

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 9, 2022

AGENDA PACKAGE



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

The Hammocks Community Development District
Inframark, Infrastructure Management Services
210 University Drive, #702, Coral Springs, FL 33071
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March 2, 2022

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, March 9, 2022 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 Comment on Agenda Items**
- 3. Consent Agenda**
 - A. Approval of Minutes of the January 12, 2022 Meeting [Page 5]
 - B. Approval of January 2022 Financial Statements [Page 8]
- 4. Staff Reports**
 - A. District Manager
 - i. Discussion of FY 2023 Budget [Page 24]
 - ii. HOA Request for Warning Signs to be Placed at all Ponds [Page 40]
 - B. District Attorney
 - C. District Engineer
 - D. SOLitude
- 5. New Business**
 - A. Discussion of HOA Notice to Dissolve Landscape Payment Agreement [Page 44]
- 6. Supervisors' Requests**
- 7. Audience Comments**
- 8. 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: Vanessa Steinerts

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, January 12, 2022 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
George Kuehn

Chairperson
Vice Chairman
Assistant Secretary

Also present were:

Bob Nanni
Residents

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 being none, the next item followed.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. **Approval of the Minutes of the November 10, 2021 and December 15, 2021 Meetings**
- B. **Approval of November 2021 Financial Statements**

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

FOURTH ORDER OF BUSINESS

Staff Reports

B. District Attorney

There being none, the next item followed.

C. District Engineer

There being none, the next item followed.

D. SOLitude

- The SOLitude report was included in the agenda package.

January 12, 2021

The Hammocks CDD

A. District Manager

- Mr. Nanni addressed the discussion at the last meeting regarding extending the Buccaneer contract with the intent to go out to bid in 2022. He noted he has been advised by the attorney to confirm the HOA is in agreement with this.
 - Mr. Nanni outlined the bid process and timing it with the 2023 budget process.
- Water coming from Esplanade to a pond on Indian Rosewood. Ms. Stewart is checking into the Esplanade drainage.
- Royal Hampton Boulevard responsibility was discussed.
- Discussion returned to the landscape bid and contract.

FIFTH ORDER OF BUSINESS

Supervisors' Requests

- Ms. Plantikow inquired what the drainage systems encompass.
 - Mr. Nanni noted there are underground pipes that are the CDD's.

SIXTH ORDER OF BUSINESS

Audience Comments

- A resident inquired if the trees and paths in conservation areas are the CDD's.
 - Ms. Plantikow noted they are.
 - Mr. Nanni will check the area to see what was cut and report to the Board.
 - The resident noted someone trimmed the trees earlier this year and inquired if it was the CDD.
 - Mr. Henke noted it was not.
 - Mr. Nanni addressed conservation areas noting they are protected by SFWMD and you are not allowed to do anything without permission including trimming trees unless the trees are growing over private property then they can be trimmed back to the property line.

SEVENTH 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.

Frances Plantikow
Chairperson

3B.

**The Hammocks
Community Development District**

Financial Report

January 31, 2022

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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

January 31, 2022

Balance Sheet
January 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 114,472	\$ -	\$ 114,472
Accounts Receivable	20,111	-	20,111
Investments:			
Money Market Account	443,612	-	443,612
Reserve Fund	-	128,288	128,288
Revenue Fund	-	364,257	364,257
TOTAL ASSETS	\$ 578,195	\$ 492,545	\$ 1,070,740
<u>LIABILITIES</u>			
Accounts Payable	\$ 23,268	\$ -	\$ 23,268
TOTAL LIABILITIES	23,268	-	23,268
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	492,545	492,545
Assigned to:			
Operating Reserves	53,235	-	53,235
Reserves - Ponds	134,978	-	134,978
Unassigned:	366,714	-	366,714
TOTAL FUND BALANCES	\$ 554,927	\$ 492,545	\$ 1,047,472
TOTAL LIABILITIES & FUND BALANCES	\$ 578,195	\$ 492,545	\$ 1,070,740

