

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors:

Frances Plantikow, Chairperson
Mike Henke, Vice Chairperson
George Kuehn, Assistant Secretary
Michelle Rodriguez, Assistant Secretary
Alex Manero, Assistant Secretary

Bob Nanni, District Manager
Tracy Robin, District Counsel
Tonja Stewart, District Engineer

Meeting Agenda

September 8, 2021 - 8:00 a.m.

-
- 1. Call to Order and Roll Call**
 - 2. Public Comments on Agenda Items**
 - 3. Consent Agenda**
 - A. Approval of the Minutes of the July 14, 2021 Meeting.....Page 2
 - B. Approval of July 31, 2021 Financial Statements.....Page 5
 - 4. Staff Reports**
 - A. District Manager
 - i. Consideration of Fiscal Year 2022 Meeting Schedule.....Page 17
 - ii. Consideration of Establishment of Audit Committee
 - B. District Attorney
 - C. District Engineer
 - 5. Supervisors' Requests**
 - 6. Audience Comments**
 - 7. Adjournment**

NOTE: Next Meeting Scheduled for November 10, 2021

District Office:

210 N. University Drive, Suite 702
Coral Springs, Florida

Meeting Location:

Brentwood Clubhouse
8504 Sandpiper Ridge Avenue
Tampa, Florida

**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 14, 2021 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647.

Present and constituting a quorum were:

Frances Plantikow
Mike Henke
Michelle Rodriguez
Alex Manero

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Bob Nanni

District Manager

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 was no Audience present.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the May 12, 2021 Meeting**
- B. Approval of Financial Statements**
- C. Acceptance of Fiscal Year 2020 Final Audit**

- A discussion ensued on Board members calling in to a meeting. A quorum is only established if three (3) Board members are physically present. Board members calling in get paid, however, they cannot count as the third (3) person to establish a quorum for the meeting to take place. (See the Sunshine Law, page 16.)
- Ms. Plantikow inquired on the financial highlights section of the Fiscal Year 2020 Audit. Mr. Nanni replied it shows all assets, not just cash.
- Mr. Manero inquired on the current bond interest rate. A discussion ensued. Mr. Nanni will consult accounting on page 22 of the Fiscal Year 2020 Audit.
- A discussion ensued on the County Tax Collector and fees.

July 14, 2021

The Hammocks CDD

- A discussion ensued on ponds and the drainage systems showing in the Fiscal Year 2020 Audit. Mr. Nanni will research this.
- A discussion ensued on removing Oak trees, due to the damage they cause.
- A discussion ensued on the District maintaining the landscaping past the entrance of the The Hammocks. Mr. Nanni will research this subject.

Mr. Manero inquired on sealing asphalt. The road in question is a County road, therefore, it is the County's responsibility.

On MOTION by Mr. Manero seconded by Ms. Rodriguez, with all in favor, the Consent Agenda was approved. (4-0)

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Manager

ii. Public Hearing on Fiscal Year 2021/2022 Final Budget

On MOTION by Mr. Manero seconded by Ms. Rodriguez with all in favor, deviating from the regular meeting and opening the public hearing was approved. (4-0)

a. Consideration of Resolution 2021-06, Adopting Fiscal Year 2021/2022 Budget

On MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, Resolution 2021-06, Adopting Fiscal Year 2021/2022 Budget was approved. (4-0)

iii. Public Hearing on Fiscal Year 2021/2022 Final Budget

a. Consideration of Resolution 2021-07, Levying Assessments for Fiscal Year 2021/2022

On MOTION by Mr. Manero seconded by Ms. Plantikow, with all in favor, Resolution 2021-07, Levying Assessments for Fiscal Year 2021/2022 was adopted. (4-0)

On MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, resuming the regular meeting and closing the public hearing was approved. (4-0)

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i. Consideration of Resolution 2021-05, Designation of District Officers

On MOTION by Mr. Henke seconded by Ms. Rodriguez, with all in favor, Resolution 2021-05, Designation of District Officers was adopted. (4-0)

B. District Counsel

There being no items, the next item followed.

