213,148</b>	<b>212,782</b>	<b>214,310</b>	<b>1,528</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	6,000	6,000	3,600	2,400
FICA Taxes	459	459	275	184
ProfServ-Engineering	2,000	1,670	174	1,496
ProfServ-Legal Services	3,500	2,920	1,171	1,749
ProfServ-Mgmt Consulting Serv	47,612	39,680	39,677	3
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	250	65	185
Insurance - General Liability	10,732	10,732	9,756	976
Printing and Binding	250	210	66	144
Legal Advertising	1,200	1,000	2,632	(1,632)
Misc-Bank Charges	695	580	533	47
Misc-Assessmnt Collection Cost	4,395	4,395	4,226	169
Misc-Web Hosting	1,000	830	2,453	(1,623)
Office Supplies	25	20	-	20
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>99,585</b>	<b>90,163</b>	<b>86,020</b>	<b>4,143</b>
<b>Field</b>				
Contracts-Landscape	56,599	47,170	47,166	4
Contracts-Lakes	5,064	4,220	4,220	-
R&M-Fence	5,000	4,170	-	4,170
R&M-Irrigation	1,000	830	2,920	(2,090)
R&M-Mulch	4,500	4,500	9,474	(4,974)
Misc-Contingency	21,400	17,830	2,740	15,090
Reserve - Ponds	20,000	-	-	-
<b>Total Field</b>	<b>113,563</b>	<b>78,720</b>	<b>66,520</b>	<b>12,200</b>
<b>TOTAL EXPENDITURES</b>	<b>213,148</b>	<b>168,883</b>	<b>152,540</b>	<b>16,343</b>

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
Excess (deficiency) of revenues				
Over (under) expenditures	-	43,899	61,770	17,871
Net change in fund balance	\$ -	\$ 43,899	\$ 61,770	\$ 17,871
<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><u>\$ 341,468</u></b>	<b><u>\$ 385,367</u></b>	<b><u>\$ 403,238</u></b>	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 526	\$ 440	\$ 1,964	\$ 1,524
Special Assmnts- Tax Collector	350,774	350,774	350,774	-
Special Assmnts- Discounts	(14,031)	(14,031)	(13,430)	601
<b>TOTAL REVENUES</b>	<b>337,269</b>	<b>337,183</b>	<b>339,308</b>	<b>2,125</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	7,015	7,015	6,747	268
<b>Total Administration</b>	<b>7,015</b>	<b>7,015</b>	<b>6,747</b>	<b>268</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	185,000	185,000	185,000	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	140,000	140,000	139,920	80
<b>Total Debt Service</b>	<b>325,000</b>	<b>325,000</b>	<b>329,920</b>	<b>(4,920)</b>
<b>TOTAL EXPENDITURES</b>	<b>332,015</b>	<b>332,015</b>	<b>336,667</b>	<b>(4,652)</b>
Excess (deficiency) of revenues Over (under) expenditures	5,254	5,168	2,641	(2,527)
<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	\$ 5,168	\$ 2,641	\$ (2,527)
<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>\$ 241,583</b>	<b>\$ 239,056</b>	

**The Hammocks  
Community Development District**

**Supporting Schedules**

*July 31, 2020*



**Cash and Investment Report**

*July 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%	\$156
Checking Account - Operating	Valley	n/a	0.25%	\$61,811
MMA	Bank United	Money Market Account	0.27%	\$328,098
			<b>Subtotal</b>	<b>\$390,065</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%	\$110,240
			<b>Subtotal</b>	<b>\$239,056</b>
			<b>Total</b>	<b>\$629,121</b>

# The Hammocks CDD

## Bank Reconciliation

**Bank Account No.** 2057 Hancock Bank GF do not use  
**Statement No.** 07-20  
**Statement Date** 7/31/2020

<b>G/L Balance (LCY)</b>	156.26	<b>Statement Balance</b>	156.26
<b>G/L Balance</b>	156.26	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	156.26	<b>Subtotal</b>	156.26
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	156.26	<b>Ending Balance</b>	156.26
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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# The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING  
 Statement No. 07-20  
 Statement Date 7/31/2020

<b>G/L Balance (LCY)</b>	61,811.37	<b>Statement Balance</b>	61,811.37
<b>G/L Balance</b>	61,811.37	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	61,811.37
<b>Subtotal</b>	61,811.37	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	61,811.37	<b>Ending Balance</b>	61,811.37
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Bank Account**

For the Period from 07/01/20 to 07/31/20

(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>VALLEY BANK GF CHECKING - (ACCT# XXXX7492)</b>									
Check	4012	07/02/20	Vendor	STRALEY & ROBIN	18560	GEN MATTERS THRU JUNE 2020	ProfServ-Legal Services	001-531023-51401	\$245.00
Check	4013	07/09/20	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00437252	JULY LAKE/POND MGMT SVS	Contracts-Lakes	001-534084-53901	\$422.00
Check	4014	07/16/20	Employee	FRANCES K. PLANTIKOW	PAYROLL	July 16, 2020 Payroll Posting			\$184.70
Check	4015	07/16/20	Employee	MICHAEL J. HENKE	PAYROLL	July 16, 2020 Payroll Posting			\$184.70
Check	4016	07/16/20	Employee	MICHELLE RODRIGUEZ	PAYROLL	July 16, 2020 Payroll Posting			\$184.70
Check	4017	07/16/20	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	0000090842	Notice of O&M ASSESSMENTS	Legal Advertising	001-548002-51301	\$1,152.00
Check	4018	07/16/20	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	59098	July Landscape Maint - Performance	Contracts-Landscape	001-534050-53901	\$2,855.08
Check	4018	07/16/20	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	59097	July Base Landscape Maint	Contracts-Landscape	001-534050-53901	\$8,565.24
Check	4019	07/23/20	Vendor	INFRAMARK, LLC	53197	JULY MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,967.67
Check	4019	07/23/20	Vendor	INFRAMARK, LLC	53197	JULY MGMT FEES	Postage and Freight	001-541006-51301	\$2.50
Check	4019	07/23/20	Vendor	INFRAMARK, LLC	53197	JULY MGMT FEES	Misc-Web Hosting	001-549915-51301	\$83.33
Check	4020	07/23/20	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	0000090852	BUDGET HEARING 7/1/20	Legal Advertising	001-548002-51301	\$452.50
<b>Account Total</b>									<b>\$18,299.42</b>
<b>Total Amount Paid</b>									<b>\$18,299.42</b>

## **Fourth Order of Business**

**4A.**

**4Ai.**

**Buccaneer Landscape Management**

PO Box 2453  
Pinellas Park, FL 33780  
Phone: 727-209-0393  
Fax: 727-499-9564



August 12, 2020

Bob Nanni  
District Manager

2654 Cypress Ridge Blvd, Suite 101  
Wesley Chapel, FL 33544

Re: Hammocks CDD & HOA Landscape Maintenance Contract – Addendum 2

Buccaneer is please to offer a renewal of the existing Landscape Maintenance contract under the same terms and conditions for an additional 2 years.

The entire Buccaneer Landscape Management team is looking forward to working with you. Please let me know if you need any additional information.

Sincerely,

*Chris Witherington*

Chris Witherington  
President  
Buccaneer Landscape Management

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Signature

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Print Name

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Date