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,098	\$ 366	\$ 369	\$ 3
Special Assmnts- Tax Collector	219,731	210,000	212,941	2,941
Special Assmnts- Discounts	(8,789)	(8,400)	(8,453)	(53)
TOTAL REVENUES	212,040	201,966	204,857	2,891
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	2,000	3,200	(1,200)
FICA Taxes	459	153	245	(92)
ProfServ-Engineering	1,000	333	-	333
ProfServ-Legal Services	2,000	667	1,188	(521)
ProfServ-Mgmt Consulting	49,531	16,510	16,510	-
ProfServ-Special Assessment	12,625	12,625	12,625	-
ProfServ-Trustee Fees	3,717	3,717	3,717	-
Auditing Services	5,100	-	-	-
Postage and Freight	199	67	54	13
Insurance - General Liability	10,732	10,732	9,756	976
Printing and Binding	100	33	-	33
Legal Advertising	3,000	1,000	464	536
Misc-Bank Charges	904	301	230	71
Misc-Assessment Collection Cost	4,395	4,200	4,090	110
Misc-Web Hosting	2,800	933	1,718	(785)
Office Supplies	25	8	-	8
Annual District Filing Fee	175	175	175	-
Total Administration	102,762	53,454	53,972	(518)
<u>Field</u>				
Contracts-Landscape	56,599	18,866	18,866	-
Contracts-Lakes	5,064	1,688	1,688	-
R&M-Fence	5,000	1,667	-	1,667
R&M-Irrigation	5,300	1,767	-	1,767
R&M-Mulch	10,000	10,000	-	10,000
Misc-Contingency	15,621	5,207	-	5,207
Reserve - Ponds	20,000	-	-	-
Total Field	117,584	39,195	20,554	18,641
TOTAL EXPENDITURES	220,346	92,649	74,526	18,123

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	(8,306)	109,317	130,331	21,014
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(8,306)	-	-	-
TOTAL FINANCING SOURCES (USES)	(8,306)	-	-	-
Net change in fund balance	\$ (8,306)	\$ 109,317	\$ 130,331	\$ 21,014
FUND BALANCE, BEGINNING (OCT 1, 2021)	424,596	424,596	424,596	
FUND BALANCE, ENDING	\$ 416,290	\$ 533,913	\$ 554,927	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 877	\$ 292	\$ 3	\$ (289)
Special Assmnts- Tax Collector	350,774	333,000	339,934	6,934
Special Assmnts- Discounts	(14,031)	(13,320)	(13,494)	(174)
TOTAL REVENUES	337,620	319,972	326,443	6,471
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	7,015	6,660	6,529	131
Total Administration	7,015	6,660	6,529	131
<u>Debt Service</u>				
Principal Debt Retirement	195,000	-	-	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	127,520	63,760	63,760	-
Total Debt Service	322,520	63,760	68,760	(5,000)
TOTAL EXPENDITURES	329,535	70,420	75,289	(4,869)
Excess (deficiency) of revenues Over (under) expenditures	8,085	249,552	251,154	1,602
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	8,085	-	-	-
TOTAL FINANCING SOURCES (USES)	8,085	-	-	-
Net change in fund balance	\$ 8,085	\$ 249,552	\$ 251,154	\$ 1,602
FUND BALANCE, BEGINNING (OCT 1, 2021)	241,391	241,391	241,391	
FUND BALANCE, ENDING	\$ 249,476	\$ 490,943	\$ 492,545	