C. District Engineer

There being no items, the next item followed.

FIFTH ORDER OF BUSINESS

Supervisor Requests

There being no items, the next item followed.

SIXTH ORDER OF BUSINESS

Audience Comments

There being no items, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Frances Plantikow
Chairperson

**The Hammocks
Community Development District**

Financial Report

July 31, 2021

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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

July 31, 2021

THE HAMMOCKS

Community Development District

Governmental Funds**Balance Sheet**

July 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 135,767	\$ -	\$ 135,767
Due From Other Funds	-	2,101	2,101
Investments:			
Money Market Account	308,370	-	308,370
Reserve Fund	-	128,352	128,352
Revenue Fund	-	108,204	108,204
TOTAL ASSETS	\$ 444,137	\$ 238,657	\$ 682,794
<u>LIABILITIES</u>			
Accounts Payable	\$ -	\$ -	\$ -
Due To Other Funds	2,101	-	2,101
TOTAL LIABILITIES	2,101	-	2,101
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	238,657	238,657
Assigned to:			
Operating Reserves	53,235	-	53,235
Reserves - Ponds	114,978	-	114,978
Unassigned:	273,823	-	273,823
TOTAL FUND BALANCES	\$ 442,036	\$ 238,657	\$ 680,693
TOTAL LIABILITIES & FUND BALANCES	\$ 444,137	\$ 238,657	\$ 682,794

THE HAMMOCKS

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 2,201	\$ 1,835	\$ 960	\$ (875)
Interest - Tax Collector	-	-	17	17
Special Assmnts- Tax Collector	219,731	219,731	219,731	-
Special Assmnts- Discounts	(8,789)	(8,789)	(8,317)	472
TOTAL REVENUES	213,143	212,777	212,391	(386)

EXPENDITURES**Administration**

P/R-Board of Supervisors	6,000	6,000	4,200	1,800
FICA Taxes	459	459	321	138
ProfServ-Engineering	1,000	830	-	830
ProfServ-Legal Services	2,000	1,670	904	766
ProfServ-Mgmt Consulting Serv	48,088	40,073	40,073	-
ProfServ-Special Assessment	12,500	12,500	12,500	-
ProfServ-Trustee Fees	3,717	3,717	3,717	-
Auditing Services	5,000	5,000	5,100	(100)
Postage and Freight	200	170	158	12
Insurance - General Liability	10,731	10,731	9,756	975
Printing and Binding	100	84	1	83
Legal Advertising	3,000	2,500	2,305	195
Misc-Bank Charges	100	80	672	(592)
Misc-Assessment Collection Cost	4,395	4,395	4,228	167
Misc-Web Hosting	2,700	2,250	2,769	(519)
Office Supplies	25	20	-	20
Annual District Filing Fee	175	175	175	-
Total Administration	100,190	90,654	86,879	3,775

THE HAMMOCKS

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
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	5,300	4,420	-	4,420
R&M-Mulch	10,300	10,300	10,071	229
Misc-Contingency	10,690	8,910	7,376	1,534
Reserve - Ponds	20,000	-	-	-
Total Field	112,953	79,190	68,833	10,357
TOTAL EXPENDITURES	213,143	169,844	155,712	14,132
Excess (deficiency) of revenues				
Over (under) expenditures	-	42,933	56,679	13,746
Net change in fund balance	\$ -	\$ 42,933	\$ 56,679	\$ 13,746
FUND BALANCE, BEGINNING (OCT 1, 2020)	385,357	385,357	385,357	
FUND BALANCE, ENDING	\$ 385,357	\$ 428,290	\$ 442,036	