**The Hammocks
Community Development District**

Supporting Schedules

January 31, 2022

**Non-Ad Valorem Special Assessments
Hillsborough County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2022**

					Allocation	
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Assessments	Debt Service Fund Assessments
ASSESSMENTS LEVIED FY 2022				\$ 570,505	\$ 219,731	\$ 350,774
Allocation %				100%	39%	61%
11/04/21	\$ 5,843	\$ 282	\$ 119	\$ 6,243	\$ 2,405	\$ 3,839
11/17/21	\$ 50,824	\$ 2,161	\$ 1,037	\$ 54,022	\$ 20,807	\$ 33,215
11/24/21	\$ 69,638	\$ 2,961	\$ 1,421	\$ 74,021	\$ 28,509	\$ 45,511
12/01/21	\$ 299,186	\$ 12,706	\$ 6,106	\$ 317,997	\$ 122,477	\$ 195,520
12/07/21	\$ 62,128	\$ 2,642	\$ 1,268	\$ 66,037	\$ 25,434	\$ 40,603
12/13/21	\$ 13,901	\$ 568	\$ 284	\$ 14,753	\$ 5,682	\$ 9,071
01/05/22	\$ 18,790	\$ 628	\$ 383	\$ 19,801	\$ 7,627	\$ 12,175
TOTAL	\$ 520,309	\$ 21,947	\$ 10,619	\$ 552,875	\$ 212,941	\$ 339,934
% COLLECTED				97%	97%	97%
TOTAL OUTSTANDING				\$ 17,630	\$ 6,790	\$ 10,840

Cash and Investment Report

January 31, 2022

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley	n/a	0.25%	\$59,916
Checking Account - Operating	Hancock	n/a	0.00%	\$54,557
MMA	Bank United	Money Market Account	0.15%	\$443,612
Subtotal				<u>\$558,084</u>

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Reserve	US Bank	US Bank Open Ended CP	0.005%	\$128,288
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.005%	\$364,257
Subtotal				<u>\$492,545</u>
Total				<u><u>\$1,050,629</u></u>

The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING
Statement No. 01-22
Statement Date 1/31/2022

G/L Balance (LCY)	59,915.68	Statement Balance	76,485.32
G/L Balance	59,915.68	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	76,485.32
Subtotal	59,915.68	Outstanding Checks	16,569.64
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	59,915.68	Ending Balance	59,915.68
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/25/2021	Payment	4115	GEORGE A. KUEHN	184.70	0.00	184.70
1/28/2022	Payment	4139	STRALEY & ROBIN	258.00	0.00	258.00
1/28/2022	Payment	4140	INFRAMARK, LLC	4,129.17	0.00	4,129.17
1/28/2022	Payment	4141	HAMMOCKS CDD C/O US BANK N.A.	11,553.06	0.00	11,553.06
1/28/2022	Payment	4142	SOLITUDE LAKE MANAGEMENT	422.00	0.00	422.00
1/31/2022	Payment	4143	FEDEX	22.71	0.00	22.71
Total Outstanding Checks.....				16,569.64		16,569.64

The Hammocks CDD

Bank Reconciliation

Bank Account No. 2057 Hancock Bank GF do not use
Statement No. 01-22
Statement Date 1/31/2022

G/L Balance (LCY)	54,556.72	Statement Balance	54,556.72
G/L Balance	54,556.72	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	54,556.72
Subtotal	54,556.72	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	54,556.72	Ending Balance	54,556.72
Difference	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 12/1/21 to 1/31/22

(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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VALLEY BANK GF CHECKING - (ACCT# XXXXX7492)

Check	4127	12/03/21	Vendor	STRALEY & ROBIN	20706	Legal Service for 11/2021	ProfServ-Legal Services	001-531023-51301	\$442.50
Check	4128	12/17/21	Employee	FRANCES K. PLANTIKOW	PAYROLL	December 17, 2021 Payroll Posting			\$184.70
Check	4129	12/17/21	Employee	MICHAEL J. HENKE	PAYROLL	December 17, 2021 Payroll Posting			\$184.70
Check	4130	12/17/21	Employee	GEORGE A. KUEHN	PAYROLL	December 17, 2021 Payroll Posting			\$184.70
Check	4131	12/17/21	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00723419	12/2021 LAKE AND POND MANAGEMENT SERVICE	Contracts-Lakes	001-534084-53901	\$422.00
Check	4132	12/22/21	Vendor	INFRAMARK, LLC	71063	12/2021 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,127.58
Check	4132	12/22/21	Vendor	INFRAMARK, LLC	71063	12/2021 MANAGEMENT SERVICES	Postage and Freight	001-541006-51301	\$3.18
Check	4132	12/22/21	Vendor	INFRAMARK, LLC	71063	12/2021 MANAGEMENT SERVICES	ProfServ-Special Assessment	001-531038-51301	\$12,625.00
Check	4133	01/06/22	Vendor	HAMMOCKS CDD	122021	TRANSFER FROM VALLEY CK TO BANK UNITED MM	Cash with Fiscal Agent	103000	\$165,000.00
Check	4134	01/11/22	Vendor	HAMMOCKS CDD C/O US BANK N.A.	122021-7	TRFR OF TAX RECEIPTS SERIES 2016	Due From Other Funds	131000	\$311,090.38
Check	4135	01/11/22	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	0000199292	NOTICE OF MEETING 12/12/21	Legal Advertising	001-548002-51301	\$464.00
Check	4136	01/13/22	Employee	FRANCES K. PLANTIKOW	PAYROLL	January 13, 2022 Payroll Posting			\$184.70
Check	4137	01/13/22	Employee	MICHAEL J. HENKE	PAYROLL	January 13, 2022 Payroll Posting			\$184.70
Check	4138	01/13/22	Employee	GEORGE A. KUEHN	PAYROLL	January 13, 2022 Payroll Posting			\$184.70
Check	4139	01/28/22	Vendor	STRALEY & ROBIN	20855	GEN COUNSEL THRU NOV 2021	ProfServ-Legal Services	001-531023-51401	\$258.00
Check	4140	01/28/22	Vendor	INFRAMARK, LLC	72157	01/2022 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,127.58
Check	4140	01/28/22	Vendor	INFRAMARK, LLC	72157	01/2022 MANAGEMENT SERVICES	Postage and Freight	001-541006-51301	\$1.59
Check	4141	01/28/22	Vendor	HAMMOCKS CDD C/O US BANK N.A.	012022-3	TRFR TAX RECEIPTS SERIES 2016	Due From Other Funds	131000	\$11,553.06
Check	4142	01/28/22	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00739253	JAN 2022 LAKE AND POND MANAGEMENT SERVICE	Contracts-Lakes	001-534084-53901	\$422.00
Check	4143	01/31/22	Vendor	FEDEX	7-619-78713	SERVICE FOR 12/28/2022	Postage and Freight	001-541006-51301	\$22.71
ACH	DD111	12/17/21	Employee	MICHELLE RODRIGUEZ	PAYROLL	December 17, 2021 Payroll Posting			\$184.70
ACH	DD112	12/17/21	Employee	ALEX J. MANERO	PAYROLL	December 17, 2021 Payroll Posting			\$184.70

Account Total **\$512,037.18**

Total Amount Paid **\$512,037.18**

Fourth Order of Business

4A.

4Ai.

THE HAMMOCKS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2023

Version 2 - Proposed Budget:
(Printed on 3/2/2022 11am)

Prepared by:



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The Hammocks
Community Development District