THE HAMMOCKS

Community Development District

Series 2016 Debt Service Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 526	\$ 440	\$ 14	\$ (426)
Special Assmnts- Tax Collector	350,774	350,774	350,774	-
Special Assmnts- Discounts	(14,031)	(14,031)	(13,277)	754
TOTAL REVENUES	337,269	337,183	337,511	328
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7,015	7,015	6,750	265
Total Administration	7,015	7,015	6,750	265
Debt Service				
Principal Debt Retirement	190,000	190,000	190,000	-
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	133,920	133,920	133,840	80
Total Debt Service	323,920	323,920	333,840	(9,920)
TOTAL EXPENDITURES	330,935	330,935	340,590	(9,655)
Excess (deficiency) of revenues Over (under) expenditures	6,334	6,248	(3,079)	(9,327)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	6,334	-	-	-
TOTAL FINANCING SOURCES (USES)	6,334	-	-	-
Net change in fund balance	\$ 6,334	\$ 6,248	\$ (3,079)	\$ (9,327)
FUND BALANCE, BEGINNING (OCT 1, 2020)	241,736	241,736	241,736	
FUND BALANCE, ENDING	\$ 248,070	\$ 247,984	\$ 238,657	

**The Hammocks
Community Development District**

Supporting Schedules

July 31, 2021

THE HAMMOCKS
Community Development District

Cash and Investment Report

July 31, 2021

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%	\$4,919
Checking Account - Operating	Valley	n/a	0.25%	\$130,848
MMA	Bank United	Money Market Account	0.20%	\$308,370
		Subtotal		\$444,137

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	0.005%	\$0
Series 2016 Reserve	US Bank	US Bank Open Ended CP	0.005%	\$128,352
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.005%	\$108,204
		Subtotal		\$236,556
		Total		\$680,693

The Hammocks CDD

Bank Reconciliation

Bank Account No. 2057 Hancock Bank GF do not use
Statement No. 07-21
Statement Date 7/31/2021

G/L Balance (LCY)	4,918.73	Statement Balance	4,918.73
G/L Balance	4,918.73	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	4,918.73
Subtotal	4,918.73	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	4,918.73	Ending Balance	4,918.73
Difference	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. 07-21
Statement Date 7/31/2021

G/L Balance (LCY)	130,848.04	Statement Balance	134,863.41
G/L Balance	130,848.04	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	134,863.41
Subtotal	130,848.04	Outstanding Checks	4,015.37
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	130,848.04	Ending Balance	130,848.04
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/2/2021	Payment	4095	INFRAMARK, LLC	4,008.86	4,008.86	0.00
7/2/2021	Payment	4096	TAMPA BAY TIMES/TIMES PUBLISHING	1,753.21	1,753.21	0.00
7/13/2021	Payment	4097	BUCCANEER LANDSCAPE MANAGEMENT	11,420.32	11,420.32	0.00
7/13/2021	Payment	4098	SOLITUDE LAKE MANAGEMENT	422.00	422.00	0.00
7/16/2021	Payment	4099	FRANCES K. PLANTIKOW	184.70	184.70	0.00
7/16/2021	Payment	4100	MICHAEL J. HENKE	184.70	184.70	0.00
7/16/2021	Payment	DD105	MICHELLE RODRIGUEZ	184.70	184.70	0.00
7/16/2021	Payment	DD106	ALEX J. MANERO	184.70	184.70	0.00
7/16/2021		IRS PMT	IRS USATAXPYMT	122.40	122.40	0.00
Total Checks				18,465.59	18,465.59	0.00
Deposits						
7/30/2021		DEP00289	HAMMOCKS HOA- JULY 2021	G/L Ac 6,703.73	6,703.73	0.00
7/30/2021		BANK INT	Interest - Valley checking	G/L Ac 28.79	28.79	0.00
Total Deposits				6,732.52	6,732.52	0.00
Outstanding Checks						
7/28/2021	Payment	4101	INFRAMARK, LLC	4,015.37	0.00	4,015.37
Total Outstanding Checks.....				4,015.37		4,015.37

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 06/01/21 to 7/31/21

(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
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HANCOCK BANK GF DO NOT USE - (ACCT# XXXXX2057)

Check	3354	06/09/21	Vendor	STRALEY & ROBIN	19881	GEN MATTERS THRU MAY 2021	ProfServ-Legal Services	001-531023-51401	\$379.50
Check	3355	06/09/21	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	0000160583	PUBLIC HEARING 6/14/21	Legal Advertising	001-548002-51301	\$552.00
Account Total									\$931.50

VALLEY BANK GF CHECKING - (ACCT# XXXXX7492)

Check	4091	06/03/21	Vendor	INFRAMARK, LLC	63622	MAY MGMT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,007.33
Check	4091	06/03/21	Vendor	INFRAMARK, LLC	63622	MAY MGMT SERVICES	Printing and Binding	001-547001-51301	\$1.02
Check	4091	06/03/21	Vendor	INFRAMARK, LLC	63622	MAY MGMT SERVICES	Postage and Freight	001-541006-51301	\$97.50
Check	4092	06/16/21	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	63275	June Landscape Maint - Performance	Contracts-Landscape	001-534050-53901	\$8,565.24
Check	4092	06/16/21	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	63276	June Landscape Maint - Performance	Contracts-Landscape	001-534050-53901	\$2,855.08
Check	4093	06/18/21	Vendor	HANCOCK BANK	061521	INCREASE FUNDS IN HANKCOCK BANK	Cash with Fiscal Agent	103000	\$5,000.00
Check	4094	06/22/21	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00614601	JUNE LAKE/POND MGMT	Contracts-Lakes	001-534084-53901	\$422.00
Check	4095	07/02/21	Vendor	INFRAMARK, LLC	64766	JUNE MGMT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,007.33
Check	4095	07/02/21	Vendor	INFRAMARK, LLC	64766	JUNE MGMT SERVICES	Postage and Freight	001-541006-51301	\$1.53
Check	4096	07/02/21	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	25636-061621	BUDGET MEETING 6/16/21	Legal Advertising	001-548002-51301	\$1,753.21
Check	4097	07/13/21	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	63636	July Landscape Maint - Performance	Contracts-Landscape	001-534050-53901	\$8,565.24
Check	4097	07/13/21	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	63637	July Landscape Maint - Performance	Contracts-Landscape	001-534050-53901	\$2,855.08
Check	4098	07/13/21	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00628987	JULY LAKE/POND MGMT	Contracts-Lakes	001-534084-53901	\$422.00
Check	4099	07/16/21	Employee	FRANCES K. PLANTIKOW	PAYROLL	July 16, 2021 Payroll Posting			\$184.70
Check	4100	07/16/21	Employee	MICHAEL J. HENKE	PAYROLL	July 16, 2021 Payroll Posting			\$184.70
Check	4101	07/28/21	Vendor	INFRAMARK, LLC	65827	7/2021 MANAGEMENT SERVICE	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,007.33
Check	4101	07/28/21	Vendor	INFRAMARK, LLC	65827	7/2021 MANAGEMENT SERVICE	Postage and Freight	001-541006-51301	\$4.59
Check	4101	07/28/21	Vendor	INFRAMARK, LLC	65827	7/2021 MANAGEMENT SERVICE	Misc-Web Hosting	001-549915-51301	\$3.45
ACH	DD105	07/16/21	Employee	MICHELLE RODRIGUEZ	PAYROLL	July 16, 2021 Payroll Posting			\$184.70
ACH	DD106	07/16/21	Employee	ALEX J. MANERO	PAYROLL	July 16, 2021 Payroll Posting			\$184.70
Account Total									\$43,306.73

Total Amount Paid	\$44,238.23
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**Notice of Meetings for the Fiscal Year 2022
The Hammocks
Community Development District**

The Board of Supervisors of The Hammocks Community Development District will hold their meetings for Fiscal Year 2022 at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida on the **second** Wednesday of every other month at 8:00 a.m. as follows unless indicated otherwise:

November 10, 2021
January 12, 2022
March 9, 2022
May 11, 2022
July 13, 2022
September 14, 2022

Meetings may be continued to a date and time certain which will be announced at the meeting. There may be occasions when one or more Supervisors may participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person 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 such appeal is to be based.

Bob Nanni
District Manager