Operating Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU DEC-2021	PROJECTED JAN - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,079	\$ 1,091	\$ 1,098	\$ 258	\$ 774	\$ 1,032	\$ 1,217
Interest - Tax Collector	102	17	-	-	-	-	-
Special Assmnts- Tax Collector	219,731	219,731	219,731	205,314	14,417	219,731	243,384
Special Assmnts- Discounts	(8,413)	(8,317)	(8,789)	(8,211)	(578)	(8,789)	(9,735)
TOTAL REVENUES	214,499	212,522	212,040	197,361	14,613	211,974	234,866
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	4,200	4,200	6,000	2,600	3,400	6,000	6,000
FICA Taxes	321	321	459	199	260	459	459
ProfServ-Engineering	174	-	1,000	-	175	175	1,000
ProfServ-Legal Services	1,284	1,284	2,000	761	1,239	2,000	2,000
ProfServ-Mgmt Consulting	47,612	48,088	49,531	12,383	37,148	49,531	51,017
ProfServ-Special Assessment	12,500	12,500	12,625	12,625	-	12,625	12,751
ProfServ-Trustee Fees	3,717	3,717	3,717	3,717	-	3,717	3,717
Auditing Services	5,000	5,100	5,100	-	5,100	5,100	5,100
Postage and Freight	70	163	199	30	169	199	250
Insurance - General Liability	9,756	9,756	10,732	9,756	-	9,756	10,732
Printing and Binding	70	1	100	-	100	100	100
Legal Advertising	3,093	2,681	3,000	464	2,423	2,887	3,500
Misc-Bank Charges	667	804	904	176	528	704	700
Misc-Assessment Collection Cost	2,550	2,481	4,395	3,942	144	4,086	4,868
Misc-Web Hosting	2,623	2,769	2,800	1,718	1,082	2,800	3,000
Office Supplies	-	-	25	-	25	25	100
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	93,812	94,040	102,762	48,546	51,793	100,339	105,468
<i>Field</i>							
Contracts-Landscape	56,599	56,599	56,599	2,729	53,870	56,599	67,000
Contracts-Lakes	5,064	5,064	5,064	1,266	3,798	5,064	5,317
R&M-Fence	-	-	5,000	-	5,000	5,000	5,000
R&M-Irrigation	2,920	-	5,300	-	5,300	5,300	5,459
R&M-Mulch	9,474	10,071	10,000	-	10,000	10,000	11,000
Misc-Contingency	2,740	7,509	15,621	-	15,621	15,621	15,621
Reserve - Ponds	-	-	20,000	-	20,000	20,000	20,000
Total Field	76,797	79,243	117,584	3,995	113,589	117,584	129,397
TOTAL EXPENDITURES	170,609	173,283	220,346	52,541	165,382	217,923	234,866

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU DEC-2021	PROJECTED JAN - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Excess (deficiency) of revenues							
Over (under) expenditures	43,890	39,239	(8,306)	144,820	(150,769)	(5,949)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(8,306)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(8,306)	-	-	-	-
Net change in fund balance	43,890	39,239	(8,306)	144,820	(150,769)	(5,949)	-
FUND BALANCE, BEGINNING	341,467	385,357	424,596	424,596	-	424,596	418,647
FUND BALANCE, ENDING	\$ 385,357	\$ 424,596	\$ 416,290	\$ 569,416	\$ (150,769)	\$ 418,647	\$ 418,647

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 418,647
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	20,000
Total Funds Available (Estimated) - 9/30/2022	438,647

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		53,716 ⁽¹⁾
Reserves - Ponds (prior year)	134,978	
Reserves - Ponds (FY 2021)	20,000	-
Reserves - Ponds (FY 2022)	20,000	174,978
Total Allocation of Available Funds		228,694

Total Unassigned (undesignated) Cash	\$ 209,952
---	-------------------

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2023

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 2023

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 a contingency to cover stop payment services as needed.

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 2023**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 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU DEC-2021	PROJECTED JAN - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 1,967	\$ 16	\$ 877	\$ 2	\$ 6	\$ 8	\$ 18
Special Assmnts- Tax Collector	350,774	350,774	350,774	327,759	23,015	350,774	350,774
Special Assmnts- Discounts	(13,430)	(13,277)	(14,031)	(13,108)	(923)	(14,031)	(14,031)
TOTAL REVENUES	339,311	337,513	337,620	314,653	22,098	336,751	336,760
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost	4,071	4,018	7,015	6,293	722	7,015	7,015
Total Administrative	4,071	4,018	7,015	6,293	722	7,015	7,015
<i>Debt Service</i>							
Principal Debt Retirement	185,000	190,000	195,000	-	195,000	195,000	200,000
Principal Prepayments	5,000	10,000	-	5,000	-	5,000	-
Interest Expense	139,920	133,840	127,520	63,760	63,680	127,440	121,120
Total Debt Service	329,920	333,840	322,520	68,760	258,680	327,440	321,120
TOTAL EXPENDITURES	333,991	337,858	329,535	75,053	259,402	334,455	328,135
Excess (deficiency) of revenues							
Over (under) expenditures	5,320	(345)	8,085	239,600	(237,304)	2,296	8,625
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	8,085	-	-	-	8,625
TOTAL OTHER SOURCES (USES)	-	-	8,085	-	-	-	8,625
Net change in fund balance	5,320	(345)	8,085	239,600	(237,304)	2,296	8,625
FUND BALANCE, BEGINNING	236,416	241,736	241,391	241,391	-	241,391	243,687
FUND BALANCE, ENDING	\$ 241,736	\$ 241,391	\$ 249,476	\$ 480,991	\$ (237,304)	\$ 243,687	\$ 252,312

Special Assessment Bonds
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	EXTRAORDINARY REDEMPTION	INTEREST	TOTAL
11/1/2022	\$3,785,000	3.20%	\$0	\$0	\$60,560	\$60,560
5/1/2023	\$3,785,000	3.20%	\$200,000	\$0	\$60,560	\$260,560
11/1/2023	\$3,585,000	3.20%	\$0	\$0	\$57,360	\$57,360
5/1/2024	\$3,585,000	3.20%	\$205,000	\$0	\$57,360	\$262,360
11/1/2024	\$3,380,000	3.20%	\$0	\$0	\$54,080	\$54,080
5/1/2025	\$3,380,000	3.20%	\$215,000	\$0	\$54,080	\$269,080
11/1/2025	\$3,165,000	3.20%	\$0	\$0	\$50,640	\$50,640
5/1/2026	\$3,165,000	3.20%	\$220,000	\$0	\$50,640	\$270,640
11/1/2026	\$2,945,000	3.20%	\$0	\$0	\$47,120	\$47,120
5/1/2027	\$2,945,000	3.20%	\$225,000	\$0	\$47,120	\$272,120
11/1/2027	\$2,720,000	3.20%	\$0	\$0	\$43,520	\$43,520
5/1/2028	\$2,720,000	3.20%	\$235,000	\$0	\$43,520	\$278,520
11/1/2028	\$2,485,000	3.20%	\$0	\$0	\$39,760	\$39,760
5/1/2029	\$2,485,000	3.20%	\$245,000	\$0	\$39,760	\$284,760
11/1/2029	\$2,240,000	3.20%	\$0	\$0	\$35,840	\$35,840
5/1/2030	\$2,240,000	3.20%	\$250,000	\$0	\$35,840	\$285,840
11/1/2030	\$1,990,000	3.20%	\$0	\$0	\$31,840	\$31,840
5/1/2031	\$1,990,000	3.20%	\$260,000	\$0	\$31,840	\$291,840
11/1/2031	\$1,730,000	3.20%	\$0	\$0	\$27,680	\$27,680
5/1/2032	\$1,730,000	3.20%	\$265,000	\$0	\$27,680	\$292,680
11/1/2032	\$1,465,000	3.20%	\$0	\$0	\$23,440	\$23,440
5/1/2033	\$1,465,000	3.20%	\$275,000	\$0	\$23,440	\$298,440
11/1/2033	\$1,190,000	3.20%	\$0	\$0	\$19,040	\$19,040
5/1/2034	\$1,190,000	3.20%	\$285,000	\$0	\$19,040	\$304,040
11/1/2034	\$905,000	3.20%	\$0	\$0	\$14,480	\$14,480
5/1/2035	\$905,000	3.20%	\$295,000	\$0	\$14,480	\$309,480
11/1/2035	\$610,000	3.20%	\$0	\$0	\$9,760	\$9,760
5/1/2036	\$610,000	3.20%	\$300,000	\$0	\$9,760	\$309,760
11/1/2036	\$310,000	3.20%	\$0	\$0	\$4,960	\$4,960
5/1/2037	\$310,000	3.20%	\$310,000	\$0	\$4,960	\$314,960
			\$3,785,000	\$0	\$1,040,160	\$4,825,160

THE HAMMOCKS

Community Development District

Debt Service Fund

Budget Narrative Fiscal Year 2023

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 his or her 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 2023

**Comparison of Assessment Rates
Fiscal Year 2023 vs. Fiscal Year 2022**

Name	General Fund 001			Debt Service			Total Assessments per Unit			Total
	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	Units
Brentwood	\$515.64	\$465.53	10.8%	\$747.92	\$747.92	0.0%	\$1,263.56	\$1,213.45	4.1%	234
Oakwood	\$461.37	\$416.53	10.8%	\$669.19	\$669.19	0.0%	\$1,130.56	\$1,085.72	4.1%	266
										500

4Aii.

From: [Nanni, Bob](#)
To: [Sandra Oram](#)
Cc: [Melissa Wood](#); [Kathy Perry](#); franp20108@gmail.com; [Slaughter, Mona](#)
Subject: RE: Hammocks
Date: Monday, January 31, 2022 10:40:19 AM
Attachments: [image001.png](#)

Hello Sandy.

Letting you know this request will be brought to the attention of the CDD Board since it has a non-budgeted cost associated with it.

Due to this being an unknown cost at this time it needs to be decided at the regular meeting March 9.

In the meantime I'll check on sign costs to expedite.

However, If anyone does see an alligator please have them contact Florida Fish and Wildlife at 866-392-4286, this report is best done by the person seeing the alligator, since there are questions to answer.

Regards,

Bob

Bob Nanni | District Manager

DUE TO SUNSHINE LAWS DO NOT REPLY ALL



2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
(O) 813.991.1116 Ext 1005 | www.inframarkims.com

From: Sandra Oram <sandyoram@yahoo.com>
Sent: Thursday, January 27, 2022 7:17 PM
To: Nanni, Bob <bob.nanni@inframark.com>
Cc: Melissa Wood <mwood@greenacre.com>; Kathy Perry <mkperry1973@gmail.com>
Subject: Hammocks

Bob,

I am a member of the HOA Board and I am formally requesting that several signs be placed at all ponds warning the residence of;

The possibility of alligators being present
No feeding the alligators
No fishing or swimming, etc.

These should be in placed within thirty (30) days of this request.

We cannot take the chance of someone or their pet being harmed in our community. This is a huge liability.

Thank you.

Sandy Oram

[Sent from Yahoo Mail for iPhone](#)

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Fifth Order of Business

5A.

CLINTON S. MORRELL
813.227.2224
cmorrell@shumaker.com

February 11, 2022

**Via Regular and Certified U.S. Mail,
Return Receipt Requested**
The Hammocks Community Development
District
2634 Cypress Ridge Blvd., Ste 102
Wesley Chapel, FL 33544

**Via Regular and Certified U.S. Mail,
Return Receipt Requested**
The Hammocks Community Development
District
2654 Cypress Ridge Blvd., Ste 101
Wesley Chapel, FL 33544

Re: Notice of Termination of Maintenance Cost Sharing Agreement (Dtd. October 1,
2010) and Offer for New Maintenance Cost Sharing Agreement
Our Client: Hammocks Townhomes Homeowners Association, Inc.

Dear The Hammocks Community Development District,

Our firm represents The Hammocks Townhomes Homeowners Association, Inc. ("Association") which is party to a Maintenance Cost Sharing Agreement dated October 1, 2010 with The Hammocks Community Development District ("CDD"). The Association hereby provides notice of termination of the Maintenance Cost Sharing Agreement effective March 13, 2022 pursuant to paragraph 5 thereof.

Notwithstanding above, the Association is interested in negotiating a new agreement similar in purpose and substance to the October 1, 2010 agreement, but under which the Association would select and direct the landscaping contractor rather than the CDD. Please contact me at your earliest convenience to advise whether the CDD is interested in negotiating a new agreement. If you do not contact us within ten (10) days of the date of this letter, the Association will assume the CDD does not desire to enter into a new agreement and will secure landscaping services for its areas of responsibility only.

Sincerely,

Clinton S. Morrell

Clinton S. Morrell, Esq.

JJE/CSM

cc: Melissa Wood LCAM
Jonathan J. Ellis, Esq.